AGENDA

April 20, 2022

CITY COUNCIL
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.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

5. PRESENTATIONS

5.1. Proclamation - Fair Housing Month April 2022

Proclaim April 2022 as “Fair Housing Month,” and encourage all residents and community organizations to celebrate the value of harmonious, inclusive, and diverse communities of neighbors and to support the goal of equal housing opportunity for all people.

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

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Pool Heaters and Chemistry Controller (RFQ 10-3313) - Contract Purchase Agreement

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-104 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND KNORR SYSTEMS INT’L, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3001908). Staff requests Council approve a contract purchase agreement with Knorr Systems Int'l, LLC, formerly known as Knorr Systems, Inc., as the lowest responsive and responsible bidder for RFQ 10-3313 for the purchase of Pool Heaters and a Water Chemistry Controller, including testing and installation. The Parks, Recreation, & Libraries Department has a requirement to replace two swimming pool heaters at the Roseville Aquatics Complex (RAC) and one chemistry controller at the Mike Shellito Indoor Pool that have surpassed their usable lives. The total cost of the equipment, including tax, is $259,550.28. Funding is included in the RAC Pool Heater Capital Improvement Project in the Parks, Recreation and Libraries Capital Projects Fund. Additionally, staff recommends Council approve change order authority for a 10% contingency, for a total contract authority not to exceed $285,505.31.

CC #: 2025

File #: 0203-10

CONTACT: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

7.2. Audrey Huisking Park (W-50D) - Approve Plans and Specifications and Authorize Staff to Call for Bids

Memo from Park Development Project Manager Ken Peterson and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve the plans and specifications for Audrey Huisking Park (W-50D) and authorization for staff to call for bids. Huisking Park (formerly, W-50D) is a 1.2-acre neighborhood park site located at the intersection of Garland Way and Meeker Way in the West Roseville Specific Plan. The park master plan was approved by City Council on July 21, 2021. Additive alternates have been identified, including the direct purchase of playground structure equipment and sod for the turf areas in lieu of seed, to meet budget constraints. The architect's estimate for construction for the base bid is $859,000. The estimate, including all additive alternatives combined, is $919,000. Additive alternates will be included in the construction contract as the budget allows. Funding for the park construction is provided through the West Roseville Neighborhood Park Fund and was appropriated in the Fiscal Year (FY) 2021-22 budget. Maintenance of the park will be funded from the Westpark Community Facilities District No. 2 (Public Services). There will be no General Fund impact.

CC #: 2029

File #: 0704-01

CONTACT: Ken Peterson 916-746-1233 kjpeterson@roseville.ca.us

7.3. Mahany Tennis Courts Renovation Project - Approval of Plans and Specifications and Authorize Staff to Call for Bids

Memo from Park Development Project Manager Joel De Jong and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve the plans and specifications for the Mahany Tennis Courts Renovation Project and authorize staff to call for bids. The Mahany Tennis Courts are located at the Mahany park site located at Pleasant Grove Boulevard and Woodcreek Oaks Boulevard. The courts have undergone numerous repairs to address ongoing cracking in the foundation over the years, however, cracks have now become structural, making safe use of the courts a concern. The paving has reached the end of its useful life. The tennis court renovation project includes removal and replacement of the existing tennis court surfacing and subgrade, installation of a vertical moisture barrier and concrete curbing around the perimeter of the courts, as well as modifications to the surrounding landscape and irrigation system to help prevent drainage and future cracking problems caused by excess soil moisture. The estimate for construction is $947,000. Funding for the park improvements will be requested from FY2020-21 General Fund surplus funds with a budget adjustment to be brought before Council in May 2022. Maintenance of the existing citywide park is provided by the General Fund and will remain unchanged.

CC #: 2022

File #: 0704-01

CONTACT: Joel De Jong 916-7745924 jdejong@roseville.ca.us

7.4. 116 S. Grant Street Tenant Improvements - Change Order Increase

Memo from Project Coordinator Lori Hogan and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-094 APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY. Due to continuing and ongoing supply chain issues, staff requests Council authorization to increase the change order authority for the 116 S. Grant Street tenant improvements from 10% to 15% in order to complete construction of the Project. Funding for this work is included in the Electric Fund FY2021-22 budget. The project has no fiscal impact to the General Fund.

CC #: 2013

File #: 0203-04

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

7.5. ESXi Server Upgrade (RFQ 10-3318) - Purchase Order and Budget Adjustment

Memo from Buyer Becky Philipp and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council approve ORDINANCE NO. 6473 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 purchase order to CDW Government LLC as the lowest responsive and responsible bidder for the purchase of ESXi server upgrade equipment and approve a budget adjustment to increase the budget in the Virtual Machine Server Infrastructure Replacement Capital Improvement Project by $75,741. The recommended budget adjustment will increase the total project budget to $590,741, which include taxes, the training option and 2 terabyte memory option included in the bid. There are adequate available resources in each of the contributing funds for this budget adjustment.

CC #: 2014

File #: 0203-04

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

7.6. Vehicle Purchases, Budget Adjustments and Out-of-State Travel Request

Memo from Fleet Services Manager Brian Craighead and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-109 APPROVING A PURCHASE ORDER, BY AND BETWEEN THE CITY OF ROSEVILLE AND GOLDEN STATE FIRE APPARATUS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROPOSAL ACCEPTANCE STATEMENT AND THE INTERGOVERNMENTAL COOPERATIVE PURCHASE AGREEMENT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6479 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. 6480 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 purchase order to Golden State Fire Apparatus, Inc. for one Pierce Enforcer 107' tractor-drawn aerial apparatus and one Pierce Enforcer Type 1 Engine utilizing National Purchasing Partners Government contract# PS20240 in the amount of $2,581,243; and approve a sole source purchase order to Altec Industries, Inc. for one Altec AT37G articulating telescoping aerial device in the amount of $179,953; and amend the FY2021-22 Fleet Replacement budget by $44,750 to increase the approved budget of $135,250 to $180,000; and amend the FY2021-22 Fleet Replacement Budget by $2,607,055 to cover costs associated with the purchase of the Pierce vehicles. Staff also requests Council approval of out-of-state travel for Fleet Services and Fire Department staff members to attend two factory inspections for the Pierce Enforcer aerial apparatus and Enforcer engine built by Pierce Manufacturing in Appleton, Wisconsin, which includes a mid-construction review and final factory inspection. The estimated schedule for the mid-construction inspection is March 2024, with a final inspection in May 2024. Costs related to travel, including airfare, lodging, and meals, are covered by Golden State Fire Apparatus as part of the original purchase price.

CC #: 2033

File #: 0203-01 & 0600-02 & 0201-01

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

7.7. 2022 Street Condition Assessment and RoadMatrix Update - Contract Purchase Agreement

Memo from Street Maintenance Manager Jerry Dankbar and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-099 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND STANTEC CONSULTING SERVICES INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002172). Staff requests Council approve an agreement for street condition assessment and RoadMatrix software update and authorize Stantec to drive every road in Roseville evaluating the condition of our pavement using the latest technology. This will include lasers and super high definition cameras, perform quality control and review of the data, input the data in the City's pavement management system, and provide analysis and reporting on the current condition of our roads, and the recommended maintenance given the funding available. The total cost of the service of $99,800 will be funded with Gas Tax revenue.

CC #: 2019

File #: 0203-13

CONTACT: Jerry Dankbar 916-774-5791 jdankbar@roseville.ca.us

Resolutions

7.8. 2022/2023 Landscaping and Lighting Districts Assessments - Initiate Proceedings, Intent to Levy, Approval of Engineer's Reports

Memo from Management Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-112 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-113 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-114 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-115 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-116 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-117 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-118 INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-119 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-120 FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-121 INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-122 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-123 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt 22-124 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE

PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-125 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-126 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S LEVY REPORT FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-127 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; RESOLUTION NO. 22-128 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; RESOLUTION NO. 22-129 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-130 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-131 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-132 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; and adopt RESOLUTION NO. 22-133 INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 22-134 DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023; RESOLUTION NO. 22-135 FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023. These Landscaping and Lighting Districts (LLDs) were formed within the City to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code Sections 22500, et seq., and Article XIII D of the California Constitution. All charges are needed to fully fund landscape services in each LLD. There is no fiscal impact to the General Fund.

CC #: 2037

File #: 0206-08-01

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

7.9. Utility Billing Field Collection System - Master Sales Agreement Amendment

Memo from Utility Billing and Field Services Supervisor Jason Kemp and Electric Utility Director Dan Beans recommending the City Council adopt RESOLUTION NO. 22-095 APPROVING A SECOND AMENDMENT TO THE MASTER SALES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ITRON, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a second amendment to the Master Sales Agreement with Itron, Inc. and authorize the City Manager or his designee 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. The total annual cost of the second amendment is not to exceed $3,905. The first year is pro-rated and will cost $2,527.92. Funding for this amendment is included in the adopted FY2021-22 Electric Fund budget. This recommendation has no impact on the City's General Fund.

CC #: 2015

File #: 0800-03

CONTACT: Jason Kemp 916-746-1284 jkemp@roseville.ca.us

7.10. Load Research System Software - Sole Source Master Sales Agreement

Memo from Senior Electric Business Analyst Joanna Cucchi and Electric Utility Director Dan Beans recommending the City Council adopt RESOLUTION NO. 22-108 APPROVING A THREE YEAR SOLE SOURCE MASTER SALES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ITRON, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a three year Master Sales Agreement with Itron for three separate software licenses including Load Research System, MetrixLT, and MetrixND totaling $86,527.41. Funds for year 1 of the agreement are available in Electric's approved FY2021-22 budget. Future funding requirements are $28,755.33 for FY2022-23 and $31,630.86 for FY2023-24.

CC #: 2030

File #: 0800-03

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

7.11. Campus Oaks CO-11, 13, 14 & 16 - Notice of Completion

Memo from Construction Inspector Danny Jacobo and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-096 ACCEPTING THE PUBLIC WORK KNOWN AS CAMPUS OAKS CO-11, 13, 14 & 16 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 #: 2016

File #: 0400-04-18

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

7.12. Campus Oaks CO-12 - Phase 1 - Notice of Completion

Memo from Construction Inspector Danny Jacobo and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-097 ACCEPTING THE PUBLIC WORK KNOWN AS CAMPUS OAKS CO-12 (PHASE 1) 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 #: 2017

File #: 0400-04-18

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

7.13. Campus Oaks CO-12 - Phase 2 - Notice of Completion

Memo from Construction Inspector Danny Jacobo and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-098 ACCEPTING THE PUBLIC WORK KNOWN AS CAMPUS OAKS CO-12 (PHASE 2) PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2018

File #: 0400-04-18

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

7.14. Sierra Vista KT-1A - Final Map and Subdivision Agreement

Memo from Associate Engineer Jeff Hendrix and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-106 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA VISTA COMMUNITIES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON

BEHALF OF THE CITY OF ROSEVILLE; and approve the Sierra Vista KT-1A final map. The Engineering Department has completed its review of the final map and found that it is in compliance with the approved tentative map. This map will create 60 residential lots and 4 public landscape lots. The actions requested have no fiscal impact on the City's General Fund.

CC #: 2027

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

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

7.15. Downtown Roseville Property and Business Improvement District - 2021 Annual Report and 2022 Budget

Memo from Economic Development Manager Wayne Wiley and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-093 APPROVING THE 2021 DOWNTOWN ROSEVILLE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT AND 2022 BUDGET. Staff requests Council receive an update regarding the 2021 Downtown Roseville Property and Business Improvement District Annual Report including current activities and future operations and approve the annual report and the 2022 Budget for the Downtown Roseville Partnership. The City contributes to the Property and Business Improvement District each year in the form of parcel assessments for City-owned property in Downtown Roseville. The 2021 City assessment was $74,220.06 and the total assessment collected for the district was $214,195.32. Receiving the annual report has no impact on the General Fund and a maximum of 2% of the property assessment will be retained by the City to cover the costs of administration of the management agreement.

CC #: 2007

File #: 0206-10-01

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

7.16. Dry Creek Greenway East Phase 2 (Rocky Ridge Drive to Old Auburn Road) - Active Transportation Program Grant Authorization

Memo from Alternative Transportation Analyst Alison Winter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-111 APPROVING A GRANT APPLICATION TO THE CALIFORNIA TRANSPORTATION COMMISSION, 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 the submission of a grant application that will allow the City to receive up to $6,500,000 through the Active Transportation Program for the Dry Creek Greenway East Trail Phase 2 (Rocky Ridge Drive to Old Auburn Road) project. The estimated total cost for the Dry Creek Greenway Multi-Use Trail – Segment 2 project is approximately $7.5M. The estimated cost of Plans, Specifications, and Estimates, permitting and right-of-way is approximately $850,000, which will be funded through local transportation funds.

CC #: 2036

File #: 0721 & 0214
CONTACT: Alison Winter 916-774-5365 awinter@roseville.ca.us

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

7.17. Pleasant Grove Pump Station Modifications Project – Budget Adjustment

Memo from Senior Engineer Jason Marks and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6474 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 initiating the Pleasant Grove Pump Station Modifications Project with a budget of $690,000 using available resources in the Water Rehabilitation Fund. This project is important to the Water Utility for operational flexibility and drought resiliency.

CC #: 2024

File #: 0900-02 & 0201-01

CONTACT: Jason Marks 916-342-9573 jtmarks@roseville.ca.us

7.18. Zero-Emission Battery Electric Buses - Purchase Order and Budget Adjustment

Memo from Transit Operations Analyst Ed Scofield and Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6478 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 in the amount of $5,587,587; and approve the purchase of five (5) zero-emission battery-electric buses for a total purchase price not to exceed $5,408,493; and approve a Purchase Order to Proterra upon California Transportation Commission approval of the allocation of Solutions for Congested Corridors Program funding. No General Funds are being used for this project.

CC #: 2032

File #: 0721 & 0201-01

CONTACT: Ed Scofield 916-869-9109 ecscofield@roseville.ca.us

7.19. Personal Thermal Imaging Cameras - Grant Award and Budget Adjustment

Memo from Division Chief Jason Rizzi and Fire Chief Rick Bartee recommending City Council adopt RESOLUTION NO. 22-103 ACCEPTING A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY THROUGH THE CALIFORNIA OFFICE OF EMERGENCY SERVICES ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6475 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 accept the award from

the Department of Homeland Security - Urban Area Security Initiative to purchase thermal imaging cameras for firefighting operations and approve a budget adjustment of $40,317 in revenue awarded by the Department of Homeland Security - Urban Area Security and $40,317 in expenditures related to the grant. No matching funds are required. Maintenance costs for these new thermal imaging cameras are included in the department's existing budget in the General Fund.

CC #: 2023

File #: 0214 & 0201-01

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

Ordinances (for second reading and adoption)

7.20. Second Reading - Zoning and Subdivision Ordinances - Roseville Municipal Code Amendments

ORDINANCE NO. 6476 AMENDING SECTION 19.10.030 OF CHAPTER 19.10 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL ZONES, AMENDING SECTIONS 19.28.040, 19.28.060, AND 19.28.100 OF CHAPTER 19.28 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL DENSITY BONUS, AND AMENDING SECTION 19.60.080 OF CHAPTER 19.60 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS; and adopt ORDINANCE NO. 6477 AMENDING SECTIONS 18.04.025, 18.04.030 AND 18.04.060 OF CHAPTER 18.04 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CITY COUNCIL, COMMISSION AND COMMITTEE POWERS, ADDING CHAPTER 18.05 TO TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS – MINISTERIAL, AMENDING SECTIONS 18.06.030, 18.06.050 AND 18.06.080 OF CHAPTER 18.06 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS, AMENDING SECTIONS 18.10.010, 18.10.050, 18.10.060, 18.10.070, 18.10.080, 18.10.090, AND 18.10.100 OF CHAPTER 18.10 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING LOT LINE ADJUSTMENTS AND VOLUNTARY MERGERS, AND AMENDING SECTIONS 18.24.010 AND 18.24.015 OF CHAPTER 18.24 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING APPEALS, for second reading and adoption.

CC #: 2031

File #: 0400-02 & 0400-03

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

Reports / Requests

7.21. 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 from May 15th to May 18th, 2022, to Indianapolis, Indiana, for three Police department

staff members to attend the Tyler New World Connect Conference. Funding for travel, lodging, and conference cost is estimated at $3,000 per attendee for a total of $9,000. There are sufficient funds in the FY2021-22 Police Department budget in the General Fund to cover the expenditure. No additional funds are being requested.

CC #: 2008

File #: 0600-02

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

Ceremonial Documents

7.22. Resolution - Lorrie McClain

Commend Lorrie McClain for her 23 years of outstanding service and dedication to the City of Roseville, congratulate her for her many accomplishments, and wish her a long, healthy, and enjoyable retirement.

CC #: 2011

File #: 0102-10

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

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Reservation of Affordable Housing Funds for Development of Affordable Housing Projects

Memo from Housing Manager Trisha Isom and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-105 APPROVING THE RESERVATION OF $7,500,000 IN AFFORDABLE HOUSING FUNDS FOR DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS. Staff requests approval to reserve $7,500,000 in affordable housing funds for three housing projects to be developed in Roseville. The request is for $1,364,239 from the City Local Housing Trust Fund and $1,135,761 from the State Local Housing Trust Fund toward the construction of Hampstead's affordable housing project, Prospera at Fiddyment Ranch; and reserve $2,500,000 from the City Local Housing Trust Fund toward the construction of Mercy Housing's affordable housing project, Pleasant Grove Apartments; and reserve $2,500,000 from the City Local Housing Trust Fund, Affordable Housing Fund and Low/Mod Fund toward the construction of Bridge Housing's affordable housing project, 505 Royer Apartments.

CC #: 2026

File #: 0709-03-02

CONTACT: Trisha Isom 916-746-1239 tisom@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Council Discretionary Funds - Lincoln Veterans Memorial Coalition

Memo from Management Assistant Cary Camilleri and City Clerk Carmen Avalos recommending the City Council consider a request from The Lincoln Veterans Memorial Coalition for Council Discretionary Funds to help provide funding for the Placer County Veterans Monument at McBean Memorial Park in Lincoln, California. The monument is built and currently includes Roseville veterans. The Lincoln Veterans Memorial Coalition is looking to raise $100,000 for the next phase of the monument. They are not asking for any specific amount, however, the sponsorship request will allow for additional plaques available to purchase for all verified Placer County & Roseville veterans.

CC #: 2040

File #: 0102

CONTACT: Cary Camilleri 916-746-1350 cacamilleri@roseville.ca.us

9.2. Measure B Local Sales Tax Citizens' Oversight Committee Report

Memo from Budget Manager Scott Pettingell and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council receive an informational report and presentation from the Local Sales Tax Citizens' Oversight Committee on the fiscal year 2020-21 revenue and expenditures of the Measure B sales and use tax. There is no fiscal impact related to receiving this report.

CC #: 2010

File #: 0103-22

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

9.3. Western Placer Waste Management Authority - Flow Control Commitment

Memo from Refuse Utility Manager Devin Whittington and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION 22-137 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTERN PLACER WASTE MANAGEMENT AUTHORITY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council authorize the City Manager to execute the Agreement for Delivery of Solid Waste between the Western Placer Waste Management Authority (WPWMA) and the City, and all other documents necessary to effectuate said Agreement on behalf of the City, concerning our flow control commitment for the delivery of waste materials thereunder. The City will be required to annually deliver a minimum of 38,000 tons of Municipal Solid Waste, 9,000 tons of food/green waste, and all construction and demolition debris to WPWMA. The fiscal impact will be the future tipping fee multiplied by the tonnage. The funds are budgeted in the FY2021-22 Waste Services Operations Fund.

CC #: 2041

File #: 0800-03

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

9.4. City Manager and City Attorney Compensation

Memo from Human Resources Manager Linda Hampton and Human

Resources Director Stacey Peterson recommending the City Council adopt ORDINANCE NO. 6481 AMENDING ORDINANCE NO. 6346 THE SALARY ORDINANCE FOR CITY COUNCIL APPOINTED POSITIONS, AS AMENDED BY APPENDIX "P" TO BE EFFECTIVE APRIL 23, 2022 AS AN URGENCY MEASURE. As a result of the annual evaluations of the City Manager and City Attorney, staff requests Council approve the City Council Appointed Positions salary schedule, effective April 23, 2022, to reflect a 3% salary increase for City Manager and City Attorney to help prevent compaction with their direct reports who received a 3% general wage increase in January. With the implementation of this change, there will be an impact of $2,685 to the City Manager's Office budget and $2,317 to the City Attorney's Office budget, both of which can be absorbed in the current fiscal year budget. The additional annual cost of the salary and benefit increases will be included in the fiscal year 22-23 budget planning.

CC #: 2039

File #: 0600-01

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

9.5. Environmental Utilities Department - Budget Update

Memo from Environmental Utilities Business Administrator Janet Vargas and Environmental Utilities Director Richard Plecker recommending the City Council receive a budget update from the Environmental Utilities Department. There is no fiscal impact associated with this report.

CC #: 2009

File #: 0800-02

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

9.6. Roseville Electric Department - Budget Update

Memo from Electric Utility Finance Administrator Eric Campbell and Electric Utility Director Dan Beans recommending the City Council receive an update from Roseville Electric on their budget development. This is an informational presentation that has no fiscal impact.

CC #: 2012

File #: 0800-03

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

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period

6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

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

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

10.1. Adoption of Master Schedule of User and Regulatory Fees

Memo from Management Analyst Jeannine Thrash and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-100 ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE JULY 1, 2022 THROUGH JUNE 30, 2023. The City's Schedule of User and Regulatory Fees identifies fees for services and activities provided at the request of, or on behalf of, a single party as opposed to the public at large. The Fee Schedule is intended to be reviewed annually, with staff conducting bi-annual studies to identify the City's cost of providing fee-related services based on current labor rates and service delivery methods. The proposed fee schedule, effective July 1, 2022 through June 30, 2023, is based on the results of a User and Regulatory Fee Study completed in March 2022. The anticipated annual revenue impact of the proposed changes included in the Fee Schedule update is approximately $469,000 citywide. This change assumes approximately 5% increase in revenue from the fees included in the City's Fee Schedule and expenditure offsets related to deposit-based billings.

CC #: 2020

File #: 0215

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

10.2. Sierra Vista Specific Plan Parcels KT-40A & KT-40B - Specific Plan Amendment and Development Agreement Amendments

Memo from Associate Planner Kinarik Shallow and Development Services Director Mike Isom recommending the City Council consider the Seventh Addendum to the Sierra Vista Specific Plan EIR; adopt RESOLUTION NO. 22-107 AMENDING THE SIERRA VISTA SPECIFIC PLAN; adopt the five (5) findings of fact and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC ("BAYBROOK DA") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt the five (5) findings of fact and introduce for first reading an 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 KV SIERRA VISTA, LLC ("BASELINE P&R DA") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The proposed project will facilitate the development of 209 multi-family residential units within the Sierra Vista Specific Plan. The applicant requests approval of a Specific Plan Amendment to amend the Special Area overlay of the Commercial Mixed Use zone applicable to the project parcels and to reflect the subdivision of Parcel KT-40A and KT-40B into three parcels. Two Development Agreements that cover the subject parcels will be amended so that the project is covered under one Development Agreement. The project is not anticipated to result in any negative impacts on the City's General Fund. The project will generate construction jobs.

CC #: 2028

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

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

10.3. Amoruso Ranch Specific Plan Environmental Impact Report Addendum, General Plan Amendments, Specific Plan Amendments, Rezone, and Development Agreement Amendments

Memo from Associate Planner Shelby Maples and Development Services Director Mike Isom recommending the City Council consider the Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report; and adopt RESOLUTION NO. 22-101 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-102 AMENDING THE AMORUSO RANCH SPECIFIC PLAN; and introduce for first reading an ORDINANCE OF THE CITY COUNCIL OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and consider the five (5) findings of fact and introduce for first reading an ORDINANCE ADOPTING THE SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN (525.7 acres) AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and consider the five (5) findings of fact and introduce for first reading an ORDINANCE ADOPTING THE SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN (148.7 acres) AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The proposed project will facilitate the development of 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one

(1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels within the Amoruso Ranch Specific Plan (ARSP). The project proposes minor adjustments to the acreages of large lot parcels within the ARSP; however, no changes will be made to the overall unit count. The project entitlements include: a General Plan Amendment to change the land use designations of Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential to Medium Density Residential, a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the proposed tentative map modifications, a Specific Plan Amendment to reflect the land use changes and to reallocate units throughout the Specific Plan, and amendments to the two (2) ARSP Development Agreements to reflect the land use changes and unit transfers as well as to modify language regarding water facility construction requirements and timing. The project is not anticipated to result in negative impacts to the City's General Fund.

CC #: 2021

File #: 0400-04-15 & 0400-04-15-02 & 0400-02

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

10.4. 649 Riverside Avenue – Infill Parcel 179 - General Plan Amendment and Rezone

Memo from Associate Planner Sean Morales and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-137 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE. Staff requests Council consider the addendum to the Dry Creek Greenway East Trail Project Environmental Impact Report, and adopt the two (2) findings of fact, and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE authorizing a rezone to modify the zoning from Floodway to Open Space/Floodway and a General Plan Amendment to modify the Land Use designation from Community Commercial/Floodplain to Open Space/Floodplain in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail. The Rezone and General Plan Land Use Amendment of the site will not result in negative impacts to the City's General Fund. The project is a requirement of grant funding that was already received.

CC #: 2038

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

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

11. REPORTS / PUBLIC COMMENTS

12. ADJOURNMENT

COUNCIL COMMUNICATION

CC #: 2040
File #: 0102-06

Title: Proclamation - Fair Housing Month April 2022
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Proclaim April 2022 as "Fair Housing Month," and encourage all residents and community organizations to celebrate the value of harmonious, inclusive, and diverse communities of neighbors and to support the goal of equal housing opportunity for all people.

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.

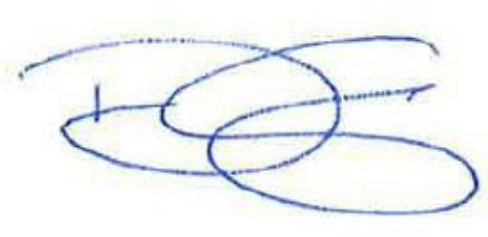
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Fair Housing - Proclamation

Proclamation

FAIR HOUSING MONTH
APRIL 2022

WHEREAS, the principle of fair housing is not only protected by federal and state law but a basic need and entitlement of all peoples; and

WHEREAS, this year we celebrate the 54th Anniversary of the enactment of the Federal Fair Housing Act of 1968 (Title VIII of the Civil Rights Act), which states that discrimination in the sale and rental of housing is illegal when based on race, color, religion, sex, national origin, familial status and disability; and

WHEREAS, the California Fair Employment and Housing Act statutes additionally protect citizens and prohibits housing discrimination based on age, marital status, sexual orientation, gender identity, immigration status, veteran status, source of income, and all other arbitrary forms of discrimination; and

WHEREAS, as a community, we understand that the goals of economic progress and competitiveness are best served by affirmatively furthering fair housing by promoting diverse, inclusive communities, with equal access to good jobs, schools, health care, transportation, and housing, and;

WHEREAS, the City of Roseville supports fair housing efforts to eliminate discrimination in housing and recognizes the benefits of Project Sentinel to educate home seekers, apartment managers, and apartment owners on federal and state housing laws, and to investigate complaints of illegal housing discrimination in Roseville; and

WHEREAS, to heighten public awareness, the City of Roseville wishes to focus public attention on April as Fair Housing Month.

NOW, THEREFORE, I, KRISTA BERNASCONI, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby proclaim **April 2022** as **"FAIR HOUSING MONTH,"** and encourage all residents and community organizations to celebrate the value of harmonious, inclusive, and diverse communities of neighbors and to support the goal of equal housing opportunity for all people.

SIGNED this 20th day of April 2022.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 2025
File #: 0203-10

Title:	Pool Heaters and Chemistry Controller (RFQ 10-3313) - Contract Purchase Agreement
Contact:	Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve contract purchase agreement (3001908) with Knorr Systems Int'l, LLC, formerly known as Knorr Systems, Inc., and authorize the City Manager to execute the agreement on behalf of the City of Roseville. Additionally, staff recommends Council approve change order authority for a 10% contingency.

BACKGROUND

The Parks, Recreation & Libraries Department (PRL) must replace two pool heaters at the Roseville Aquatics Complex (RAC) and a chemical controller at the Mike Shellito Indoor Pool. The heaters are operated to heat the competition pool, which is utilized by Roseville Aquatics programs, Woodcreek High School, per our Joint-Use Agreement (JUA), and California Capital Aquatics swim team. Most of the programming by all three organizations occurs in the competition pool and requires the water temperature to remain in a specific range to meet regulatory and policy conditions for the health and safety of the users.

The new heater technology heats the pool water through a heat transfer system, which prevents corrosive pool water from circulating through the heater. The new heaters are more efficient, have a longer life expectancy, and will prevent loss of revenue and program cancellations for PRL.

The current chemical controllers were installed when the Mike Shellito Indoor pool was constructed in 2009 and are both past their life expectancy of 10 years. There is a controller for each of the pools, the lap pool and warming pool. PRL staff have made repairs to both controllers but, at this time, certain parts are unobtainable because the technology is obsolete. The replacement of one controller is already underway due to parts beginning to fail and lack of replacement parts.

The chemical controllers are critical to the operation of the pool to meet county, state, and federal requirements for public health and safety. The controller monitors the entire system and enables different components of the pool system, as needed, to maintain pool water chemistry and prevent

the high probability of pool closures and loss of revenue. Both pools are programmed year round for swim lessons and other programs that promote the health and wellness of the community.

A formal bid was issued with the following responses:

Bidder	Grand Total
Knorr Systems Int'l, LLC ***(formerly known as Knorr Systems, Inc.)*** **Santa Ana, CA**	**$259,550.28**
Aqua Source, Inc. Galt, CA	$263,496.30

FISCAL IMPACT

The total cost of the equipment, including tax, is $259,550.28. A 10% contingency will bring the total contract authority to a not-to-exceed amount of $285,505.31. Funding is included in the RAC Pool Heater Capital Improvement Project in the Parks, Recreation and Libraries Capital Projects Fund.

The Roseville Joint Union High School District will pay a portion of the replacement costs for heaters being installed at the RAC based on the language of the JUA and their corresponding usage.

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).

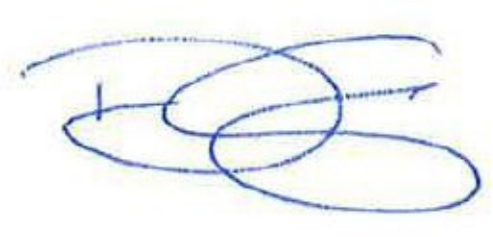
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Sue Jessup, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-104

Contract Purchase Agreement

RESOLUTION NO. 22-104

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND KNORR SYSTEMS INT'L, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, contract purchase agreement (3001908), for the purchase of pool heaters at the Roseville Aquatics Complex and a water chemistry controller at the Mike Shellito Indoor Pool, by and between the City of Knorr Systems Int'l, LLC, has been reviewed by the City Council.

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

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3001908

Agreement	**3001908**
Agreement Date	**09-MAR-2022**
Revision	**0**
Agreement Amount	**259,550.28 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 **Knorr Systems Intl LLC**
2221 Standard Ave

Santa Ana, CA 92707
Phone: (714) 754-4044
Fax: ()
Email: info@knorrsystems.com

Description of Labor, equipment and/or materials

Vendor shall provide and install pool heaters and chemistry controller in accordance with all terms, conditions, specifications, attachments, and addenda of RFQ 10-3313.

Start Date: Executed Agreement
End Date: Upon Final Payment

Please contact Steve Rhoden in the Parks Department at (916) 746-1756 or SRhoden@roseville.ca.us for questions regarding this agreement.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	15218	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		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 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. 00825146

Contractor License No. 562312

DIR Registration No. 1000004538

Check mark the applicable company type below:

_____ **Corporation**

X **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 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:	Rich Robert
Title:	President

Supplier	
Signature:	
Print Name:	
Title:	

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

COUNCIL COMMUNICATION

CC #: 2029
File #: 0704-01

Title:	Audrey Huisking Park (W-50D) - Approve Plans and Specifications and Authorize Staff to Call for Bids
Contact:	Ken Peterson 916-746-1233 kjpeterson@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council approve the plans and specifications for the Audrey Huisking Park (W-50D) Project and authorize staff to call for bids.

BACKGROUND

Audrey Huisking Park (W-50D) is a 1.2-acre neighborhood park site located at the intersection of Garland Way and Meeker Way in the West Roseville Specific Plan. The park master plan was approved by City Council on July 21, 2021. Park amenities in the master plan include a grass area for casual play with a large number of shade tree plantings, a children's playground structure and zip-line, concrete paved walking paths, a drinking fountain, multiple picnic tables and benches, security lighting, drought-tolerant landscape areas, and high-efficiency irrigation. Additive alternates have been identified, including the direct purchase of playground structure equipment and sod for the turf areas in lieu of seed, to meet budget constraints.

FISCAL IMPACT

The architect's estimate for construction for the base bid is $859,000. The estimate, including all additive alternatives combined, is $919,000. Additive alternates will be included in the construction contract as the budget allows.

Funding for the park construction is provided through the West Roseville Neighborhood Park Fund and was appropriated in the FY2021-22 budget. Maintenance of the park will be funded from the Westpark Community Facilities District No. 2 (Public Services). There will be no General Fund impact.

ENVIRONMENTAL REVIEW

Development of the W-50D Neighborhood Park] was previously evaluated in the West Roseville

Specific Plan (WRSP) EIR (certified February 4, 2004, SCH No. 2002082057) and identified in the associated WRSP Specific Plan. Construction of the W-50D Neighborhood Park is within the project's scope covered by the WRSP Final EIR. As discussed in the WRSP EIR, the EIR provides environmental analyses of community infrastructure and facilities, including parks, pedestrian bridges, and bike trails, to the extent applicable. Because the project is consistent with the WRSP Final EIR and Specific Plan, no new effects would be expected to occur, and all applicable mitigation measures from the WRSP EIR will be implemented during the design and construction of the W-50D Neighborhood Park. As such, no additional environmental documentation is required.

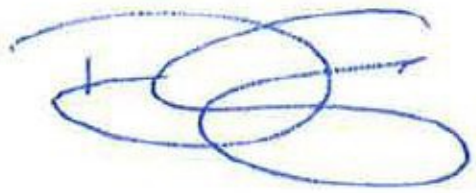
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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,

Ken Peterson, Park Development Project Manager

Jill Geller, Parks, Recreation & Libraries Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Vicinity Map

Audrey Huisking Project Manual

Audrey Huisking Construction Documentation

Audrey Huisking Park (Formerly W-50D)

3/3/2022, 2:34:42 PM

City Boundary

Planimetric Detail

Driveway

Pavement

Ramp

Sacramento Parcel

Roseville Parcel

Roseville Street Label

Park

1:9,028

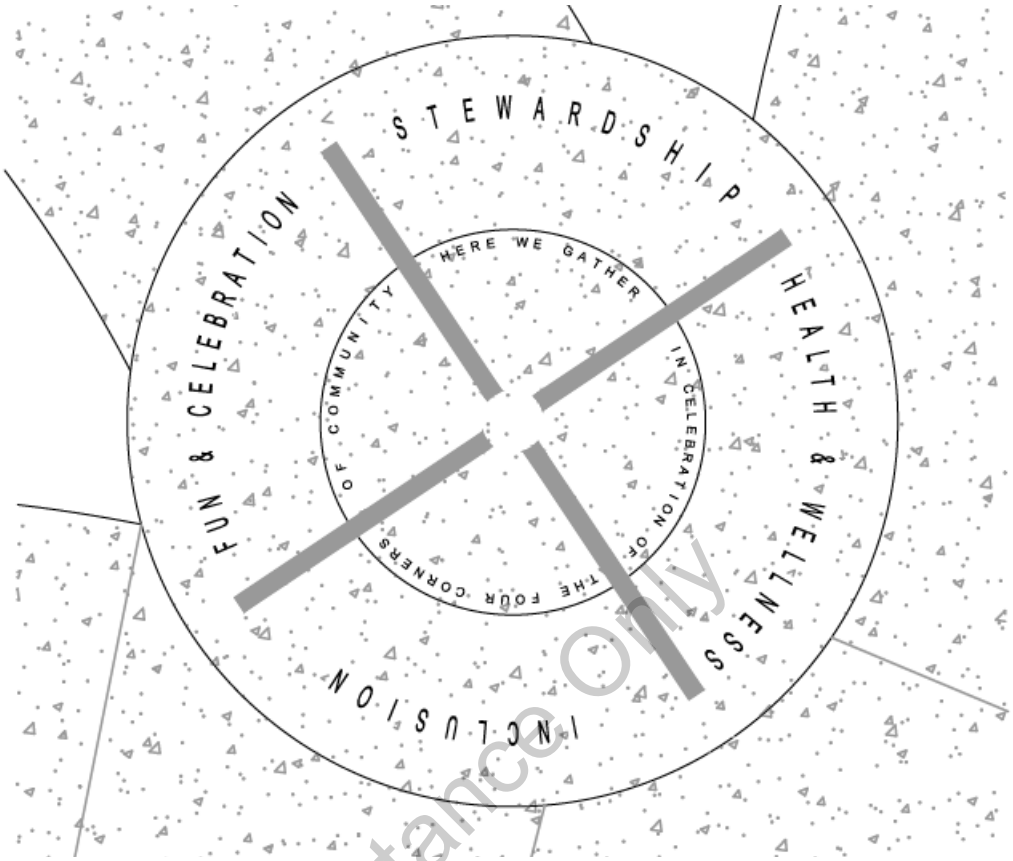
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Copyright nearmap 2015, City of Roseville, City of Roseville, Maxar

Copyright: City of Roseville

Disclaimer: This map was prepared for general inquires only. The City is not liable for errors or omissions. Off icial informat ion should be obt ained f rom recorded or adopted City documents



Council Acceptance Only

Project Manual for the

Audrey Huisking (W-50D) Park Project

April 2022

The latest edition of the City of Roseville Parks Construction Standards are incorporated by reference as a part of this Project Manual. The Parks Construction Standards can be purchased at the address listed below.

Parks, Recreation & Libraries
316 Vernon Street, Suite 400
Roseville, California 95678
www.roseville.ca.us

CITY OF ROSEVILLE CALIFORNIA

Parks, Recreation & Libraries
Park Development
316 Vernon Street, Suite 400
Roseville, California 95678

Notice to Bidders

DATE: April 20, 2022

TO: Prospective Bidders

FROM: Ken Peterson, Park Development Project Manager

RE: Audrey Huisking (W-50D) Park Project

Project Description: The City of Roseville is now accepting bid proposals for the Audrey Huisking (W-50D) Park Project. The scope of this project includes a new 1.2 acre public park with amenities including, but not limited to, a children's play area, zip-line feature, bike rack, drinking fountain, pedestrian pathways, tricycle track, shade trees, open turf areas, benches, picnic tables, landscape, irrigation and lighting.

Subcontractors: This year the City has exercised the right not to pre-qualify subcontractors and has eliminated the requirement to use a pre-qualified subcontractors for this project.

The City reserves the right to conduct a post-bid qualifications review of any subcontractors deemed necessary.

Contract Documents: A Project Manual, including all Contract Documents and the Proposal forms for bidding this project, may be purchased on-line on the Dynamic Imaging website at http://www.dynamic-imaging.org/plansmart/display.php. The service requires that you establish a username and password in order to purchase plans and specifications.

Engineer's Estimate: The engineer's estimate for construction of the base bid items is $859,000.

Questions: Questions will be accepted until 5:00 p.m. on Monday, May 16, 2022 and must be submitted in writing to the Project Manager, Ken Peterson, at kjpeterson@roseville.ca.us. In order to meet the required timeline to issue addenda, questions will not be accepted after this date.

Pre-Bid Conference: There is NO pre-bid conference for this project. Bidders are expected to be familiar with the existing site conditions however, and may pose questions on any conditions they may discover that are not represented within the bid documents.

Bid Deadline: Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 p.m. on May 24th, 2022. The proposals will be publicly opened and read by the City Clerk or designee of the City of Roseville in the City Clerk's Office at 3:05 p.m. on that same day.

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The latest edition of the City of Roseville Parks Construction Standards will be applicable to this project. The successful bidder will be required to use the standards contained in the book for the construction of this project.

Parks, Recreation & Libraries
Park Development
316 Vernon Street, Suite 400
Roseville CA 95678

Notice to the apparent low bidder for the Audrey Huisking (W-50D) Park Project

In order to move forward with the award of this project, the City of Roseville requests that you submit the following documents:

1. Agreement (two sets of originals) with either:
   - wet signatures from two corporate officers, or
   - wet signature from one corporate office plus the corporate seal

2. Public Works Faithful Performance Bond – fully executed and notarized.

3. Public Works Labor and Materials Payment Bond – fully executed and notarized.

4. Insurance - fully executed and notarized.

The Agreement, bond forms and insurance requirements are contained in this Project Manual.

We request that all documents be received by June 9, 2022.

Please contact us if you are unable to meet this deadline.

Send completed forms to:

City of Roseville - Parks, Recreation & Libraries Department
Attn: Ken Peterson
316 Vernon Street, Suite 400
Roseville CA 95678

The Parks, Recreation & Libraries Department requires submittal of all of the above executed documents prior to City Council bid award.

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916.774.5505 phone
916.774.5251 fax
www.roseville.ca.us

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Specifications	SPEC
Drawings	DRAW
Assembly Bill No. 626	AB 626

For Council Acceptance Only

CITY OF ROSEVILLE

DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Name of Project: AUDREY HUISKING (W-50D) PARK PROJECT

NOTICE TO CONTRACTORS

For Council Acceptance Only

NOTICE IS HEREBY GIVEN THAT sealed Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until Tuesday, May 24, 2022 at 3:00 p.m. Late Proposals will be rejected. No exceptions.

The Proposals will be publicly opened and read by the City Clerk or designee of the City of Roseville at 3:05 p.m. on Tuesday, May 24, 2022 at the Office of the City Clerk located at 311 Vernon Street, Roseville California for the following project: Audrey Huisking (W-50D) Park Project.

A pre-bid meeting will NOT be held.

A Project Manual, including all Contract Documents and the Proposal forms for bidding this project, may be obtained on-line from the City of Roseville's website at https://www.roseville.ca.us/business/procurement_services/bids_rfps. All communications relative to this project shall be conducted through Public Purchase.

Bids shall be submitted on the City's Proposal Forms included in the Project Manual, plainly endorsed with the Bidder's name together with signed acknowledgement of any and all addenda. Proposal Forms shall be securely sealed in a suitable envelope marked with the name and address of the Bidder, and marked in capital letters on the front and back of the envelope as

follows:

AUDREY HUISKING (W-50D) PARK PROJECT

(Name of Bidder)

(Address of Bidder)

Whether mailed or personally delivered, all bids shall be addressed to the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, California, 95678.

Each bid must be accompanied by a Bid Guaranty in the form of a Certificate of Deposit, Certified or Cashier's Check, Bidder's Bond or Irrevocable Standby Letter of Credit in an amount equal to at least ten percent (10%) of the Bidder's Grand Total Price. The Bid Guaranty will be retained by the City and applied to any and all damages sustained by the City in the event that the successful Bidder fails or refuses to enter into the Contract awarded to it and to furnish all required bonds and Certificates of Insurance. The City intends to award the Contract to the lowest responsible Bidder based on the Grand Total Bid Price for all components of the Project. To the extent allowed by law, the City reserves the right to reject any and all bids and/or to waive any irregularities or informalities in any bid or in the bidding procedure. The City specifically reserves the right to not award the Contract after the opening of bids.

Any bid may be withdrawn at any time prior to the time fixed in the public notice for the deadline submission of bids only by written request for the withdrawal of the bid filed with the City Clerk. The request shall be executed by the Bidder or his or her duly authorized representative. The withdrawal of a bid does not prejudice the right of the Bidder to file a new bid by the submission deadline. Whether or not bids are opened exactly at the time fixed in the public notice for opening bids, a bid will not be received after the deadline submission of bids

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nor may any bid be withdrawn after the time fixed in the public notice for deadline for submission of bids. Immediately following the deadline for submission of bids all bids shall become the property of the City of Roseville and the City is under no obligation to return bids.

Bids will be examined and reported to the City Council within sixty (60) business days after the bid opening. Except as permitted by applicable law, no Bidder may withdraw its bid for a period of sixty (60) business days after the date of bid opening. Each Bidder will be notified of any award of the Contract by the City.

The City will affirmatively ensure non-discrimination on the basis of one or more of the following: 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 in the award and administration of contracts that it awards.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit certain securities in lieu of the City withholding retention of payments during the Project.

The City has determined that the Contractor shall possess a valid Class A or C-27, General Engineering or Landscape Contractor's license at the time that the bid is submitted, as well as any other license classification as may be required by the laws of the California for the performance of the work specified in the Contract Documents. Said license shall be maintained during the Contract period. Failure to possess the specified license shall render the bid non-responsive and will act as a bar to the award of the Contract to any Bidder not possessing such a license at the time of bid submittal. The Contractor shall provide certification of the license, its number and the expiration date on the proposal form.

The work is to be done in Placer County. Pursuant to California Labor Code Section 1773, the City has ascertained the General Prevailing Rate of Wages in the County in which the

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work is to be done to be as determined by the Director of Industrial Relations of the State of California. The Contractor is hereby made aware that information regarding 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. The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 5 "Legal Relations and Responsibility" of the General Conditions.

Pursuant to Labor Code Section 1771.1(b), notice is hereby given that a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in Labor Code Sections 1720, et seq., unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5 or exempt from registration requirements pursuant to Labor Code Section 1725.5(f). It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform work pursuant to Labor Code Section 1725.5 at the time the contract is awarded or is exempt from registration requirements pursuant to Labor Code Section 1725.5(f). The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

All questions prior to the deadline for bid submissions shall be directed to the attention of Ken Peterson via e-mail at KJPeterson@Roseville.Ca.Us. The deadline for submissions of questions and clarifications regarding the Contract Documents is (8) calendar days before the deadline for

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bid submissions. Only Addenda issued by the City are binding.

_____
City Clerk, City of Roseville

Dated: _____

Published: _____

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INSTRUCTIONS TO BIDDERS

SECTION 1. GENERAL

1-1.01 **GENERAL.** These Instructions to Bidders form a part of the Contract Documents. Capitalized terms are defined in the General Conditions Section 1.

1-1.02 **EXAMINATION OF PLANS, CONTRACT DOCUMENTS AND SITE OF THE WORK.** The Bidder shall examine carefully the site of the Work and all the Contract Documents, including these Instructions to Bidders, and shall inform itself of the conditions relating to the execution of the Work. Failure to do so will not relieve the successful Bidder of its obligation to enter into an Agreement and complete the Work in strict accordance with the Contract Documents. Conditions relating to the execution of the Work include the requirements of federal, state, and local laws, statutes and ordinances relative to the execution of Work, including, but not limited to, applicable regulations concerning prevailing wage rates, non-discrimination in the employment of labor, protection of the public, employee health and safety, and environmental protection.

The submission of a bid shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work to be performed, the quantities of materials to be furnished, and as to the requirements of all the Contract Documents.

1-1.03 **EXISTING INFORMATION.** Where the Department has made investigations of site conditions, including subsurface conditions in areas where Work is to be performed under the Contract, such investigations are made only for the purpose of study and design. City does not represent that such conditions as found in these investigations or inferences or conclusions drawn as a result of these investigations will represent actual site

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conditions and hereby disclaims any liability as a result of Contractor's or Bidder's reliance on such investigations. City will presume that all Bidders have conducted their own site investigations, including investigations of subsurface conditions. Where such investigations have been made, Bidders or Contractors may, upon written request, inspect the records of the Department as to such investigations subject to the conditions set forth in these Instructions to Bidders. Such inspection of records may be made only at the location noted above. The records of such investigations are not a part of the Contract Documents and are shown solely for the convenience of the Bidder or Contractor. The City assumes no responsibility whatsoever with respect to the sufficiency or accuracy of the investigations made, the records thereof, or of the interpretations set forth therein or made by the City in its use thereof. The City makes no warranty or guarantee, either express or implied, that the conditions indicated by such investigations or records are representative of those existing throughout such areas, or any part thereof, or that unforeseen developments may not occur, or that materials other than, or in proportions different from those indicated, may not be encountered.

No information derived from such inspection of records of investigations or compilation thereof made by the City, the Department or from the Engineer, or his or her assistants, will in any way relieve the Bidder or Contractor from properly examining the site and making such additional investigations as it may elect, or from properly fulfilling the terms of the Contract.

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SECTION 2: BID REQUIREMENTS

2-1.01 **PROPOSAL FORMS.** The Department will furnish to each Bidder standard Proposal Forms, which, when filled out and executed may be submitted as the bid. Proposals shall include all pages in the Project Manual with page numbers marked "PROP" plus the Addendum acknowledgment form (front sheet) from all Addenda received by the Bidder. Proposals shall be removed from the Project Manual. The full Project Manual shall not be submitted with the proposal. Bids not presented on forms so furnished will be disregarded.

The Proposal and one (1) copy thereof shall be submitted as directed in the "Notice to Contractors" under sealed cover plainly marked as a Proposal, and identifying the project to which the Proposal relates and the date of the bid opening therefor. Proposals which are not properly marked may be disregarded.

All blank spaces in the Proposal must be completed, as required, in ink. All price information shall be shown, clearly legible, in figures where required.

The Bidder shall sign the Proposal in the blank space provided therefor. If the Bidder is the sole owner, the Proposal shall be signed by the owner. If the Bidder is a corporation, the legal name of the corporation and its State of incorporation shall be set forth and the Proposal shall be signed by at least two officers authorized to sign contracts on behalf of the corporation. If the Bidder is a partnership, the true name of the firm shall be set forth, the names and addresses of all partners shall be given and the Proposal shall be signed by a partner in the firm authorized to sign contracts on behalf of the partnership. If the Bidder is a joint venture, the Proposal shall be signed on behalf of each participating company by officers or other individuals who have the full and proper authorization to do so. If the Proposal is signed by an agent of the Bidder other than an officer of a corporation or a member of a partnership, a notarized Power of

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Attorney must be on file with the City prior to opening of bids or must be submitted with the Proposal. If requested by the City, the Bidder shall promptly submit evidence satisfactory to the City of the authority of the person signing the Proposal.

2-1.02 **SUBMISSION OF BIDS.** Bids must be submitted at the prescribed time and location specified in the Notice to Contractors. Any submission received after the prescribed time shall be rejected, regardless of whether or not bids are opened exactly at the prescribed time.

Any unauthorized conditions or qualifications entered on, or changes made to, the Proposal may render it invalid and may cause its rejection.

No telegraphic, telephonic, or facsimile or other electronically transmitted bids will be considered.

2-1.03 **REQUIRED LISTING OF PROPOSED SUBCONTRACTORS.** Each Proposal shall list the name, address and Contractor license number of each Subcontractor to whom the Bidder proposes to subcontract portions of the Work in an amount in excess of one-half of one percent (0.5%) of its total bid, in accordance with Section 4100 to 4114, inclusive, of the Public Contract Code for the State of California. The Bidder shall list the Subcontractor's license number and the portion of the Work that will be done by each Subcontractor. If the Bidder fails to specify a Subcontractor for any portion of the Work, the Bidder agrees to perform that portion of the Work itself, and represents that it is qualified to perform that portion of the Work itself. The Bidder's attention is invited to other provisions of the Public Contract Code related to the imposition of penalties for a failure to observe its provisions by using unauthorized Subcontractors or by making unauthorized substitutions.

2-1.04 **CONTRACTOR'S LICENSING LAWS.** Attention is directed to the

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provisions of Business and Professions Code Chapter 9 of Division 3 concerning the licensing of Contractors.

All Bidders at the time of bid submittal shall be licensed as Contractors in accordance with the laws of this State. Any Bidder or Contractor not so licensed is subject to the penalties imposed by such laws. The form of Contractor's license required is stated in the Notice to Contractors, provided that the City makes no representation as to whether the State may require other or additional licenses. It is the Bidder's and Contractor's responsibility to obtain the correct Contractor's licenses. Bidders shall be skilled and regularly engaged in the general class or type of Work called for under this Contract.

All Bidders and Contractors, including Subcontractors, shall have a current City business license before undertaking any Work.

2-1.05 **NONCOLLUSION DECLARATION.** By submitting a bid, the Bidder represents and warrants that such bid is genuine and not a sham or collusive or made in the interest or on the behalf of any person therein named, and that the Bidder has not, directly or indirectly, included or solicited any other Bidder to put in a sham bid, or any other person, firm, or corporation to refrain from bidding, and that the Bidder has not in any manner sought collusion to secure the Bidder an advantage over any other Bidder.

Bidders shall submit a properly completed and executed "Noncollusion Declaration" in the form required by Public Contract Code Section 7106 and provided with the Proposal (PROP-11).

2-1.06 **DISQUALIFICATION, REMOVAL OR OTHER PREVENTION OF BIDDING.** A bid may be rejected on the basis of a Bidder, any officer of such Bidder, or any employee of such Bidder who has a proprietary interest in such Bidder, having been disqualified,

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removed, or otherwise prevented from bidding on, or completing a federal, state, or local project because of a violation of law or a safety regulation.

2-1.07 **PROPOSAL GUARANTY.** All bids shall be accompanied by one of the following forms of Bidder's security: Cash, a cashier's check, a certified check, or a Bidder's bond executed by an admitted California surety insurer, made payable to the City of Roseville, or any other form of security deemed acceptable by the City Attorney. The security shall be in an amount equal to at least ten percent (10%) of the amount bid. A bid will not be considered unless one of the form of Bidder's security is enclosed with it.

A Bidder's bond shall conform to the City's bond form in the Proposal and shall be properly filled out and executed.

2-1.08 **SCHEDULE OF BID PRICES.** Bidders are directed to submit unit and lump sum prices for all Work set forth in the Contract Documents on the Proposal Form entitled "Schedule of Bid Prices."

Unit prices and lump sum prices, as indicated, must be entered in the appropriate spaces provided in the Schedule of Bid Prices. If applicable, unit prices shall be multiplied by the quantities shown, and the total shall be inserted in the Amount column. In the event of any error or discrepancy between the unit price and the calculated amount, the unit prices shall govern. The City may correct any mathematical errors apparent on the face of the bid.

The amounts shown in the Amount column must be added together in arriving at the Grand Total Bid Price.

Amounts for Allowance bid items must be entered in the exact amount in the Amount column.

The prices included within the Schedule of Bid Prices shall include all costs for labor,

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materials, tools, equipment, services, Subcontractors, suppliers, taxes, insurance, shipment, delivery, overhead, profit, and all other costs necessary to perform the Work in accordance with the Contract Documents.

The Grand Total Bid Price shall be indicated in the Summary table form included with the Schedule of Bid Prices. The Grand Total Bid Price shall be the sum of the amounts bid for each of the designated portions of the Work, as more specifically described on the Schedule of Bid Prices form itself.

Full compensation for complying with the Contract Documents, including requirements of the Standard Specifications, the General Conditions, Supplemental Conditions, and all warranties, shall be considered included in the bid items and no additional compensation shall be allowed therefor.

Full compensation for completion of all work as shown on the plans, as specified in the Specifications, and as directed by the City, shall be considered included in the bid items and no additional compensation shall be allowed.

Bidders are strongly discouraged from submitting unbalanced bids. As used herein, the term "unbalanced bid" is defined as any bid that does not include a reasonable proportionate allocation of indirect costs and profit of each bid item indicated in the Schedule of Bid Prices. The City reserves the right to reject any unbalanced bid if the City determines that there is a reasonable doubt that an acceptance of the bid will not result in the lowest ultimate cost to the City with regard to the work or a disproportionate distribution of contract funds.

The City reserves the right to delete any bid item in its entirety and/or significantly reduce the quantity of Work under a bid item. The City makes no representation that any Work under a bid item will be performed during the course of the Project or that the Work will be

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performed at the quantities included in the Schedule of Bid Prices. As provided in the General Conditions, for any deleted Work, Contractor shall not be entitled to payment of the indirect costs and profit included for said bid item. All bid items shall be considered distinct and severable from the remaining bid items, and each Bidder acts at its peril if its bid is unbalanced.

The City shall compare bids on the basis of the Grand Total Bid Price, which includes the base bid and any alternates designated on the Schedule of Bid Prices. Alternates may or may not be awarded, or may be awarded in any combination, at the City's discretion.

2-1.09 **WITHDRAWAL OF PROPOSALS.** Any bid may be withdrawn at any time prior to the time fixed in the Notice to Contractors for the opening of bids, provided that a request in writing, executed by the Bidder or its duly authorized representative, for the withdrawal of such bid is filed with the City Clerk. Facsimile and electronic mail requests are not acceptable. The withdrawal of a bid shall not prejudice the right of a Bidder to file a new bid. The withdrawal of any bid after the time fixed in the Notice to Contractors for the opening of bids will not be permitted.

2-1.10 **ADDENDUM.** Proposals shall include all costs and account for all Addenda issued prior to opening of bids. The Bidder is responsible for verifying that all issued Addenda have been received. An Addendum acknowledgment form for each Addendum shall be included as part of the Proposal submittal.

2-1.11 **PUBLIC OPENING OF PROPOSALS.** Proposals will be publicly opened and read at the time and place indicated in the Notice to Contractors. Bidders or their authorized agents are invited to be present.

2-1.12 **TRENCHING AND EXCAVATION WORK.** In accordance with the provisions of California Labor Code Section 6707, if the Work involves construction of a

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pipeline, sewer, sewage disposal system, boring or jacking pits, or similar trenches or open excavations, which are five feet (5') or deeper, each bid submitted shall contain, as a bid item, adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life or limb, which shall conform to all applicable safety orders.

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SECTION 3: EVALUATION OF BIDS

3-1.01 **BID EVALUATION PROCESS.** Bids will be evaluated to determine the apparent low Bidder. The apparent low Bidder will be determined on the basis of the Grand Total Bid Price, as shown in the Schedule of Bid Prices. If additive or deductive alternates are used in the Schedule of Bid Prices, the apparent low Bidder will be the Bidder with the lowest total of the bid prices for base contract items plus the alternates designated by the City as those that will be used for determining the lowest bid price. However, the City reserves the right to (1) not award any alternates or (2) award any combination of alternates.

In case of discrepancy between the total of the base contract items and any specified alternates and the stated Grand Total Bid Price, the total of the base contract items plus specified alternates shall prevail. Any mathematical errors that appear on the face of the bid will be corrected by the City and the City will use the mathematically corrected addition. For example, if the mathematical total of Bidder's base contract items plus specified alternates equals $1,000,000, but the Bidder has written $1,250,000 as the Grand Total Bid Price, the City will consider $1,000,000 to be the Bidder's Grand Total Bid Price for purposes of comparison to other Bidders and actual bid award. The City reserves its rights to reject or accept bids based on discrepancies between the stated Grand Total Bid Price and the actual mathematical total of the base contract bid items, plus specified alternates.

3-1.02 **REJECTION OF IRREGULAR PROPOSALS.** Proposals may be rejected in the City's sole discretion if they show any alterations of form, additions not called for, conditional bids, incomplete bids, erasures, or irregularities of any kind. However, the City reserves the right to waive any minor irregularities and informalities in any bid or in the bid procedure for any reason.

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3-1.03 **COMPETITIVE BIDDING.** If more than one proposal is offered by any individual, firm, partnership, corporation, association, or any combination thereof, under the same or different names, all such proposals may be rejected. A party who has quoted prices on materials or Work to a Bidder is not thereby disqualified from quoting prices to other Bidders, or from submitting a bid directly for the materials or Work.

All Bidders are put on notice that any collusive agreement to control or affect the awarding of this Contract is in violation of the competitive bidding requirements of the City Charter, State Contract Act and the Business and Professions Code and may render void any Contract let under such circumstances.

3-1.04 **RELIEF OF BIDDERS.** If the Bidder claims a mistake was made in its bid, the Bidder shall give the Department written notice within five (5) Days after the opening of the bids of the alleged mistake, specifying in the notice in detail how the mistake occurred. No relief from a claimed mistaken bid shall be granted unless such mistake clearly appears on the face of the bid submitted to the City. Claimed mistakes on backup worksheets, spreadsheets, computerized bidding programs, or any other similar calculative bidding mistake which is not apparent on the face of the bid shall not under any circumstance be considered as a basis for relief. The burden of proving the occurrence of a mistake entitling a Bidder to relief from its bid rests entirely on the Bidder. Relief from bids shall be in the City's sole discretion.

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SECTION 4: AWARD AND EXECUTION OF CONTRACT

4-1.01 **AWARD OF CONTRACT.** The City reserves the right to reject any and all proposals and to award (or not award) any combination of bid items at its option. Any such award will be to the lowest responsible Bidder whose proposal complies with the requirements prescribed for the bid items awarded. Such award, if made, will be made within sixty (60) business days after the opening of the proposals. If the lowest responsible Bidder refuses or fails to execute the Contract, or provide an acceptable Performance Bond, Payment Bond, and insurance certificate(s), the City may award the Contract to the second lowest responsible Bidder. Such award, if made, will be made within eighty-two (82) business days after the opening of proposals. If the second lowest responsible Bidder refuses or fails to execute the Contract, or provide an acceptable Performance Bond, Payment Bond, and insurance certificate(s), the City may award the Contract to the third lowest responsible Bidder. Such award, if made, will be made within one hundred four (104) business days after the opening of the proposals. The above time periods within which the award of Contract may be made are subject to extension for such further period as may be agreed upon in writing between the City and the Bidder concerned.

4-1.02 **RETURN OF BIDDER'S SECURITIES.** Within ten (10) Days after the award of the Contract, the City Clerk will return all Bidders' securities, other than Bidders' bonds, accompanying the proposals that are not to be further considered in making the award. Retained Bidders' securities will be held until the Contract has been fully executed, after which all Bidders' securities, except Bidders' bonds and any Bidders' securities that have been forfeited, will be returned.

4-1.03 **CONTRACT BONDS.** The successful Bidder shall furnish two (2)

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bonds in the form contained in the section entitled Insurance Broker Information Packet and Bonds. One (1) bond shall secure the payment of the claims of laborers, mechanics or materialmen employed on the Work under the Contract, and the other bond shall guarantee the faithful performance of the Contract.

Each of the two (2) bonds shall be in a sum equal to one hundred percent (100%) of the Contract Price. If the Contract Price increases by the issuance of Change Orders, the penal amounts of the bonds required shall increase accordingly. Sureties on each of said bonds shall be satisfactory to the City.

All alterations, extensions of time, extra and additional Work, and other changes authorized by the Standard Specifications, the General Conditions, the Supplemental Conditions or any part of the Contract may be made without securing the consent of the surety or sureties on the Contract bonds.

Furthermore, the successful Bidder shall furnish a certificate from the County Clerk as required by California Civil Code of Procedure Section 995.660(a)(3).

4-1.04 **INSURANCE.** At the time of the execution of the Contract, the Contractor shall, at its own expense, procure, and at all times during the prosecution of the Work maintain in full force and effect Worker's Compensation Insurance, and Liability Insurance as specified in the General Conditions. The Contractor shall provide a Certificate of Insurance in the form contained in the section entitled Insurance Broker Information Packet.

4-1.05 **EXECUTION OF CONTRACT.** The Contract shall be signed by the successful Bidder and returned, together with all the required Contract bonds and insurance certificates, within fifteen (15) Days after the Contract has been awarded, or as otherwise directed, in writing, by the City.

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If the Bidder is an individual, the Contract shall be executed personally by the Bidder. If the Bidder is a partnership, it is desirable that the Contract be executed by all of the partners, but it may be executed by one of them. If the Bidder is a corporation, it must be executed by two officers of the corporation consisting of (1) the chairman of the board, president or vice president; and (2) the secretary, assistant secretary, chief financial officer, treasurer or assistant treasurer, or by a person authorized by the corporation to execute written contracts on its behalf, and the corporate seal affixed thereto. In the alternative, a person other than an officer may sign the Contract, provided evidence satisfactory to the City is provided indicating the individual's authority to bind the corporation. If the corporate seal is not affixed to the Contract, or if it is executed by a person other than officers, or only by one officer, there must be attached to the Contract a certified copy of a resolution of the corporation authorizing such officer or person to execute written contracts for and on behalf of the corporation. If the Bidder is a joint venture, the Contract must be executed on behalf of each participating firm by officers or other individuals who have the full and proper authorization to do so.

4-1.06 **FAILURE TO EXECUTE CONTRACT.** Failure of the lowest responsible Bidder, the second lowest responsible Bidder, or the third lowest responsible Bidder to execute the Contract and file acceptable bonds and insurance as provided within fifteen (15) Days after the Contract has been awarded, or as otherwise directed, in writing, by the City, shall be just cause for annulment of the award and forfeiture of the Bidder's security. The successful Bidder may file with the City Clerk a written notice, signed by the Bidder or Bidder's authorized representative, specifying that the Bidder will refuse to execute the Contract if presented to Bidder. The filing of such notice shall have the same force and effect as the failure of the Bidder to execute the Contract and furnish acceptable bonds within the time prescribed.

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SECTION 5: BID PROTEST PROCEDURES

5-1.01 **POLICY/PROCEDURES.** It is the policy of the City to consider fully and adjudicate promptly protests filed by prospective Bidders relating to the City's bidding procedure or award of the Contract. Protests shall be filed and processed in accordance with Section 4.12.150 of the Roseville Municipal Code. A Bidder's failure to follow the bid protest procedures may result in rejection of the protest by the City.

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PROPOSAL TO THE DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Project:AUDREY HUISKING (W-50D) PARK PROJECT

Name of Bidder _____ Business Phone _____

Business Address

_____ Place of Business

_____ Contractor's

License No. _____

License Expiration Date_____

License Classification Type _____

DIR Registration No. _____

Type of business organization: _____

*If a Corporation, incorporated under the laws of the State of: _____

City of Roseville Business License No.

The undersigned Bidder herewith submits this Proposal and binds itself on award by the City of Roseville under this bid to execute a Contract in accordance with its bid and the Contract Documents.

The Notice to Contractors, Instructions to Bidders, Form of Agreement, Specifications, General Conditions, Supplemental Conditions, Contract Drawings, and Addenda, if any, are made part of this bid and all provisions thereof are hereby accepted, and all representations and warranties are required thereby are hereby affirmed.

The work to be done is described in the Bidding Documents entitled Audrey Huisking (W-50D) Park Project, City of Roseville, California. This offer shall be irrevocable for a period of sixty (60) Days after the date on which bids are opened.

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The undersigned Bidder understands that any clarification made to the above or any new and different conditions or information submitted on or with its Proposal, other than that requested, may render the bid non-responsive.

The undersigned, as Bidder, declares that the only persons or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm, or corporation; that the Bidder has carefully examined the location of the proposed Work, the attached Form of Agreement, and the plans, Specifications, and other Contract Documents; and agrees if this Proposal is accepted, that it will contract with the City of Roseville, in the form of a copy of the Agreement contained in the Project Manual, to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the Contract Documents, in the manner and time therein prescribed, and according to the requirements of the Director, as therein set forth, and that the Bidder will take in full payment therefore prices indicated in the Schedule of Bid Items, including all work modified by addendum numbers _____. (IF NONE, STATE NONE).

Bids are required for all Bid Items. The amount of the Bid for comparison purposes will be the total of all items awarded.

The Bidder shall set forth for each item of work, in clearly legible figures, an item ("unit") price and a total for the item in the respective spaces provided for this purpose in the Schedule of Bid Items.

The prices included within the Schedule of Bid Items include all costs for labor, materials, tools, equipment, services, Subcontractors, suppliers, taxes, insurance, shipment, delivery, overhead, profit, and for all other costs necessary to perform the Work in accordance

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with the Contract Documents.

Accompanying this Proposal is _____.

(Notice: Insert the words "Cash $_____," "Cashier's Check," "Certified Check," or "Bidder's Bond," as the case may be, in an amount equal to at least ten percent (10%) of the total of the Bid.)

The names of all persons interested in the foregoing Proposal as Principals, are as follows: _____

_____

_____

_____

If SOLE OWNER, execute here:

I sign as sole owner of the business named above:

_____

If PARTNERSHIP, one or more partners sign here:

The undersigned certify that we are partners in the business named above and that we sign this bid with the full authority to do so:

_____

_____

If CORPORATION, execute here:

Corporate Name: _____

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Incorporated under the laws of the State of _____

The undersigned certify that they sign this bid with the full and proper authorization so to do:

By_____	By_____
*Signature of Authorized Official**	*Signature of Authorized Official**
_____	_____
Title	*Title*
_____	_____
Typewritten or Printed Name	*Typewritten or Printed Name*

If JOINT VENTURE, execute here:

Joint Venture name composed of: _____

The undersigned certify that they sign this bid with the full and proper authorization so to do:

_____	_____
*Signature of Authorized Official**	*Signature of Authorized Official**
_____	_____
Title	*Title*
_____	_____
Typewritten or Printed Name	*Typewritten or Printed Name*

*If Bidder is a partnership or Joint Venture, give the full names of all partners and/or Joint Ventures in the space provided (use additional sheet if required). If Bidder is a corporation, two signatures are required as follows: (1) the Chairman, President, or Vice-President and (2) the Secretary, Assistant Secretary, Chief Financial Officer, Treasurer, or Assistant Treasurer. In the alternative, this Agreement may be executed by a single officer or a person other than an officer provided that evidence satisfactory to City is provided demonstrating that such individual is authorized to bind the corporation (example, a copy of a certified resolution from the corporation's board or a copy of the corporation's bylaws).

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[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.]

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LIST OF SUBCONTRACTORS

Contractor's Name: _____

The Bidder is required to furnish the following information in accordance with the provisions of Section 4100 and 4114, inclusive, of the Public Contract Code of the State of California. This list and information shall include all Subcontractors that perform work, provide labor or render services to the Bidder in connection with the Project in an amount in excess of one-half of one percent (0.5%) of the total amount of the Bidder Grand Total Price.

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PORTION/ TYPE OF WORK	% OF CONTRACT	SUB-CONTRACTOR'S NAME	CONTRACTOR LICENSE NO.	DIR REG NO.	BUSINESS ADDRESS (CITY, STATE)

SECURITY FOR COMPENSATION CERTIFICATE

(Required by California Labor Code Section 1861)

TO: City Council
City of Roseville

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

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_____

_____
(Signature of Bidder)

_____

_____
Business Address

_____
Telephone

BIDDER'S BOND

City Council of the City of Roseville

KNOW ALL MEN BY THESE PRESENTS:

That we _____

_____, as PRINCIPAL, and

_____

a, _____ and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto the City of Roseville in the penal sum of _____ dollars ($_____), being at least TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Roseville, acting by and through the Public Works Director, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the Director of the Department to which said Bid was submitted, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH,

That whereas the Principal has submitted the above-mentioned Bid to the City Council of the City of Roseville, as aforesaid, for certain construction specifically described as follows, for which Bids are to be opened at the Office of the City Clerk located at 311 Vernon Street, Roseville, California, on _____, 20__ FOR

AUDREY HUISKING (W-50D) PARK PROJECT

(Copy here the exact title of work as it appears on the Proposal.)

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NOW, THEREFORE, IF THE AFORESAID PRINCIPAL is awarded the Contract and, within the time and manner required under the Contract Documents, after the prescribed forms are presented for signature, enters into a written Contract, in the prescribed form, in accordance with the Bid, and files all insurance and two (2) Bonds with the Department, one (1) to guarantee Faithful Performance and the other to guarantee Payment for Labor and Materials, as required by law, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this _____ day of _____, 20___.

_____(Seal)

_____(Seal)

_____(Seal)

Principal

_____(Seal)

_____(Seal)

_____(Seal)

Surety

_____

_____

Business Address

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NOTE: To be considered complete, both the Principal and the Surety must sign this Bidder's Bond. In addition, signatures of those executing for the Surety must be properly acknowledged.

Project AUDREY HUISKING (W-50D) PARK PROJECT

Contractor _____

SCHEDULE OF BID ITEMS

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SCHEDULE OF BID ITEMS

AUDREY HUISKING (W-50D) PARK PROJECT

The bidder, in compliance with the published Notice to Contractors, having examined the Plans and Specifications, any and all addenda, any related documents, and all of the sites of the proposed work, and being familiar with all the conditions surrounding the construction of the proposed project, including the availability of material, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time period set forth therein, and at the prices stated. This is a lump sum bid project. These prices are to include all labor, materials, supplies, and all other expenditures incidental to complete compliance to the Contract Documents.

The work to be included in the Contract shall be determined by the City prior to award of Contract. **The amount of the bid for comparison and award purposes shall be the total amount set forth in the "Total Lump Sum Bid".** The City reserves the right to award none, all or selected add alternates as the budget permits.

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BASE BID:

Base bid includes all work as shown on the plans, project manual, and addenda to **construct the Audrey Huisking (W-50D) Park Project**.

Numerical **Base** Bid: $_____

Written **Base** Bid: _____ dollars and _____

ADD ALTERNATES:

Add Alternate #1 – Sod Turf in lieu of Seed

Numerical **Additive Alternative #1** Bid: $_____

Written **Additive Alternative #1** Bid: _____ dollars and _____

The additions/deletions sheets (PROP – 13A and PROP – 13) are required to be completed in their entirety.

The additions/deletions sheets will not be considered for bid award but will be used for contract change orders.

Contractor Name (print or type): _____

Signature (by authorized representative): _____

Date: _____ License No.: _____ Class: _____

AUDREY HUISKING (W-50D) PARK PROJECT

For Additions and Deletions Only

Contractor shall provide itemized costs as shown below for use during construction for additions or deletions only. Unit costs to be listed are installed costs based on the project plans, specifications, Parks Construction Standards and the Design & Construction Standards, unless otherwise noted. Items listed are not necessarily shown on the plans or identified in the Technical Specifications.

Item	Description	Unit	Unit Cost
1	EC-2 Preservation of Existing Vegetation	sf	
2	EC-3 Hydraulic Mulch	sf	
3	EC-4 Hydroseeding	sf	
4	EC-6 Straw Mulch	sf	
5	EC-7 Geotextiles and Mats	sf	
6	EC-8 Wood Mulching	sf	
7	EC-10 Velocity dissipation device	ea	
8	EC-11 Slope Drains	ea	
9	EC-14 Compost Blanket	sf	
10	EC-16 Non-Vegetative Stabilization	sf	
11	SE-1 Silt Fence	lf	
12	SE-5 Fiber Rolls	lf	
13	SE-6 Gravel Bag Berm	ea	
14	SE-7 Street Sweeping and Vacuuming	ea	
15	SE-8 Sandbag Barrier	lf	
16	SE-9 Straw Bale Barrier	lf	
17	SE-10 Storm Drain Inlet Protection	ea	
18	TC-1 Stabilized construction entrance/exit	ea	
19	TC-3 Entrance/outlet tire wash	ea	
20	Clearing and Grubbing	sf	
21	Site Security Fencing	lf	
22	Rough Grading (Earthwork)	cy	
23	Finish grading (earthwork)	sf	

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Items 1 through 19 are to be consistent with requirements detailed in California Stormwater Quality Association Stormwater Best Management Practice Handbook, latest edition.

AUDREY HUISKING (W-50D) PARK PROJECT

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
24	3/4" Schedule 40, PVC Pipe	lf	
25	12" Storm Drain, PVC, SDR-35	lf	
26	10" Storm Drain, PVC, SDR-35	lf	
27	8" Storm Drain, PVC, SDR-35	lf	
28	6" Storm Drain, PVC, SDR-35	lf	
29	4" Storm Drain, PVC, SDR-35	lf	
30	4" Sanitary Sewer, VCP	lf	
31	4" Sanitary Sewer, PVC, SDR-35	lf	
32	3/4" Domestic Water Service, meter, backflow	ls	
33	1 1/2" Recycled Water Service, Meter	ea	
34	2" Recycled Water Filter (Amiad)	ls	
35	Sanitary Sewer Cleanout	ea	
36	Storm Area Drain	ea	
37	24"x24" Play Area Storm Drain (per PK-37)	ea	
38	24"x24" Storm Drain Drop Inlet	ea	
39	Storm Drain Connection to Existing SD Stub	ea	
40	Electrical POC	ls	
41	Concrete Paving - ROW (per DS Standard)	sf	
42	Concrete Paving (per PK-31)	sf	
43	Concrete Mow Curb (12") (per PK-27)	lf	
44	Stabilized Decomposed Granite Paving (per PK-33)	sf	
45	Drinking Fountain with Bottle Filler (per PK-23)	ea	
46	Picnic Table (per PK-24)	ea	
47	Picnic Table, Accessible (per PK-24)	ea	
48	Park Bench with Back (per PK-24)	ea	
49	Park Identification Sign (per PK-28)	ea	
50	Custom Sandblasted Text in Concrete	sf	
51	16' Pole Light LED (per PK-29)	ea	

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AUDREY HUISKING (W-50D) PARK PROJECT

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
52	Trash Receptacle	ea	
53	Play Area Curb (per PK-36)	lf	
54	--	--	
55	Engineered Wood Fiber (spread 12" depth)	cy	
56	3/4" Crushed Drain Rock	cy	
57	Play Area Access Ramp (per PK-34)	ea	
58	Playground Rules Sign	ea	
59	--	--	
60	--	--	
61	Irrigation Controller with Enclosure	ea	
62	Irrigation Mainline 4" (per PK-6)	lf	
63	Irrigation Mainline 3" (per PK-6)	lf	
64	Irrigation Control Wire (#12,#14 AWG-UF)	lf	
65	Irrigation Mainline Fittings	ea	
66	Irrigation Mainline Restraints	ea	
67	6" Sleeve (Sch 40)	lf	
68	Irrigation Lateral Lines PVC (per PK-6)	lf	
69	Irrigation Remote Control Valve 2" (per PK-13)	ea	
70	Irrigation Remote Control Valve 1.5" (per PK-13)	ea	
71	Irrigation Remote Control Valve 1" (per PK-13)	ea	
72	Irrigation Remote Control Valve 1" (per PK-13)	ea	
73	Quick Coupling Valve 1" (per PK-14)	ea	
74	R-VAN Rotary Assembly incl. Swing Joint (per PK-8)	ea	
75	Tree Bubbler (per PK-9)	ea	
76	Soil Amendments	sf	
77	Hydroseeded Turf	sf	
78	Sodded Turf	sf	
79	Install Trees (15 Gal.) (per PK-20)	ea	
80	Install Trees (24" Box) (per PK-20)	ea	

For Council Acceptance Only

AUDREY HUISKING (W-50D) PARK PROJECT

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
81	Install Shrubs (5 Gallon) (per PK-18)	ea	
82	Install Shrubs/Grasses/Groundcover (1 Gallon) (per PK-17/18)	ea	
83	Install Groundcover Roses (2 Gallon) (per PK-17/18)	ea	
84	Bark Mulch (spread 3" thickness)	cy	
85	Landscape Maintenance (per 30 Day)	ea	

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NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____ [date], at _____ [city], _____ [state].

_____

(Signature of Declarant)

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DISQUALIFICATION QUESTIONNAIRE

The Bidder shall complete, under the penalty of perjury, the following questionnaire:

Has the Bidder, any officer of the Bidder, or any employee of the Bidder who has proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes_____ No_____

If the answer is yes, explain the circumstances in the following space.

_____

_____

_____

_____

_____

_____

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NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

ACKNOWLEDGEMENT OF INSURANCE AND BOND REQUIREMENTS

Included in the Bid Price is full compensation for the requirements set forth in the INSURANCE BROKER INFORMATION PACKET of the Project Manual.

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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DISCLAIMER OF WARRANTIES AND ACCURACY OF DATA

Although soil and site investigation reports have been obtained from sources believed to be reliable, no warranty expressed or implied is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information contained therein. These reports are subject to change at any time, may be incomplete, and/or may contain errors. This information is provided for informational purposes only. The City of Roseville provides this information on an "as is" basis. Warranties of any kind, express or implied, or statutory, including but not limited to the implied warranties of merchantability, and fitness for a particular purpose ARE DISCLAIMED to any party viewing these documents or to any third party.

The City of Roseville does not accept and expressly disclaims liability to any party viewing such information, or to any third party whatsoever, for any loss, damage, or injury (including incidental or consequential damages) whether such loss, damage, or injury is the result of negligence, willful or intentional misconduct, or any other cause.

I have read and acknowledged the above disclaimer and agree to hold harmless the City of Roseville on any theory of liability for any loss, damage or injury whether in contract, strict liability or tort arising in any way out of the use or contents of the released information or documents described above or the performance of the work called for herein.

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Print Name	Signature
Name of Business/Company/Corporation	Date
Address	Phone

END OF PROPOSAL

For Council Acceptance Only

A G R E E M E N T

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

W I T N E S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the ____day of _____, 20_____, approved plans and specifications for the AUDREY HUISKING (W-50D) PARK PROJECT and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the _____ day of _____, 20_____; 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

For Council Acceptance Only

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 AUDREY HUISKING (W-50D) PARK 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 _____ _____ dollars ($_____) 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

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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 $800.00 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 (90) 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.

For Council Acceptance Only

CITY OF ROSEVILLE	CONTRACTOR
Ken Peterson	_____
316 Vernon Street, Suite 400	_____
Roseville, CA 95678	_____
Office: (916) 746-1233	_____

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

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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.

For Council Acceptance Only

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

_____, a
_____

BY: _____
its: _____

and

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name:_____

Title:_____

For Council Acceptance Only

INSURANCE BROKER INFORMATION PACKET

Project: AUDREY HUISKING (W-50D) PARK PROJECT

NOTICE TO CONTRACTOR:

For your convenience, this package contains the Requirements for Insurance and Bonds for this project, including the necessary City forms. You are required to return these forms in addition to the executed Contract within fifteen (15) calendar days after the award of the Bid, unless otherwise directed by City in writing. (See the Instructions to Bidders.)

Please insert the dollar amount of your accepted Bid into the blank on page INS-1 and present this entire package to your insurance broker if you are awarded the Bid.

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Public Works Faithful Performance Bond	INS 10
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NOTICE TO INSURANCE BROKER

Your client has been awarded a bid by the City Council of the City of Roseville to perform a public works project known as AUDREY HUISKING (W-50D) PARK PROJECT. The Contract Conditions for that project require your client ("the Contractor") to return certain evidence of insurance and bonds to the City Attorney of the City within fifteen (15) days after the Bid award, unless otherwise directed by the City in writing, or else the Bid award may be terminated and awarded to another company.

This package contains the information you will need as an insurance broker to provide the appropriate insurance and bonds to the City. The insurance coverages the Contractor needs are specified in the section entitled "Insurance Requirements." Please note that, in addition to the insurance certificate itself, copies of several endorsements must be actually furnished.

Please refer to the Supplemental Conditions for modifications of the General Conditions, if any, and the requirements of this insurance packet.

Please use the standard City of Roseville Bond Forms provided in this package.

The Bonds required must each be in the penal amount of: $_____.

Bonds must be sent to the following staff person:

City of Roseville, Parks, Recreation & Libraries Department
Attn: Ken Peterson
316 Vernon Street, Suite 400
Roseville, CA 95678

Insurance documents must be provided using one of the following methods:

a. By email to roseville@ebix.com and riskmanagement@roseville.ca.us
b. By fax to (770) 335-5727 and (916) 774-5461

After using one of these methods, please **DO NOT** send the insurance certificate(s) by mail.

When forwarding the documents, please refer to the project name so that the documents can be matched with the Contract for which they are submitted.

Thank you.

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INSURANCE REQUIREMENTS

The following sections are quoted from the General Conditions:

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and

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limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of

For Council Acceptance Only

the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9 (non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. **Workers' Compensation:** In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. **Professional Liability:** Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

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5. **Builder's Risk/Course of Construction Insurance IS Required by Risk Management:** The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. **Pollution Coverage IS NOT Required on this Project:** Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or

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pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. **Higher Coverage Limits:** If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. **Claims Made Coverage:** Liability insurance coverage may not be written on a "claims made" or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any

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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.

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

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

E. The limits of insurance required in this Contract may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be

For Council Acceptance Only

endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City (if agreed to in a written contract) before the City's own insurance shall be called upon to protect it as a named insured.

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

For Council Acceptance Only

Bond No. _____
Premium $_____

PUBLIC WORKS
FAITHFUL PERFORMANCE BOND
(Project: AUDREY HUISKING (W-50D) PARK PROJECT)

WHEREAS, the City of Roseville ("CITY") has awarded a bid and contract to _____ as contractor ("PRINCIPAL") for the public work described as AUDREY HUISKING (W-50D) PARK PROJECT (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to Surety being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of the PRINCIPAL and SURETY under this Bond shall remain in effect for a period of one (1) year after the completion and acceptance of the WORK. During that time, if the PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect the CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in

For Council Acceptance Only

this paragraph to the contrary notwithstanding, the obligation of the SURETY shall continue so long as any obligation of the PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the follow at CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.

2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

[SIGNATURES NEXT PAGE]

For Council Acceptance Only

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the ____ day of _____, 20___.

PRINCIPAL:	SURETY:
BY:_____	BY:_____
PRINT NAME: _____	**PRINT NAME:** ____ _____
PRINT TITLE: _____	**PRINT TITLE:**_____
AND	MAILING ADDRESS:
BY: _____	_____
PRINT NAME: _____	_____
PRINT TITLE:_____	_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

For Council Acceptance Only

Bond No. _____
Premium $_____

PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND
(Project: AUDREY HUISKING (W-50D) PARK PROJECT)

WHEREAS, the City of Roseville ("CITY"), has awarded a bid and contract to _____ as contractor ("PRINCIPAL"), for the public work described as AUDREY HUISKING (W-50D) PARK PROJECT (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing payment of persons who provide labor and material; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of the obligation is such that if the PRINCIPAL, its subcontractors, heirs, executors, administrators, successors or assigns fails to pay any of the persons named in Section 8004 or 9100 of the Civil Code of the State of California, or the amounts due under the Unemployment Insurance Code of the State of California, or any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the PRINCIPAL and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to work or labor performed by any such claimant, that the SURETY will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, shall pay reasonable attorneys' fees, to be fixed by the Court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file a Stop Payment Notice pursuant to the provisions of Section 9350 et seq. of the Civil Code of the State of California, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the _____ day of _____, 20__.

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE:_____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

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CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

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CITY OF ROSEVILLE
GENERAL CONDITIONS
FOR
BUILDINGS AND GROUNDS

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SECTION 1

DEFINITIONS AND TERMS

1-1.01 **GENERAL.** When the following abbreviations and terms or pronouns in place of them appear in the Contract Documents, the intent and meaning shall be interpreted as provided in this Section 1.

1-1.02 **ACCEPTANCE.** Formal Acceptance by resolution by the Roseville City Council of the Contract when completed in all respects in accordance with the Contract Documents and any modifications previously approved.

1-1.03 **ADDENDUM.** Written interpretation or revision to any of the Contract Documents issued by the City before the bid opening.

1-1.04 **AS-BUILT DOCUMENTS, AS-BUILT DRAWINGS AND RECORD DOCUMENTS.** As-Built Documents, As-Built Drawings and Record Documents are all contract documents modified to reflect changes during the construction phase. Specifically, As-Built Documents/Drawings are a revised set of drawings submitted by the Contractor upon Final Completion of a project. They reflect changes made in the Specifications and Working Drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the Contract. Record Documents, on the other hand, are compiled by the Engineer or Architect based on the As-Built Documents/Drawings submitted by the Contractor. They reflect the Engineer or Architect's concurring review of what changes were denoted, why they were made and where they occurred and create a record set of drawings.

1-1.05 **ASSESSMENT.** A cost imposed on the Contractor for non-compliance

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with certain contractual requirements.

1-1.06 **BENEFICIAL OCCUPANCY.** The taking possession of a portion of the Work by the City for its use and/or occupancy on other than a temporary or emergency basis.

1-1.07 **BID GUARANTY.** The cashier's, certified check, irrevocable standby letter of credit, deposit of securities, or Bidder's Bond, accompanying the bid submitted by the Bidder, as a guaranty that the Bidder will enter into an agreement with the City for the performance of the Work, if the Agreement is awarded to Bidder, and the Bidder will submit the required Contract Bonds and Certificate of Insurance. Also referred to as the Bidder's Security.

1-1.08 **BIDDER.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, submitting a Proposal for the Work, acting directly, or through a duly authorized representative.

1-1.09 **BIDDING DOCUMENTS.** Includes the Notice to Bidders, Bidding Requirements, Contract Conditions, Drawings, and Addenda.

1-1.10 **CHANGE ORDER.** Any written order to the Contractor directing an addition, deletion, or modification of the Work, or an adjustment in the Contract Price or Contract Time provided in the Contract Documents and issued after the Agreement has been signed.

1-1.11 **CITY.** The City of Roseville.

1-1.12 **CITY ATTORNEY.** The City Attorney of the City.

1-1.13 **CITY CLERK.** The City Clerk of the City.

1-1.14 **CLAIM.** A separate demand by Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following: (a) a time extension, including, without limitation, for relief for damages or penalties for delay assessed by

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the City; (b) payment by the City of money or damages arising from work done by, or on behalf of, Contractor pursuant to the Contract Documents and payment for which is not otherwise expressly provided or to which Contractor is not otherwise entitled; and (c) payment of an amount that is disputed by the City.

1-1.15 **CONSTRUCTION SCHEDULE.** A list or graphic display of construction activities required for completing the Work, in a format required by the Contract Documents. The duration, start and finish date, and sequence of significant activities, critical path, float and milestones must be indicated in the Construction Schedule.

1-1.16 **CONTRACT OR AGREEMENT.** The written agreement relating to the Work to be performed, the labor, materials, and equipment to be furnished, and the payment to be made therefor. The Agreement/Contract is part of and incorporates all of the Contract Documents.

1-1.17 **CONTRACT CONDITIONS.** Includes the General Conditions, Supplemental Conditions, and Specifications.

1-1.18 **CONTRACT DOCUMENTS.** Includes those documents that form the basis of the Contract, including but not limited to, Bidding Documents, the Bid or Proposal, Contract Bonds, the Contract, all required insurance certificates or endorsements, all bonds, all required certifications or statements, Change Orders, any Contract Amendment, any City Standard which is incorporated by reference and these City of Roseville General Conditions for Buildings and Grounds.

1-1.19 **CONTRACT DRAWINGS.** The official drawings including plans, elevations, sections, detail drawings, diagrams, plated, General Notes, information and schedules thereon, or exact reproductions thereof, showing the location, character, dimension, and details

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of the Work. The Contract Drawings include any drawings or plates bound within the Supplemental Conditions.

1-1.20 **CONTRACT PRICE.** The total compensation to be paid to the Contractor in accordance with the terms of the Agreement.

1-1.21 **CONTRACT TIME.** The number of Days, or portion thereof, allowed for completion of the Work, including all authorized time extensions. The effective date for commencement of the Work specified in the Notice to Proceed shall define the beginning of the Contract Time.

1-1.22 **CONTRACTOR.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, who has entered into the Agreement with City.

1-1.23 **DAY OR DAYS.** Unless otherwise designated, Day or Days as used in the Contract Documents will be understood to mean calendar Day or Days.

1-1.24 **DEPARTMENT.** The Department for Contract Administration, as identified in the Supplemental Conditions.

1-1.25 **DIRECT COSTS.** Those cost items (including labor, materials, equipment and any subcontractor's work) that are used in the actual performance of, and are specifically and uniquely attributable to the Work or changed Work. Direct Costs do not include Overhead. Direct Costs only include the following:

A. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by City and Contractor. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include salaries and

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wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto. Such employees may include superintendents and foremen at the site. The expenses of performing work after regular working hours, on Saturday, Sunday or legal holidays shall be included in the above only to the extent authorized by City in writing.

B. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and suppliers' field services required in connection therewith. All trade discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to City, and Contractor shall make provisions so that they may be obtained.

C. Payments made by Contractor to the subcontractors for work performed by subcontractors. If required by City, Contractor shall obtain competitive bids from subcontractors acceptable to Contractor and shall deliver such bids to City who will then determine which bids will be accepted. If a subcontract provides that the subcontractor is to be paid on the basis of cost of the work plus a fee, the subcontractor's cost of the work shall be determined in the same manner as Contractor's cost of the work. All subcontracts shall be subject to the other provisions of the Contract Documents insofar as applicable.

D. Costs of special consultants (including engineers, architects, testing laboratories, surveyors, and accountants) employed for services specifically, and only, related to the Work.

E. Supplemental costs including the following:

1. The proportion of necessary transportation, travel and subsistence

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expenses of Contractor's employees incurred in discharge of duties connected with the Work.

2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value of such items used but not consumed which remain the property of Contractor.

3. Rentals of all construction equipment and machinery and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by City, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.

4. Sales, consumer, use or similar taxes related to the Work, and for which Contractor is liable, imposed by laws and regulations.

5. The cost of utilities (including the meter and all associated installation costs), fuel and sanitary facilities at the site.

6. Cost of premiums for additional bonds and insurance required because of changes in the Work.

1-1-26 **DIRECTOR.** Director of the Department for Contract Administration or his or her designee.

1-1.27 **EMERGENCY.** Any sudden generally unforeseen occurrence (such as a fire, flood, storm, earthquake, civil disorder, or other natural and/or man-made disaster) that has the potential to adversely affect the safety of life, the Work, and/or adjacent property; to interrupt contracts essential to the performance of the Work; and/or to cause catastrophic failure of City

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equipment and/or facilities.

1-1.28 **ENGINEER OR ARCHITECT.** Professional Engineer or Architect designated for a particular project responsible for signing and sealing the permit drawings, interpretation of the drawings where ambiguities exist, review of requests for information, design Change requests and Shop Drawings, resolution of errors and omissions, and finalization of Record Documents.

1-1.29 **FINAL COMPLETION.** When the project has been completed according to the terms and conditions set forth in the Contract Documents. Final Completion is not the same as Acceptance.

1-1.30 **FORCE ACCOUNT.** Payment by force account shall mean payment on the basis of the Contractor's time and materials.

1-1.31 **GENERAL NOTES.** The written instructions, provisions, conditions or other requirements appearing on the Contract Drawings and so identified thereon, which pertain to the performance of the Work.

1-1.32 **INSTALLATION, INSTALL.** Completely assembling, erecting, and/or connecting materials, parts, components, supplies, and related equipment specified or required for the completion of the Work.

1-1.33 **LABORATORY.** Established professional laboratories authorized by the City to test materials and Work involved in the Contract.

1-1.34 **LEGAL HOLIDAYS.** Those days designated as Federal holidays or declared by the City, or otherwise specified in the Contract Documents.

1-1.35 **LIQUIDATED DAMAGES.** The amount prescribed in the Contract Documents to be paid to the City or to be deducted from any payments due or to become due the

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Contractor for each day's delay in completing the whole or any specified portion of the Work beyond the time allowed in the Supplemental Conditions.

1-1.36 **NOTICE OF COMPLETION.** A legal notice filed by the City with the Placer County Recorder's Office stating that construction has been completed and accepted by the City.

1-1.37 **NOTICE TO PROCEED.** A written notice given by the City to the Contractor fixing the date on which the Contract Time will commence to run.

1-1.38 **NOTICE OF TERMINATION.** Written notice from the City to the Contractor and/or its Surety terminating the Agreement, or a portion thereof, either for convenience of the City or for default due to the Contractor's failure to perform its contractual obligations.

1-1.39 **OVERHEAD.** Business or administrative expenses (including but not limited to office expenses, administrative staff, rent, insurance, utilities) not chargeable to a particular part of the Work. The term "Overhead" shall include all of the following:

A. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor whether at the Work Site or in Contractor's principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications, all of which are to be considered administrative costs covered by the Contractor's fee.

B. Expenses of Contractor's principal and branch offices other than Contractor's office at the site.

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C. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

D. Cost of premiums for all bonds and for all insurance whether or not Contractor is required by the Contract Documents to purchase and maintain the same, except as provided in section 1-1.25.

E. Other overhead or general expense costs of any kind.

1-1.40 **PREMISES.** Shall mean the area within construction easements, easements, rights of entry and City owned property which surrounds the Work Site, limited by the property lines thereof. In some cases Premises may coincide with the Work Site.

1-1.41 **PROFESSIONAL ENGINEER.** An engineer licensed by the Board of Registration for Professional Engineers, State of California.

1-1.42 **PROJECT MANUAL.** A book containing all Contract Documents.

1-1.43 **PROPOSAL FORMS.** The approved forms upon which the City requires that each Bidder submit its bid with regard to the Agreement.

1-1.44 **REQUEST FOR INFORMATION (RFI).** A document issued by the Contractor requesting information concerning the Contract Documents.

1-1.45 **SAFETY.** Includes the practice of identifying potential hazards, assessing their risk, taking corrective action where possible, including and providing control measures such as engineering design, written procedures, and the personal protective equipment for workers in order to eliminate or reduce the risk for exposure in the workplace.

1-1.46 **SCHEDULE OF VALUES.** The breakdown of the Contract Price that will serve as the basis for Contractor's Applications of Payment. Any lump sum bid item

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included within the Contract Price will be apportioned among values relating to specific components of the Work covered by said lump sum.

1-1.47 **SHOP DRAWINGS.** Drawings, plans, diagrams, schedules, and other data specifically prepared and submitted to the City by the Contractor, showing in detail: (a) the proposed fabrication and assembly of a special component of the Work; and (b) the Installation (form, fit and attachment details) of a special component of the Work. Shop Drawings shall be deemed to include Working Drawings, Product Data, literature, and applicable performance and test data.

1-1.48 **SPECIFICATIONS.** The technical Specifications for the Work prepared by the Director or an Engineer or Architect describing in detail the nature of the Work, its components, any performance standards, and how the Work is to be constructed.

1-1.49 **SUBCONTRACTOR.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, engaged by the Contractor to furnish services, labor, equipment and materials for a portion of the Work.

1-1.50 **SUBMITTALS.** Those documents required to be submitted by the Contractor for review by the City in accordance with the Contract Documents.

1-1.51 **SUPPLEMENTAL CONDITIONS.** The Supplemental Conditions are specific clauses modifying or supplementing these General Conditions.

1-1.52 **SUPPLIER.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, that supplies a tangible product as a portion of the Work, with services usually limited to delivery and/or required testing, and with manufacturing, fabrication, or production facilities located off

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the Work Site.

1-1.53 **WORK.** The furnishing of all labor, and the furnishing and Installing of all materials, articles, supplies and equipment as specified, designated, or required by the Contract Documents.

1-1.54 **WORK SITE.** All or portion of the Premises that the Work is limited to as shown on the Contract Drawings or designated by the Director. Public streets are not included unless Work is being done within the street right-of-way.

1-1.55 **WORKING DRAWINGS.** Original drawings prepared by the Contractor and/or its Subcontractors or Suppliers, of any tier, illustrating Work required for construction that will not become an integral part of the completed Work. This includes, but is not limited to, drawings for temporary structures such as decking, bulkheads, excavation supports, utility support, groundwater control, forming, falsework, access roads, staging areas, staging plans, and diversion plans. A Working Drawing is one type of a Shop Drawing.

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SECTION 2

CONTROL AND SCOPE OF THE WORK

2-1.01 **AUTHORITY OF DIRECTOR.** The Contract shall be performed in a manner satisfactory to the Director who shall decide all questions which may arise as to the quality or acceptability of materials furnished and Work performed and as to the manner of performance and rate of progress of the Work; all questions which may arise as to the interpretation of the Contract Documents; all questions as to the acceptable fulfillment of the Contract on the part of the Contractor; and all questions as to compensation. The Director shall have authority to enforce and make effective such decisions and orders in the event the Contractor fails to promptly carry out the same.

2-1.02 **INTENT OF CONTRACT DOCUMENTS.** The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all. The intent of the Contract Documents is to describe the details for the construction and completion of the Work. Where the Contract Documents describe portions of the Work in general terms, but not in complete detail, it is understood that only the best general practice shall be followed and that only materials and workmanship of the best quality are to be used. Any Work, materials, or equipment that are customarily provided, or that are reasonably inferable from the Contract Documents as being required to produce the intended result, shall be supplied, whether or not specifically called for. When words, which have a well-known technical or trade meaning are used to describe work, materials, or equipment, such words shall be interpreted in accordance with that meaning. Unless otherwise specified, the Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the Work involved in executing the Contract in a

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satisfactory and workmanlike manner.

Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code, laws, or regulations in effect on the first published date of the Notice to Contractors, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of City or Contractor, or any of their consultants, agents, or employees from those set forth in the Contract Documents, nor shall it be effective to assign to City, or City's designated representative, any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility contrary to other provisions of the Contract Documents.

The Contract Documents are divided into parts, divisions, sections and articles for convenience, organization and reference. Generally, there has been no attempt to divide the Specifications sections into work performed by the various building trades, work by separate Subcontractors, or work required for separate facilities in the project.

2-1.03 **EXAMINATION AND VERIFICATION OF CONTRACT DOCUMENTS.** The Contractor shall thoroughly examine and become familiar with all of the various parts of the Contract Documents and shall determine the nature and location of the Work, the general and local conditions (including applicable laws) and all other matters which can in any way affect the cost, progress or performance of the Work under this Agreement. Failure to make an examination necessary for this determination shall not release the Contractor from the obligations of the Agreement. No oral agreement or conversation with any officer, or employee

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of the City, or with the City's designated representative either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations contained in the Contract Documents.

2-1.04 **CONTRACT DRAWINGS.** The Contract Drawings consist of general drawings and show such plans, elevations, sections, details and schedules as are necessary to give a graphic and pictorial description of the contemplated construction. All authorized alterations affecting the requirements and information given on the Contract Drawings shall be in writing.

2-1.05 **COORDINATION AND INTERPRETATION OF CONTRACT DOCUMENTS.** All Contract Documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary, and to describe and provide for a complete Work.

In the event of inconsistencies between requirements contained in different components of the Contract Documents, the precedence of the Contract Documents shall be as follows to resolve conflicts:

1. Change Orders
2. The Contract (including Addenda)
3. The Supplemental Conditions
4. Specifications
5. Contract Drawings
6. The General Conditions

Should it appear that the Work to be done or any of the matters relative thereto are not sufficiently detailed or explained in the Contract Documents, the Contractor shall submit a

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Request for Information ("RFI") to the Director for such further explanations as may be necessary and shall conform to the written explanation given as if part of the Contract Documents. The decisions of the Director shall be final.

Contractor shall anticipate that it will be necessary to prepare and submit RFIs regarding the Contract Documents. The City will respond to each RFI by no later than fourteen (14) Days after receipt of the RFI, unless the RFI is of significant complexity. Furthermore, in the event that there are numerous RFIs pending, Contractor shall cooperate with the City in establishing a priority for responding to the RFIs, and potentially some RFIs may be responded to beyond the fourteen (14) Day period.

Each RFI prepared by Contractor shall be full and complete. Contractor shall prepare RFIs so as to not cause any delay to the progress of the Work and to not cause any impact to Contractor's labor productivity in the field. Contractor shall not assert any Claims for delay or interference against the City if Contractor fails to timely submit any RFI to the City, after consideration of the response period allowed for by the City.

The response to an RFI shall not, by itself, constitute a writing that authorizes Contractor to perform any Work that causes an adjustment to either the Contract Price or the Contract Time. If Contractor believes that any response to any RFI should constitute a compensable change, Contractor shall provide a Notice of Potential Claim as provided in Section 7-1.03, below. Contractor's failure to provide the required written notice shall constitute a waiver of the Contractor's right to seek a compensable change based on the RFI response.

The Contractor shall examine all Contract Documents; shall verify all figures in the Contract Documents before laying out the Work; shall promptly notify the City of all errors, inconsistencies, and/or omissions that it discovers; and, in instances where such non-

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conformities are discovered, shall obtain specific instructions in writing from the City before proceeding with the Work. Contractor's performance of any Work affected by such non-conformities prior to the City's decision shall be at the Contractor's risk. Any Work that is customarily provided or that is reasonably inferable shall not relieve the Contractor from performing such work at no additional expense and/or delay, and such Work shall be performed as if fully set forth in the Contract Documents.

2-1.06 **INDEPENDENT CONTRACTOR STATUS.** The Contractor shall independently perform all Work required by the Contract Documents and shall not be considered as an agent or employee of the City, nor shall the Contractor's Subcontractors or employees be considered as subagents of the City.

The Contractor and Contractor's Subcontractors shall be licensed in accordance with the laws of the State of California and as more particularly described in the bidding documents or elsewhere in the Contract Documents.

2-1.07 **ORDER OF WORK.** When required by the Contract Documents, the Contractor shall follow the sequence of operations set forth therein. Full compensation for conforming to such requirements will be considered as included in the prices paid for the various Contract items of work, and no additional compensation will be allowed therefor.

2-1.08 **SUBMITTALS.** It shall be the Contractor's responsibility to timely submit, so as to cause no delay in the Work, all Shop Drawings, descriptive data, manuals, instructions, affidavits, samples for the various trades as required by the Supplemental Conditions and Specifications, and offers of alternatives, if any. Such Submittals shall be checked and coordinated by the Contractor with the Work of other trades involved before they are submitted to the Director for examination.

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The Contractor shall deliver at least one (1) electronic copy of the Submittals to the Director, and one (1) hard copy if requested. Work requiring the submittal of working drawings, descriptive data or samples shall not begin prior to approval of said Submittal by the Director.

The time allowed for review of each Submittal will be as indicated in the Supplemental Conditions. Review time will start upon receipt of the Submittal by the Director and will end upon the Director's mailing of the Submittals to the Contractor. Defective, incomplete or partial Submittals will be returned to the Contractor unreviewed.

Submittals shall be made by a letter of transmittal that shall contain a list of all matter submitted and identification of all variations from the Contract Documents contained in the Submittal. The letter and all items accompanying the same shall be fully identified as to project name and location, Contractor's name, district, county, and Contract number, with ample cross-references to the Contract Documents, to facilitate identification of items and their location in the Work.

All Shop Drawings and supporting data, catalogs, schedules, shall be submitted as the instruments of the Contractor, who shall be responsible for their accuracy and completeness. These Submittals may be prepared by the Contractor, Subcontractors, or Suppliers, but the Contractor shall ascertain that Submittals meet all of the requirements of the Contract Documents, while conforming to structural, space, and access conditions at the point of Installation. The Contractor shall check all Submittals before submitting them to the Director.

2-1.08A **SHOP DRAWINGS.** The Contractor shall submit an electronic copy (searchable PDF) of all Shop Drawings required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. Shop Drawings shall also be provided separately in AutoCAD format using the latest version of AutoCAD. An electronic

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copy will be returned to the Contractor either approved for use, as demonstrated by a stamp, or returned for correction and resubmittal. Materials, colors and/or samples will not be returned to the Contractor. Shop Drawings include any drawing, which requires execution by a draftsman as distinguished from printed matter. The size of Shop Drawings shall not exceed twenty-four inches (24") by thirty-six inches (36").

2-1.08B **DESCRIPTIVE DATA.** The Contractor shall submit an electronic copy (searchable PDF) of each set of manufacturer's brochures or other data required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. The City will examine such Submittals and return either an electronic copy or a hard copy approved for use or returned for correction and resubmittal.

2-1.08C **SAMPLES.** The Contractor shall submit samples of articles, materials or equipment as required by the Supplemental Conditions or Specifications. The Work shall be in accordance with the approved samples. Samples shall be removed from City property when directed or may be incorporated in the Work if approved by the Director. Samples not removed by the Contractor will become the property of the City or, at the City's option, will be removed or disposed of by the City at the Contractor's expense.

2-1.08D **MANUALS, INSTRUCTIONS AND AFFIDAVIT.**

A. Manuals and Instructions. Where operation and maintenance manuals are required by the Supplemental Conditions, the Contractor shall submit two (2) sets of manuals, suitably bound, along with two (2) electronic copies in an approved format, to the Director within forty-five (45) Days after favorable review of the equipment or facilities. If operation and maintenance manuals are approved to be provided in PDF format, text shall be provided in searchable PDF format, making proper use of PDF for headings and heading levels,

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paragraphs, tables, and lists. Submitted operation and maintenance manuals shall be a collected, organized, and indexed set of bookmarked PDF documents comprising each operation and maintenance manual that corresponds to a hardcopy binder. All manuals shall be marked to indicate the specific equipment furnished for this project and shall include at a minimum:

1. Equipment summary form
2. Cover/Title page
3. Table of contents
4. Operating procedures including start-up, shutdown, normal operation, all operating modes, emergency shutdown, and safety precautions
5. Lubrication instructions (if required)
6. Preventative maintenance procedures
7. Troubleshooting and corrective maintenance procedures
8. Reinstallation instructions
9. Overhaul instructions (if applicable)
10. Parts identification list with exploded view and associated cross references
11. Recommended spare parts list
12. Operator safety requirements
13. Electrical and control system wiring drawings, including panel wiring control (ladder) diagrams, logic diagrams, loop diagrams, and interconnection diagrams
14. Panel layout and assembly drawings

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15. Mechanical drawings

16. Printouts of all software programs and configuration files

17. Factory and field test procedures and results

Operation and maintenance manuals for complex equipment shall also include:

18. Alternate specified operating modes

19. Emergency shutdown instructions

20. Normal shutdown instructions

21. Long term shutdown instructions

Operation and maintenance manuals for systems comprised of separate pieces of equipment shall include a system explanation of items 4, 7, 18, 19, 20, and 21 as well as the instructions for the separate pieces of equipment.

B. Affidavits. Where required in the Supplemental Conditions or Specifications, manufacturers of equipment shall provide field service as a part of this project. Equipment shall not be considered ready for full time operation until after the authorized factory-trained and qualified manufacturer's representative for the specific equipment has checked and adjusted the equipment and certified by written affidavit that the equipment has been properly Installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. Acceptable affidavits shall be submitted prior to completion of the Work. Affidavits shall contain the following specific wording:

"The (Name of Equipment) has been properly installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. The installation has been inspected and has been found to be in conformance with our (the manufacturer's) standards and requirements."

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No amplification, dilution, or modification of this specific wording will be permitted.

2-1.08E **ALTERNATIVES.** For convenience in designation in the Contract Documents, certain materials, articles, or equipment may be designated by a brand or a trade name or the name of the manufacturer together with catalog designation or other identifying information, hereinafter referred to generically as "designated by brand name." Except in those instances where the product is designated to match others in use in a particular improvement, either completed or in the course of completion, an alternative material, article, or equipment which is of equal quality and of the required characteristics for the purpose intended may be proposed for use provided the Contractor complies with the following requirements:

A. The Contractor shall submit its proposal for an alternative in writing. Such request shall be made in ample time to permit review and approval without delaying the Work. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price based on any Contractor-proposed substitution.

B. No such proposal will be considered unless accompanied by complete information and descriptive data, necessary to determine the equality of the offered materials. The Contractor shall satisfy the Director as to the comparative quality, suitability, or performance of the offered material, articles, or equipment. In the event that the Director rejects the use of such alternative materials, articles, or equipment, then one of the particular products designated by brand name shall be furnished.

C. The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor and it shall furnish all information necessary as required by the Director. The Director shall be the sole judge as to the quality and suitability of alternative articles or materials and such decisions shall be final. Where use of an alternative material

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involves redesign of, or changes to, other parts of the Work, the cost and time required to effect such redesign or changes will be considered in evaluating the suitability of the alternative material. Cost of redesign by the City will be borne by the Contractor.

D. Whenever classification, rating or other certification by a body such as Underwriters Laboratories (UL) or the National Electrical Manufacturers Association (NEMA) is a part of the specification for any material, Contractor's request for use of alternative articles or materials shall be accompanied by reports from the listed or equivalent independent testing Laboratory indicating compliance with the Contract Documents. The cost of all testing required to prove equality of the material proposed shall be borne by the Contractor. Approval of an alternative shall be only for the characteristics or use named in such approval, and shall not be used to change or modify any requirement of the Contract Documents.

E. At its election, the City reserves the right to consider any Contractor proposed substitution as a Cost Reduction Proposal under Section 3-1.07 of these General Conditions in the event that there is a significant savings resulting from the substitution.

The Director will examine, with reasonable promptness, such Submittals, and return of Submittals to the Contractor shall not relieve the Contractor from responsibility for deviations and alternatives from the Contract Documents, nor shall it relieve the Contractor from responsibility for errors in the Submittals. A failure by the Contractor to identify in its letter of transmittal material deviations from the Contract Documents shall void the Submittal and any action taken thereon by the Director. When specifically requested by the Director, the Contractor shall resubmit such Shop Drawings, descriptive data and samples as may be required.

If any mechanical, electrical, structural, or other changes are required for the proper Installation and fit of alternative materials, articles, or equipment, or because of deviations from

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the Contract, such changes shall not be made without the approval of the Director and shall be made without additional cost to the City.

2-1.09 **DISPOSAL OF MATERIAL OUTSIDE THE WORK SITE.** Unless otherwise stated elsewhere in the Contract Documents, the Contractor shall, at its own cost and expense, make its own arrangements for disposing of materials outside the Work Site.

Except when material is to be disposed of at a landfill or recycling center, when any material is to be disposed of outside the Work Site, the Contractor shall first obtain written permission from the City to dispose of the material at the intended location. The City's approval will be contingent upon the Contractor obtaining a written permit from the property owner on whose property the disposal is to be made. Prior to the disposal of any material at the intended location, the Contractor shall submit such permit or a certified copy thereof to the City, together with a written release from the property owner absolving the City from any and all responsibility related to the disposal of material on said property.

Disposal of Hazardous Materials must be done in accordance with all laws and regulations. Copies of all required regulatory documentation including copies of final manifests shall be supplied to the City.

2-1.10 **ACCESS TO THE WORK.** The Contractor shall satisfy itself that the jurisdictions through which its operations and haul routes pass will permit such operations with respect to the type of vehicle, laden weights, frequency and dimensions of loads, hours of operation and required traffic control. All necessary permits, licenses or bonds shall be obtained and paid for by the Contractor.

2-1.11 **TEMPORARY UTILITIES.** The Contractor shall make its own arrangements with utility companies for any temporary services it may require in performance of

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the Work and shall pay all costs of these services directly to these utility organizations.

2-1.12 **UTILITY FACILITIES.** The Contractor shall protect from damage those utility facilities that are to remain in place, be Installed, relocated or otherwise arranged.

The Contractor's attention is directed to the possible existence of facilities not shown, and of facilities in a location different from that, which is indicated. The Contractor shall take steps to ascertain the exact location of all facilities prior to doing any Work, which may damage such facilities or interfere with their service. Where the location of a facility is indicated or inferred from the presence of visible facilities such as buildings, meters, and junction boxes, the Contractor shall make such excavations and explorations as are necessary to ascertain the correct location. Unless provided for elsewhere in the Contract Documents, the cost of such excavations and explorations will be considered as a part of the cost of other items of Work and no additional payment will be made. Such excavations and exploratory Work shall not entitle the Contractor to an extension of time.

If the Contractor discovers underground facilities not indicated or inferred from the Contract Documents, the Contractor shall immediately give the Director written notification of the existence of those facilities. The Contractor shall determine the exact location of the underground facilities and the cost of the work will be paid for in accordance with the Contract Documents. The underground facilities shall be protected from damage as directed by the Director and the cost of that work will be paid for as extra work. The Contractor shall, if directed by the Director, repair any damage, which may occur to the underground facilities. The cost of that repair work, not due to the failure of the Contractor to exercise reasonable care, will be paid for as extra work. Damage due to the Contractor's failure to exercise reasonable care shall be repaired at the Contractor's cost and expense.

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Where it is determined by the City that the rearrangement of an underground facility, the existence of which is not shown on the Contract Drawings, is essential in order to accommodate the Work, the City will provide for the rearrangement of such facility by other forces or, when so ordered by Change Order, such rearrangement shall be performed by the Contractor and will be paid for as provided under a Change Order.

The Contractor shall be responsible for the maintenance of all utility facilities placed by the Contractor in temporary locations, and all utilities within the construction area not required to be relocated but which are required to be shored or supported during the construction period. The cost of such maintenance shall be borne by the Contractor, and no other compensation shall be due the Contractor for this Work.

The cost of providing and maintaining all necessary or required temporary structures, of making any necessary repairs, replacements, or similar operations, or furnishing indemnity or other bonds, if required, and all costs required by this Section shall be paid by the Contractor and shall be included in the prices bid in the schedule for other items of work.

2-1.13 **PRESERVATION AND CLEANING.** The Contractor shall clean up the Work at frequent intervals and at other times when directed by the Director. While finish Work is being accomplished, floors, Work areas and finished areas shall be kept clean, free of dust, construction debris and trash. Upon completion of the Work, the Contractor shall remove from the Premises its construction equipment and any waste materials not previously disposed of, leaving the Premises thoroughly clean and ready for final inspection.

2-1.14 **LIMITATIONS ON WORK SITE AND PREMISES.** The Contractor shall limit its construction operations to the Work Site unless otherwise shown on the Contract Drawings or specified. The Contractor shall perform no operation of any nature over or on the

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Premises except such operations as are authorized by the Contract Documents or as authorized by the Director.

2-1.15 **DUST CONTROL.** During the performance of all Work under this Contract, the Contractor shall assume all responsibility for dust control and shall furnish all labor, equipment, and means required to carry out proper and efficient measures wherever and whenever dust control is necessary to prevent the operations from producing dust damage and nuisance to persons and property. Any claims resulting from dust damage or nuisance shall be borne solely by the Contractor. The Contractor shall comply with all applicable Air Quality Act requirements.

2-1.16 **SANITATION.** The Contractor shall provide sanitary facilities for all persons working on the Work.

2-1.17 **NIGHT WORK AND NORMAL WORKING HOURS.** Normal working hours at the construction site shall be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Legal holidays are excluded. Certain utility connections and street operations are anticipated to require night Work by the Contractor during low usage periods. The Contractor may also be required to prosecute the Work at night if, at any time, the Director shall deem it necessary for the progress of the Work, or if emergencies arise. The Contractor shall promptly comply with any such requirements made in writing by the Director. The Contractor will also be permitted to Work at night if Contractor satisfies the Director of the need therefor, in order to maintain the required progress or protect the Work from the elements. Certain activities are required to be performed at night for nominal progress of the Work and/or are specified to be performed at night by other portions of the Supplemental Conditions. When required, ordered, or permitted to Work at night, the Contractor shall provide sufficient and

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satisfactory lighting and other facilities therefor. The Contractor shall receive no extra payment for night Work, if specified or if required to be performed during the normal progress of the Work, but compensation shall be considered as having been included in the price stipulated for the Work.

If Contractor performs work during weekends, holidays or any non-normal work hours, Contractor shall pay for required City Inspectors.

2-1.18 **LINES AND GRADES.** Unless otherwise provided in the Supplemental Conditions, the Contractor shall lay out all Work, including structures and pipelines, and shall be responsible for any errors resulting therefrom. In all questions arising as to proper location of lines and grades, the Director's decision will be final.

As part of the bid price for the construction of the improvements, the Contractor shall provide and be responsible for the layout of all Work on this project. The Contractor shall provide all necessary surveys, field staking, and positioning for the construction of all components at the proper alignment, elevations, grades, and positions, as indicated on the Contract Drawings and as required for the proper operation and function. The Contractor shall stake its Work area limits. Contractor shall perform all construction staking using a land surveyor licensed in the State of California. Contractor shall provide a staking plan prior to commencement of Work for the City's review and maintain monuments, stakes, and marks, and shall update the plan as necessary. Director, or Director's designated representative, may verify the field condition. Errors or inconsistencies in the Contract Documents discovered by the Contractor shall be reported to the Director within twenty-four (24) hours and prior to constructive forms or related improvements. Any work Installed with this requirement shall be subject to removal and replacement at the Contractor's expense.

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The Contractor's lay-out shall be based on existing structures, property lines, survey control, and bench marks established by the City. All structures and pipeline connections shall be Installed based on actual elevation of existing structures to which connections are made.

The Contractor shall supply such labor as required, at no extra charge, to aid and assist the Director in checking location and grades of the Work as set by the Contractor if the Director desires to perform this checking. This shall include moving materials and equipment located between monuments and the construction Work.

2-1.19 **ARCHEOLOGICAL DISCOVERIES.** Upon discovery of prehistoric or historic artifacts, or other indicators or examples of cultural resources discovered during the course of site preparation, grading, excavation, construction or other development activities, all operations within fifty feet (50') of the find shall cease until such time as the City provides the services of a qualified archeologist to evaluate the finds and recommend appropriate action.

Prehistoric materials can include flaked stone tools (e.g., projectile points, knives and choppers) or tool making debris of obsidian, chert, quartzite and other materials, culturally darkened soil (i.e., midden, which often contains heat affected rock, ash and charcoal, shellfish remains, and cultural materials), and stone milling equipment such as mortars, pestles and hand stones. Historic material may include wood, stone, concrete or adobe footings, walls and other structural remains; debris filled wells or privies; and deposits of wood, metal, glass, ceramics and other refuse.

2-1.20 **PRESERVATION OF MONUMENTS.** Any monuments or bench marks disturbed by construction operations shall be repaired per the City's standard and promptly re-established by a registered land surveyor or civil engineer. A plat for each monument shall be furnished to the Director after the plat has been recorded with the Placer

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County Recorder's Office at no additional cost to the City. The recorded plat shall serve as a record of the re-establishment of said existing survey points.

2-1.21 **CONFORMITY WITH CONTRACT DOCUMENTS.** Work and materials shall conform to the lines, grades, cross sections, dimensions and material requirements, including tolerances, required by the Contract Documents. Although measurement, sampling and testing may be considered evidence as to such conformity, the City shall be the sole judge as to whether the Work or materials deviate from the Contract Documents. At its option, the City may elect to accept deviations from the Contract Documents with appropriate backcharge Assessments against the Contractor, and, if such an election is made, the City will provide written notice to the Contractor of such acceptance.

2-1.22 **FINAL CLEANUP.** Prior to final Acceptance of the Work, the Contractor shall thoroughly clean the Premises, remove all temporary structures built by or for the Contractor, and remove all equipment and surplus construction material and debris from the area. The entire project, before Acceptance by the City, shall be left in a neat and clean condition. All Work areas and temporary construction areas shall be returned to essentially the same conditions existing before the commencing of project construction.

2-1.23 **AS-BUILT DOCUMENTS AND DRAWINGS.** The Contractor shall maintain one set of the full size prints furnished by the City and mark thereon in color any deviations from plan dimensions, elevations, or orientations. Also, the Contractor shall locate on said prints, all underground facilities, such as piping, conduits and tanks by accurate field measurement from structure walls, corners, etc. The Contractor shall submit the prints and an electronic CD (searchable PDF or source file format such as AutoCAD) in good condition to the Director upon completion of the job as a condition of Acceptance of the project. Marked prints

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shall be updated at least once each week and shall be available to the Director for review as to currency prior to developing partial payment estimates. After the completion of testing, but prior to Acceptance, the Contractor shall submit As-Built electrical drawings in color and an electronic CD showing all components and their wiring, and as specified in the Supplemental Conditions.

2-1.24 **SUPERINTENDENCE.** The Contractor shall supervise and direct the Work, which shall be performed in accordance with the requirements of the Contract Documents. The Contractor shall be solely responsible for implementation of all construction means, methods, techniques, sequences, and procedures and for coordination of all portions of the Work under the Agreement. The Contractor shall be solely responsible for the safety of its employees, Subcontractors of any tier, Suppliers, visitors to the Contractor, and other third parties associated with the Contractor.

The Contractor shall designate in writing before starting Work, an authorized representative who shall have the authority to represent and act for the Contractor.

When the Contractor is comprised of two (2) or more persons, firms, partnerships, or corporations functioning on a joint venture basis, said Contractor shall designate in writing before starting Work, the name of one authorized representative who shall have the authority to represent and act for the Contractor. Instances of misconduct, contract non-compliance, unsatisfactory performance, or incompetence by these personnel shall be grounds for the City to direct Contractor to dismiss them from the Project. Contractor shall immediately comply with the City's request for dismissal, at no cost to the City, and shall designate a replacement, which shall be subject to approval by the City.

Said authorized representative shall be present at the site of the Work at all times while Work is actually in progress on the Contract. When Work is not in progress and during periods

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when Work is suspended, arrangements acceptable to the Director shall be made for any Emergency Work that may be required.

Whenever the Contractor or its authorized representative is not present on any particular part of the Work where it may be desired to give direction, orders will be given by the Director, which shall be received and obeyed by the superintendent or foremen who may have charge of the particular Work in reference to which the orders are given.

Any order given by the Director, not otherwise required by the Supplemental Conditions to be in writing, will on request of the Contractor, be given or confirmed by the Director in writing.

2-1.25 **CHARACTER OF WORKER.** If any Subcontractor or person employed by the Contractor shall appear to the Director to be incompetent or to act in a disorderly or improper manner, he or she shall be removed immediately on the requisition of the Director, and such person shall not again be employed on the Work.

2-1.26 **INSPECTION.** The Contractor shall at all times permit the Director to inspect the Work or any part thereof. The Contractor shall maintain proper facilities and provide safe access for such inspection by the Director to all parts of the Work, and to the shops where the Work is in preparation. Work shall not be covered up until authorized by the Director and the Contractor shall be solely responsible for notifying the Director where and when such Work is in readiness for inspection and testing. Should any such Work be covered without authorization, it shall, if so ordered, be uncovered at the Contractor's expense.

Unless otherwise designated as normal working hours, whenever the Contractor intends to perform Work on Saturday, Sunday, or a Legal Holiday, the Contractor shall give notice to the Director of such intention forty-eight (48) hours prior to performing such Work, or such longer

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period as may be specified so that the Director may make necessary arrangements.

The observation and/or approval of the workmanship or materials by the City shall not relieve the Contractor of any obligations to fulfill the requirements of the Contract Documents. Workmanship and materials not meeting such requirements shall be corrected and unsuitable Work or material may be rejected, notwithstanding that such Work or materials have been previously observed and/or approved by the City, or payment therefor has been included in a progress estimate.

The City may order re-examination of questioned Work at any time before final Acceptance. If so ordered, the Contractor shall uncover the Work. If such work is found to be in accordance with the Contract Documents, the City will pay for the cost of uncovering, removing, recovering and replacing the parts removed; but if such Work so exposed or examined is not in accordance with the Contract Documents, the uncovering, removal, recovering and replacement shall be at the Contractor's expense. Work that has been covered prior to observation by the City does not qualify as re-examined work; the City may order such work uncovered for observation without payment of any costs.

2-1.27 **REMOVAL OF REJECTED AND UNAUTHORIZED WORK.** All Work which has been rejected shall be remedied, or removed and replaced by the Contractor in a manner acceptable to the Director and no compensation will be allowed the Contractor for such removal, replacement, or remedial Work.

Any Work done beyond the lines shown on the Contract Drawings or established by the Director, or any Work done without written authority will be considered as unauthorized Work and will not be paid for. Upon order of the Director, unauthorized Work shall be remedied, removed, or replaced at the Contractor's expense.

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Upon failure of the Contractor to comply promptly with any order of the Director made under this section, the Director may cause rejected or unauthorized Work to be remedied, removed, or replaced, and the costs thereof will be deducted from any moneys due or to become due the Contractor.

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SECTION 3

CHANGES IN THE WORK

3-1.01 **CHANGES.** The Director, without invalidating this Agreement and without notice to Contractor's surety, may order changes in the Work, consisting of additions or deletions, or other revisions. The Contract Price and the Contract Time shall be adjusted accordingly. All such changes in the Work, including in the Contract Price and the Contract Time, shall be authorized only by Contract Change Order, signed by the Director.

If Contractor claims that performance of any work entitles it to additional compensation or to an extension of time for performance of the Work, Contractor shall provide written notice to the City of any such claim prior to undertaking such work. Contractor shall provide written notice of any anticipated impacts to the Contract Price or Contract Time within three (3) Days of discovering such impact, by submitting a Notice of Potential Claim described in Section 7-1.03 below, or notice of delay as described in Section 6-1.09 below. If the Director refuses to issue a Change Order for such work, Contractor shall perform that work if directed or obligated to do so and shall submit a complete and specific Claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed, as described in Section 7-1.03 below. Failure to provide written notice of claims prior to undertaking such work, failure to provide a timely Notice of Potential Claim, or failure to submit timely a complete and specific Claim for additional compensation and/or extension of the time for performance, shall be deemed a waiver and abandonment of any such Claim. No Claim, dispute or controversy shall interfere with the progress or performance of the Work and the Contractor shall proceed with the Work as directed by the Director. Failure to so proceed shall amount to a

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default under this Agreement.

3-1.02 **PROPOSED CHANGE ORDERS.** The Contractor will be notified in writing of a proposed Change Order describing the intended change. Within fifteen (15) Days after receipt of a written request, the Contractor shall submit its proposed price to be added or deducted from the Contract Price due to the change and its estimate of the extent of the adjustment in the Contract Time, if any. The Contractor's proposed price to be added to or deducted from the Contract Price shall be supported by a detailed estimate of cost prepared by the Contractor, vendor or Supplier. The Contractor's proposed price submittal shall be accompanied by a statement of the time necessary for the changed Work, together with a description of how this time will be incorporated into the current Construction Schedule. The Contractor shall upon request by the Director permit inspection of its original Contract estimate, subcontract agreements or purchase orders relating to the change.

If agreement is reached on the adjustment in compensation as provided in Section 3-1.05, "Contract Price Adjustment," of these General Conditions, the Contractor shall proceed with the Work as changed at the agreed price.

If the Contractor and the Director fail to agree as to the adjustment in compensation for the performance of the changed Work, the Contractor, upon written order from the Director, shall proceed immediately with the changed Work and the Contract Price shall be adjusted in accordance with Section 3-1.06, "Force Account Payment," of these General Conditions.

If the Contractor fails to submit its cost estimate within such fifteen (15) Day period, the Contractor shall commence the Work as changed immediately upon receipt of written order of the Director, and the Contract Price will be adjusted in accordance with the Director's cost estimate for the changed Work.

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3-1.03 **EMERGENCY AND INDETERMINATE TYPE CHANGE ORDERS.** Changes in the Work made necessary by an Emergency, as determined by the Director, or changes of a kind where the extent of the Work cannot be determined until completed, may be authorized by the Director in writing. The Change Order shall state that it is issued pursuant to this Section 3-1.03. Upon receipt of an authorized Change Order or other written order of the Director, the Contractor shall proceed with the ordered Work and the Director will maintain a daily job record containing a detailed summary of all labor, materials and equipment required for the changed Work.

Within fifteen (15) Days after receiving a written request, the Contractor shall submit a detailed estimate of cost for the change and any requested change in Contract Time in the same manner as required for proposed Change Orders in Section 3-1.02 of these General Conditions.

3-1.04 **EXECUTED CHANGE ORDER.** A Contract Change Order signed by both the Director and the Contractor is an "executed Contract Change Order." By signing the Contract Change Order, the Contractor agrees that the specified compensation constitutes full compensation for the changed Work, including payment for interruption, disruption, acceleration, extended Overhead, delay or any other "impact" claim or "ripple effect" claim. The Contractor specifically understands and agrees that its execution of the Contract Change Order shall constitute a waiver of any right for the Contractor to claim any additional compensation with respect to the subject matter of the Contract Change Order.

3-1.05 **CONTRACT PRICE ADJUSTMENT.** If a Contract Change Order provides for an adjustment to the Contract Price, the amount of such adjustment shall be determined by one of the following methods, or a combination thereof, as determined by the City and in its sole discretion:

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A. Lump sum. The Contractor and the City may agree on a lump sum amount for the Change Order. At the City's request, the Contractor will provide pricing for the work. Maximum markups for Contract Change Orders paid for using lump sum pricing shall be paid for in the same manner and in the same amounts as markups for Force Account work, as described in Section 3-1.06 below.

B. Unit Prices. The unit prices set forth in the Contractor's Schedule of Bid Prices will be utilized where they are applicable and acceptable to the City. The Contractor's unit prices shall remain firm and shall not be subject to adjustment unless and until the actual quantity of work is increased or decreased by Contract Change Order in an amount greater than twenty-five percent (25%) from the estimated quantity indicated for such item. No markups will be given for Contract Change Orders paid for using unit prices.

Unit prices for new items included in the Contract Change Order but not included in the original bid shall be as mutually agreed upon or, in the absence of agreement, as determined by the City in the same manner as if the work were to be paid for on a Force Account basis, as described in Section 3-1.06 below.

C. Force Account. Where the City and the Contractor are unable to agree on lump sum pricing and if the City does not elect to utilize the unit prices in Contractor's bid, or such unit prices are not applicable, the changed work will be performed and tracked by the Contractor as Force Account work, as described in Section 3-1.06 below. The City will pay for such work, including markups, properly attributable to the change in accordance with those Force Account provisions.

D. Eliminated Items. The City reserves the right to delete any bid item of Work in its entirety. The City makes no representation that any work under a bid item of Work

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will be performed, and all work may be subject to a Contract Change Order that deletes such work. Bid items are distinct and severable from the other bid items, and the Contractor shall not be entitled to any anticipated profit, unabsorbed Overhead, or other indirect expense attributable to the deleted item, except as provided immediately below with regard to Force Account mark-ups on the direct and verifiable costs incurred prior to the City's order that deletes the work.

Should any bid item of Work be eliminated in its entirety and not accounted for as described immediately above and, in the absence of an executed Contract Change Order covering such elimination, payment will be made to the Contractor for actual direct and verifiable costs incurred in connection with such eliminated bid item if incurred prior to the date of notification in writing by the City of such elimination. If acceptable material is ordered by the Contractor for the eliminated item prior to the date of notification of such elimination by the City, and if orders for such material cannot be canceled, it will be paid for at the actual direct and verifiable cost to the Contractor. Actual direct costs shall include documented vendor shipping fees, Supplier restocking fees, if applicable, and Contractor handling costs directly related to the eliminated item(s). In such case, the material paid for shall become the property of the City and the actual cost of any further handling will be paid for by the City. If the material is returnable to the vendor and if the City so directs, the material shall be returned and the Contractor will be paid for the actual direct cost of charges made by the vendor for returning the material. The actual direct cost of handling returned materials will also be paid for by the City. The actual direct and verifiable costs to be paid by the City as provided herein will be computed in the same manner as if the work were to be paid for on a Force Account basis, including the application of Force Account mark-ups to said costs.

3-1.06 **FORCE ACCOUNT PAYMENT.** When Work performed pursuant to a

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Change Order is to be paid for on a Force Account basis, the Contractor's labor, materials and equipment used in the performance of such Work shall be subject to the approval of the City, and the compensation will be determined as set forth below in this section.

3-1.06A **LABOR.** The Contractor will be paid an amount based on the actual cost for the workers (including foremen when authorized by the Director) used in the actual and direct performance of the Work. All labor costs associated with Overhead, whether field or home office, are specifically excluded herein, as those labor costs are covered by the below mark-ups. The cost of labor, whether the employer is the Contractor, Subcontractor or other forces, shall include employer payments; assessment of benefits required by lawful labor union collective bargaining agreements; compensation insurance payments; contributions made to the State pursuant to the Unemployment Insurance Code; and for taxes paid to the Federal Government pursuant to the Social Security Act of August 14, 1935, as amended. No labor cost will be recognized at a rate in excess of the wages prevailing in the locality at the time the Work is performed, nor will the use of a labor classification, which would increase the cost, be permitted unless the Contractor establishes to the complete satisfaction of the Director the necessity for payment at a higher rate.

3-1.06B **MATERIALS.** Only materials furnished by the Contractor and necessarily used in the performance of the Work will be paid for. Such cost of materials may include the costs of procurement, transportation and delivery if necessarily incurred. If a cash or trade discount by the actual supplier is available to the Contractor, it shall be credited to the City. If materials are procured by the purchaser by any method which is not a direct purchase from and a direct billing by the actual supplier to such purchaser, the cost of such materials shall be deemed to be the price paid to the actual supplier plus the actual costs, if any, incurred in the

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handling of such materials. If the materials are obtained from a supply or source owned wholly or in part by the purchaser, the cost of such materials shall not exceed the price paid by the purchaser for similar materials furnished from said source on Bid items or the current wholesale price for such materials delivered to the job site, less any discounts as provided herein, whichever is lower. If, in the opinion of the Director, the cost of materials is excessive, or if the Contractor fails to furnish satisfactory evidence of the cost to it from the actual supplier within sixty (60) Days after the date of delivery of the materials or within fifteen (15) Days after Acceptance of the Agreement, whichever occurs first, the cost of the materials shall be deemed to be the lowest current wholesale price at which similar materials are available in the quantities required, less any discounts provided herein. The Department reserves the right to furnish such materials required by the Change Order as it deems advisable, and the Contractor shall have no claim for cost or markups on material furnished by the Department.

3-1.06C **EQUIPMENT.** The Contractor will be paid an amount based on the actual cost for the use of equipment directly required and approved by the Director in the performance of the changed Work. No payment will be made for time while equipment is inoperative due to breakdowns or on Days when no Work is performed. In addition, the rental time shall include the time required to move the equipment to the Work from the nearest available source of such equipment, and to return it to the source. If such equipment is not moved by its own power, then loading and transportation costs will be paid. Moving time, loading and transportation costs will only be paid if the equipment is used exclusively on the changed Work during the time between move in and move out. Individual pieces of equipment having a replacement value of One Thousand Dollars ($1000) or less shall be considered to be tools or small equipment, and no payment will be made therefore. For equipment owned,

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furnished, or rented by the Contractor, no cost therefore shall be recognized in excess of the equipment rental rates published by Caltrans at the following website address: http://www.dot.ca.gov/hq/construc/equipmnt.html. Equipment located at a Work Site and utilized on non-Force Account work shall not eligible for standby payment, and shall be charged on a Force Account basis only when solely performing pre-approved Force Account work tasks.

3-1.06D **MARKUPS.** When a Change Order increases the cost of the Work, the Contractor may add the following maximum markups to its actual costs of labor, materials, or equipment rental:

15 percent for labor;

10 percent for materials; and

5 percent for equipment rental.

The above markups include full compensation, covering the costs of all supervision, bonds, profit, Overhead, and other general expenses not specifically designated as a direct cost in Sections 3-1.06A through 3-1.06C above. The total payment (i.e., direct cost plus applicable markups) shall be deemed to be the actual cost of such work and shall constitute full compensation therefor. The Contractor specifically understands and agrees that such payment shall include any Contractor costs for interruption, disruption, and acceleration, extended Overhead, Change Order management, delay or other "impact" claim or "ripple effect" claim.

When work paid for on a Force Account basis is performed by forces other than the Contractor's own forces, the maximum allowable mark-ups for the Subcontractors' costs shall be fifteen percent (15%) for the cost of labor, ten percent (10%) for the cost of materials, and five percent (5%) for the cost of rented equipment. In these situations where the work is being performed by Subcontractors, the Contractor will only be entitled to an additional five percent

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(5%) mark-up and will not be entitled to receive the additional mark-ups specified in this section.

When a Change Order decreases the cost of the Work, the reduction in cost shall include a five percent (5%) markup on the estimated cost for furnishing the labor, materials and equipment, which would have been used on such Work, had the Change Order not been issued.

When a Change Order involves both added Work and deleted Work, the markup or markups to be used shall be as follows:

The actual costs of labor, materials, and equipment rental for added and deleted Work shall be calculated separately without adding markups. If the difference between the calculated costs for labor results in an increased cost, a markup of fifteen percent (15%) shall be applied to the increased cost. If the difference between the calculated costs of materials or equipment rental results in an increased cost, a markup of ten percent (10%) and five percent (5%) respectively, shall be applied to the increased costs of materials or equipment rental, as the case may be. If the difference between the calculated costs for labor, materials or equipment rental results in a decreased cost, a markup of five percent (5%) shall be applied to the decreased costs of labor, materials or equipment rental, as the case may be.

Contractor shall not add mark-ups on work performed and billed by City staff nor add mark-ups to successive iterations of proposed Change Order cost proposals returned to Contractor by the City due to incomplete or inaccurate information being originally submitted by the Contractor. If the Contract Price increases by the issuance of Change Orders, the penal amounts of the bonds required shall increase accordingly.

3-1.06E **RECORDS.** The Contractor shall maintain its records in such a manner as to provide a clear distinction between the direct costs of extra work paid for on a Force Account basis and the costs of other operations.

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From the above records, the Contractor shall furnish the City completed daily extra work reports, on forms acceptable to the City, for each Day's extra work to be paid for on a Force Account basis. The daily extra work reports shall itemize the materials used, and shall cover the direct cost of labor and the charges for equipment rental, whether furnished by the Contractor, Subcontractor, or other forces. The daily extra work reports shall provide names and identifications and classifications of workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment, and hours operated. Daily extra work and Force Account reports (actual or claimed) shall be signed by both the City's and the Contractor's representatives within twenty-four (24) hours of the performance of the work.

Valid copies of vendor's invoices shall substantiate material charges. Such invoices shall be submitted with the daily extra work reports, or if not available, they shall be submitted with subsequent daily extra work reports. Should said vendor's invoices not be submitted within sixty (60) Days after the date of delivery of the material or within fifteen (15) Days after the Acceptance of the Agreement, whichever occurs first, the City reserves the right to establish the cost of such materials at the lowest current wholesale prices at which said materials were available in the quantities, less any discounts.

The City will compare its records with the completed daily extra work reports furnished by the Contractor and make any necessary adjustments. When these daily extra work reports are agreed upon and signed by both parties, said reports shall become the basis of payment for the work performed, but shall not preclude subsequent adjustment based on a later audit by the City.

The Contractor's cost records pertaining to Work paid for on a Force Account basis shall be open to inspection or audit by representatives of the City during the life of the Agreement and for a period of not less than three (3) years after the date of Agreement completion and the

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Contractor shall retain such records for that period. Where payment for materials or labor is based on the cost thereof to forces other than the Contractor, the Contractor shall make every reasonable effort to insure that the cost records of such other forces will be open to inspection and audit by representatives of the City on the same terms and conditions as the cost records of the Contractor. If an audit is to be commenced more than sixty (60) Days after the date of Acceptance of the Agreement, the Contractor will be given fifteen (15) Days' notice of the time when such audit is to begin.

3-1.07 **COST REDUCTION PROPOSALS.** The City encourages the Contractor to submit Cost Reduction Proposals whenever the Contractor identifies areas and/or instances in which there can be savings to the Work. Contractor may submit to the City, in writing, proposals for modifying the plans, Specifications or other requirements of the Agreement for the sole purpose of reducing the total cost of construction, including the time for completion of the Work. The City may consider such Cost Reduction Proposals and, if accepted, the Agreement will be equitably adjusted. The City has no obligation to consider or accept Cost Reduction Proposals.

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SECTION 4

CONTROL OF MATERIALS

4-1.01 **MATERIALS.** The Contractor shall furnish all materials required to complete the Work, except materials that are designated in the Supplemental Conditions to be furnished by the City and materials furnished by the City in accordance with Section 3, "Changes in the Work," of these General Conditions.

Unless otherwise specified in the Supplemental Conditions, materials furnished by the Contractor for incorporation into the Work shall be new. When the quality or kind of materials, articles, or equipment is not particularly indicated, then the quality or kind thereof shall be similar to those that are indicated.

Articles or materials to be incorporated in the Work shall be stored in such a manner as to insure the preservation of their quality and fitness for the Work, and to facilitate inspection.

All materials which do not conform to the requirements of the Contract Documents as determined by the Director, will be rejected whether in place or not. Rejected material shall be removed immediately from the site of the Work, unless otherwise permitted by the Director. No rejected material, the defects of which have been subsequently corrected, shall be used in the Work, unless approval in writing has been given by the Director. Upon failure of the Contractor to comply promptly with any order of the Director made under these provisions, the Director shall have the authority to cause the removal and replacement of rejected material and to deduct the cost thereof from any moneys due or to become due the Contractor.

Manufacturer's warranties, guaranties, instruction sheets and parts lists, which are furnished with certain materials incorporated in the Work, shall be delivered to the Director

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before Acceptance of the Contract.

Unless otherwise designated in the Supplemental Conditions or Specifications, materials furnished by the City will be delivered to the job site. Materials furnished by the City that are designated in the Supplemental Conditions as available at locations other than the job site shall be hauled to the site of the Work by the Contractor at its expense, including any necessary loading and unloading that may be involved.

The Contractor will be held responsible for all materials furnished to it, and shall pay all demurrage and storage charges. City-furnished materials lost or damaged from any cause whatsoever shall be replaced by the Contractor. The Contractor will be liable to the Department for the cost of replacing City-furnished material and such costs may be deducted from any moneys due or to become due the Contractor.

4-1.02 **PRODUCT AND REFERENCE STANDARDS.** When descriptive catalog designations, including manufacturer's name, product brand name, or model number are referred to in the Contract Documents, such designations shall be considered as being those found in industry publications in effect on the day the Notice to Contractors for the Work is dated, except as may be otherwise stated.

When standards or test designations of the Federal Government, trade societies, or trade associations are referred to in the Contract Documents by specific date of issue, these shall be considered as part of the Contract. When such references do not bear a date of issue, the edition in effect on the day the Notice to Contractors for the Work is dated shall be considered as part of the Contract.

4-1.03 **SAMPLING AND TESTING OF MATERIALS.** Unless otherwise specified, all tests shall be performed in accordance with the methods used by the State

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Department of Transportation (Caltrans) and shall be made by the Director or his or her designated representative.

The State Department of Transportation has developed test methods for testing the quality of materials and Work. These test methods are identified by a California Test followed by the serial number. Copies of individual tests are available at the State Department of Transportation Laboratory, Sacramento, California, and will be furnished to interested persons upon request.

Whenever a reference is made in the Supplemental Conditions to a California Test by number, it shall mean the California test in effect on the day the Notice to Contractors for the Work is dated.

Whenever the Supplemental Conditions provide an option between two (2) or more test methods, the Director will determine the test method to be used.

Whenever a Supplemental Condition, manual, or test designation provides for test reports (such as certified mill test reports) from the manufacturer, copies of such reports, identified as to the lot of material, shall be furnished to the Director. The manufacturer's test reports shall supplement the inspection, sampling and testing provisions of this Section 4-1.03 and shall not constitute a waiver of the City's right to inspect. When material which cannot be identified with specific test reports is proposed for use, the Director may at his or her discretion, select random samples from the lot for testing. Testing specimens from the random samples, including those required for retest, shall be prepared in accordance with the referenced Supplemental Conditions and furnished by the Contractor at its expense. The number of such samples and test specimens shall be entirely at the discretion of the Director.

When requested by the Director, the Contractor shall furnish, without charge, samples of

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all material entering into the Work, and no material shall be used prior to approval by the Director, except as provided in Section 4-1.04, "Certificates of Compliance," of these General Conditions.

A. Inspection and Access for Testing. The Contractor shall provide safe access for the Director and his or her inspectors to adequately inspect the quality of Work and conformance with the General and Supplemental Conditions. The Contractor shall provide adequate lighting, ventilation, ladders and other protective facilities as may be necessary for the safe performance of inspections.

The Contractor shall submit samples or specimens of such materials to be furnished or used in the Work as the Director may require. The Contractor shall furnish the Director all necessary labor and facilities for such things as excavation in the compacted fill to depths required to take samples.

Inspections, tests, or favorable review by the Director or others shall not relieve the Contractor from its obligations to perform the Work in accordance with the requirements of the Contract Documents.

Work covered without the favorable review or consent of the Director shall, if required by the Director, be uncovered for examination at the Contractor's expense.

If the Engineer, Architect, or Director considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the Director's request, will uncover, expose or otherwise make available for observation, inspection or testing as the Director may require, that portion of the Work in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such Work is defective, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of

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satisfactory reconstruction. If, however, such Work is not found to be defective and the Work was not covered without favorable review of the Director, the Contractor will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, to cover its costs directly attributable to such uncovering, exposure, observation, inspection, testing, and reconstruction and an appropriate Change Order shall be issued.

Whenever the Contractor varies the period during which Work is carried on each Day, the Contractor shall give due notice to the Director so that proper inspection may be provided. Any Work done in the absence of the Director may be subject to rejection. Proper facilities for safe access for inspection to all parts of the Work shall at all times be maintained for the necessary use of the Director and other agents of the City. Authorized representatives and agents of the Director shall be permitted access to inspect all Work and materials wherever it is required for preparation of progress reports, and the Contractor shall provide proper facilities for such access and inspection.

It is the Contractor's responsibility to supervise the Work and complete the project in accordance with the Contract Documents. In the course of managing that effort, the Contractor shall generate its own punch lists as deemed necessary. The Director may prepare punch lists for the Director's own use in communicating with the Contractor; however, the Director shall be under no obligation to prepare punch lists for the Contractor. In general, the Director will prepare punch lists only after the Contractor has given the Director written notice that the subject Work is completed and tested in accordance with the Contract Documents and is ready for operation and/or use and/or occupancy. Failure of the Director to include an item in a punch list shall not relieve the Contractor of its duty to satisfactorily complete all Work required by the Contract Documents.

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Upon Final Completion of the construction Work and request by the Contractor, the Director will conduct a final inspection as a basis for recommending to the City that the Work be accepted.

B. Field and Materials Testing. Where the Supplemental Conditions require Work to be specially field tested or approved, it shall be tested only in the presence of the Director after timely notice of its readiness for inspection and test, and the Work after testing shall be covered up only upon the consent thereto of the Director.

The results of any tests made are for the information of the Director. Regardless of any test results, the Contractor is solely responsible for the quality of workmanship and materials and for compliance with the requirements of the Contract Drawings and Supplemental Conditions.

Except as specifically required under the Supplemental Conditions, all tests by the Director of materials furnished by the Contractor will be done in accordance with commonly recognized standards of national organizations. The Contractor shall furnish such samples of all materials as required by the Director without charge. No material shall be used unless it has been favorably reviewed by the Director.

Where such inspection and testing are to be conducted by an independent Laboratory or agency, the sample or samples of materials to be tested shall be selected by such Laboratory or agency, or the Director, and not by the Contractor.

C. Costs of Testing.

1. Initial Services: The City shall furnish and pay for all initial testing services required by the Contract Documents. When initial tests indicate non-compliance with the Contract Documents, the cost of initial tests associated with that non-compliance will be

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deducted by the City from the balance owed the Contractor. The Contractor shall furnish samples of materials for testing as may be required by the Director. Such samples shall be furnished without cost to the City.

2. Retesting: When initial tests indicate non-compliance with the Contract Documents, all subsequent retesting occasioned by the non-compliance shall be performed by the same testing Laboratory and the cost thereof will be deducted by the City from the balance owed the Contractor. Contractor shall be billed for each additional test.

3. Contractor Convenience Testing: Inspection or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

4. Additional Tests and Inspections: When in the opinion of the Director additional tests or inspections are required because of the manner in which the Contractor executes its Work, such tests and inspections shall be paid for by the City, but will be deducted from the Contract Price. Examples of such tests and inspections are tests of materials substituted for previously accepted materials or substituted for specified materials, retests made necessary by failure of material to comply with the requirements of the Specifications, load tests made necessary because of portions of the structure not fully meeting Specifications or plan requirements, etc.

4-1.04 **CERTIFICATES OF COMPLIANCE.** A Certificate of Compliance shall be furnished prior to the use of any materials for which the Supplemental Conditions require that such a Certificate be furnished. In addition, the Director may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The Certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all

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respects with the requirements of the Supplemental Conditions. A Certificate of Compliance shall be furnished with each lot of such materials delivered to the Work and the lot so certified shall be clearly identified in the Certificate.

All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the Work which conforms to the requirements of the Contract Documents and any such material not conforming to such requirements will be subject to rejection whether in place or not.

The Department reserves the right to refuse to permit the use of material on the basis of a Certificate of Compliance.

The form of the Certificate of Compliance and its disposition shall be as directed by the Director.

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SECTION 5

LEGAL RELATIONS AND RESPONSIBILITY

5-1.01 **LAWS TO BE OBSERVED.** The Contractor shall keep informed of and observe, and comply with and cause all of its agents and employees to observe and comply with, all prevailing Federal and State laws, and rules and regulations made pursuant to said Federal and State laws, and county and municipal ordinances, and regulations, which in any way affect the conduct of the Contract. If any conflict arises between provisions of the Contract and any such law above referred to, the Contractor shall notify the Director at once in writing. To the fullest extent allowed by law, the Contractor shall defend, indemnify, and save and hold harmless the City or any of its officers, agents, employees, and volunteers against any claim or liability arising from or based on the violation of any such law, rule, or regulation, whether by itself or its agents or employees.

5-1.02 **HOURS OF LABOR.** Eight (8) hours labor constitutes a legal Day's work. The Contractor or Subcontractor shall, as a penalty to City, forfeit Twenty-five Dollars ($25) for each worker employed in the execution of the contract by the respective Contractor or Subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one (1) calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that Work performed by employees of Contractors in excess of eight (8) hours per day, and forty (40) hours during any one (1) week, shall be permitted upon public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1-1/2) times the basic rate of pay, as provided in said

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Section 1815. In addition, Contractor and/or its Subcontractors may be required to pay double the basic rate of pay for all hours worked in excess of twelve (12) hours in any workday and under other circumstances. (See California Code of Regulations, Title 8, Sections 16100(c)(6) and (16200(a)(3)(F) and applicable Department of Industrial Relations prevailing wage determinations.)

5-1.03 **NONDISCRIMINATION.**

A. Attention is directed to Labor Code Section 1735, which reads as follows:

"A contractor shall not discriminate in the employment of persons upon public works on any basis listed in subdivision (a) of Section 12940 of the Government Code, as those bases are defined in Sections 12926 and 12926.1 of the Government Code, except as otherwise provided in Section 12940 of the Government Code. Every Contractor for public works who violates this section is subject to all the penalties imposed for a violation of this chapter."

B. During the performance of this Contract, Contractor and its Subcontractors shall not unlawfully discriminate 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, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The Contractor and Subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Contractor and Subcontractors shall comply with the provisions of the California Fair Employment and Housing Act (Government Code §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0 et seq.) and other applicable State and Federal regulations and City

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policies pertaining to nondiscrimination and affirmative action which are incorporated into this Agreement by reference and made a part hereof as if set forth in full. The Contractor and its Subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

C. Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform Work under the agreement.

5-1.04 **PREVAILING WAGE.** The Contractor and any Subcontractor shall comply with Labor Code Sections 1770 et seq. In accordance with said Section 1775 the Contractor and any Subcontractor under the Contractor shall, as a penalty, forfeit to the state or City not more than $200 for each calendar day or portion thereof, for each worker paid less than the prevailing rate as determined by the Director of Industrial Relations for the work or craft in which such worker is employed for under the Contract by the Contractor or by any Subcontractor under the Contractor.

The amount of the penalty shall be determined by the Labor Commissioner based on consideration of both of the following: (a) whether the failure to pay the correct rate of per diem wages was a good-faith mistake and, if so, whether the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor; and (b) whether the Contractor or Subcontractor has a prior record of failing to meet its prevailing wage obligations.

The penalty may not be less than forty dollars ($40) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, unless the failure of the Contractor or Subcontractor to pay the correct rate of per diem wages was a good faith mistake and, if so, the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor.

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The penalty may not be less than eighty dollars ($80) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Contractor or Subcontractor has been assessed penalties within the previous three (3) years for failing to meet its prevailing wage obligations on a separate contract, unless those penalties were subsequently withdrawn or overturned.

The penalty may not be less than one hundred twenty dollars ($120) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Labor Commissioner determines that the violation was willful, as defined in subdivision (c) of Section 1777.1 of the Labor Code.

If the amount due under this section is collected from the Contractor or Subcontractor, any outstanding wage claim under Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code against the Contractor or Subcontractor shall be satisfied before applying that amount to the penalty imposed on that Contractor or Subcontractor pursuant to this section.

The determination of the Labor Commissioner as to the amount of the penalty shall be reviewable only for an abuse of discretion.

In addition to said penalty, 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 the Contractor or Subcontractor.

If a worker employed by a Subcontractor on a public works project is not paid the general prevailing per diem wages by the Subcontractor, the Contractor is not liable for any penalties described above unless the Contractor had knowledge of that failure of the Subcontractor to pay

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the specified prevailing rate of wages to those workers or unless the Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the Subcontractor for the performance of work on the public works project shall include a copy of the provisions of Sections 1771, 1776, 177.5, 1813, and 1815 of the Labor Code.
2. The Contractor shall monitor the payment of the specified general prevailing rate of per diem wages by the Subcontractor to the employees, by periodic review of the certified payroll records of the Subcontractor.
3. Upon become aware of the Subcontractor's failure to pay its workers the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the Subcontractor for work performed on the public works project.
4. Prior to making final payment to the Subcontractor for work performed on the public works project, the Contractor shall obtain an affidavit signed under penalty of perjury from the Subcontractor that the Subcontractor has paid the specified general prevailing rate of per diem wages to its employees on the public works project and any amount due pursuant to 1813 of the Labor Code.

Pursuant to Section 1775 of the Labor Code, the Division of Labor Standards Enforcement shall notify the Contractor on a public works project within fifteen (15) Days of the receipt by the Division of Labor Standards Enforcement of a complaint of the failure of a Subcontractor on that public works project to pay workers the general prevailing rate per diem wages.

Pursuant to the provisions of California Labor Code Section 1773, the City has obtained

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the general prevailing rate of wages applicable to the categories of workers the City anticipates will be utilized for this project for straight time, overtime, Saturday, Sunday, 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 or, if no collective bargaining applies, those holidays identified in Government Code Section 6700. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm, which is incorporated herein as a part of this Contract.

Pursuant to Labor Code Section 1773.2, the general prevailing wage rates set forth above, which forms a part of this Contract, shall be posted by the Contractor at a prominent place at the site of the Work.

Pursuant to Labor Code Section 1773.6 and California Code of Regulations Section 16204, Title 8, changes in general prevailing wage determinations shall apply to the project only if issued by the Director of Industrial Relations prior to the City's bid issuance date.

The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining its Bid, and will not under any circumstances be considered as the basis of a claim against the City or Contract.

When both California and Federal prevailing wage rates apply, the Contractor and any Subcontractors shall pay their workers the higher of the two rates. The Contractor and any Subcontractors shall insert this clause in any lower tier contract.

5-1.05 **REGISTRATION REQUIRED AS QUALIFICATION TO BID.**

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Pursuant to Labor Code Section 1771.1(b), notice is hereby given that a Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contractor for public work, as defined in Labor Code Sections 1720, et seq., unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5.

5-1.06 **PAYROLL RECORDS.** The Contractor's attention is directed to the following provisions of Labor Code Section 1776. The Contractor shall be responsible for the compliance with these provisions by its Subcontractors.

A. The Contractor and each Subcontractor shall keep accurate and current payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by it in connection with the public work. Each payroll record shall contain or be verified by a written declaration that is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.

2. The employer has complied with the requirements of Section 1771, 1811, and 1815 for any work performed by his or her employees on the public works project.

B. The payroll records enumerated under subdivision (A) shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following

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basis:

1. A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

2. A certified copy of all payroll records enumerated in subdivision (A) shall be made available for inspection or furnished upon request to a representative of the City, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the Department of Industrial Relations. The City reserves the right to withhold any progress payments to the Contractor in the event of noncompliance with the subsection.

3. A certified copy of all payroll records enumerated in subdivision (A) shall be made available upon request by the public for inspection or for copies thereof. However, a request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. The public shall not be given access to such records at the principal office of the Contractor.

C. The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

D. Each Contractor shall file a certified copy of the records enumerated in subdivision (A) with the entity that requested the records within ten (10) Days after receipt of a written request.

E. Any copy of the records made available for inspection as copies and furnished upon request to the public or any public agency by the City, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or

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obliterated to prevent disclosure of an individual's name, address and social security number. The name and address of the Contractor awarded the Contract or Subcontractor performing the Contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (Section 175a of Title 29 of the United States Code) shall be marked or obliterated only to prevent the disclosure of an individual's name and social security number. A joint labor-management committee may maintain an action in a court of competent jurisdiction against an employer who fails to comply with Section 1774. The court may award restitution to an employee for unpaid wages and may award the joint labor-management committee reasonable attorneys' fees and costs incurred in maintaining the action. An action under this subdivision may not be based on the employer's misclassification of the craft of a worker on its certified payroll records. Nothing in this subdivision limits any other available remedies for a violation of this section.

F. The Contractor shall inform the City of the location of the records enumerated under subdivision (A), including the street address, city and county, and shall, within five (5) business days, provide a notice of a change of location and address.

G. The Contractor shall have ten (10) Days in which to comply subsequent to receipt of written notice requesting the records enumerated in subdivision (A). In the event that the Contractor or Subcontractor fails to comply within the ten (10) Day period, the Contractor shall, as a penalty to the State or City, forfeit twenty-five ($25) Dollars for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from any progress payment or final payment then due. A contractor

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is not subject to a penalty assessment pursuant to this section due to the failure of a Subcontractor to comply with this section.

5-1.07 **SAFETY REQUIREMENTS.** It is the intent of the parties that the City is not an exposing, creating, controlling, or correcting employer under California Labor Code Section 6400. In accordance with generally accepted construction practices and State law, the Contractor shall have the authority and be solely and completely responsible for conditions on the Work Site, including safety of all persons and property during performance of the Work. Moreover, the Contractor shall be the controlling employer and has the authority and responsibility to enforce Work Site safety. The Contractor shall be responsible for conducting daily safety inspections and assuring all hazards and violations are abated. The Contractor is responsible for assuring that all Subcontractors adhere to the minimum Cal/OSHA safety requirements and that each Subcontractor has an effective Cal/OSHA IIPP (Illness and Injury Prevention Program) in place that specifically addresses all potential exposures, such as, but not limited to, fall protection, confined space, and trenching/shoring. These requirements shall apply continuously and not be limited to normal working hours. The Contractor shall be responsible for any delay costs or damages in the event the progress of Work is slowed or stopped due to a safety violation.

The Contractor shall designate a safety officer and have in place a health and safety plan in accordance with the laws of State of California and conduct safety meetings and document them in accordance with the law. The Contractor shall have the safety record available for inspection during working hours and shall submit job site safety meeting reports with each Application for Payment.

Prior to Contractor commencing construction project work on City property, Contractor

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shall make available copies of its Health and Safety Plan (HASP) that meets or exceeds applicable Cal/OSHA regulations. The Contractor's HASP shall also meet or exceed the requirements of any applicable City-wide or departmental specific Injury and Illness Prevention Programs (IIPP) and other HASP programs, procedures, and plans. Potentially applicable HASP programs, procedures, and plans include, but are not limited to, the following:

1. Bloodborne Pathogens Exposure Control Plan;
2. Confined Space Entry Procedure;
3. Electrical Safety Program (Lockout/Tagout);
4. Emergency Action Plans (Site Specific);
5. Fire Prevention Plans (Site Specific);
6. Hazardous Waste Operations Emergency Response Plan (or Equivalent);
7. Hazard Communication Program (SDS's and Right-to-Know training);
8. Heat Illness & Prevention Plan;
9. Hearing Conservation Program;
10. Hot Work/Welding Procedure;
11. Job Hazard Analyses/Standard Operating Procedures;
12. Traffic Control & Flagging;
13. Excavation/Dig Safe Procedure;
14. Fall Protection Plan;
15. Personal Protective Equipment Plan;
16. Respirable Crystalline Silica Exposure Control Plan;
17. Respirator Program;
18. Soils Management Plan (for contaminated soils); and

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19. Transite (Asbestos) Pipe Work Procedure.

Additionally, Contractor shall be responsible for complying with all City-wide and departmental specific safety requirements as identified in the Supplemental Conditions or presented at a pre-construction meeting.

Contractor shall inform City in advance of the quantity of chemical(s) to be used for the project and the total quantity of chemical(s) that will be brought onto City property. In addition, Contractor shall provide City with one copy of the Safety Data Sheet (SDS) for each chemical expected to be used to complete the project and for each chemical brought to the Work Site, regardless of whether such chemicals are ultimately used for the project.

The services of the Director in conducting construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's Work methods, equipment, bracing or scaffolding, or safety measures, in, on, or near the construction site. If a City employee observes a safety violation, the City employee will report the violation to the Contractor who is then responsible for assuring the violation is abated.

The Contractor is hereby informed that Work on this project could be hazardous. The Contractor shall carefully instruct all personnel working in potentially hazardous Work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property. Special care shall be exercised relative to Work underground.

All Work and materials shall be in strict accordance with all applicable State, City, County, and Federal Rules, Regulations, and Codes, and attention is drawn to the requirements of Cal/OSHA. The Contractor shall be solely responsible for compliance with all City, County and State blasting requirements and for any damages caused by its operations.

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To ensure compliance with California Labor Code Section 6705, the Contractor shall submit to the City, at least five (5) Days in advance of excavation of any trench five feet (5') or more in depth, Working Drawings to the Director showing the design of shoring, bracing, sloping and other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such Working Drawings vary from the shoring system standards established by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared and signed by a registered civil or structural engineer in the State of California. This in no way relieves the Contractor from the requirement of maintaining safety in all operations performed by the Contractor or the Contractor's Subcontractors and nothing in this section shall be deemed to allow the use of a shoring, sloping or protective system less effective than that required by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety Contractor's Working Drawings shall be subject to approval insofar as the details affect the character of the finished Work and for compliance with design requirements applicable to the construction when specified or called for, but details of the design will be left to Contractor who shall be responsible for the successful construction of the Work. The City shall approve Working Drawings before any Work involving such drawings is performed. Approval and/or acceptance by the City or its designated agent only constitutes acknowledgment of the submission and does not constitute review or approval of the designs, design assumptions or criteria, completeness of submissions, applicability to areas of intended use, nor implementation of the plans, which are solely the responsibility of the Contractor and its registered engineer.

The Contractor shall perform its Work as not to expose personnel to, or to discharge into the atmosphere from any source whatever, smoke, dust, asbestos, toxic chemicals or other air

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contaminants in violation of the laws, rules, and regulations of the governmental entities having jurisdiction and shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of the Work. The Contractor shall immediately report any such release to the City. The Contractor shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limitation, payment of any fines or penalties levied against the City by any agency as a result of such release and shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any claims arising from such release. For purposes of this section only, the term "claims" shall include:

1. All notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees, or charges imposed by any governmental agency with jurisdiction; and

2. Any claim, cause of action, or administrative or judicial proceeding brought against the City, its officers, agents, employees, and volunteers for any loss, cost (including reasonable attorneys' fees), damage or liability, sustained or suffered by any person or entity, including the City.

If the performance of the Work creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state, and local laws, at the expense of the Contractor. The Contractor shall dispose of the wastes under its own EPA Generator Number. In no event shall the City be identified as the generator. The Contractor shall notify the City of any such hazardous wastes and the City reserves the right to a copy of the results of any tests conducted on the wastes, and, at its cost, to perform additional tests or examine those wastes, prior to disposition. The Contractor shall defend, indemnify, and save and hold harmless the City, its

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officers, agents, employees, and volunteers from any claims arising from the disposal of the hazardous wastes, regardless of the absence of negligence or other malfeasance by the Contractor. Disposal of all Hazardous Materials must be done in accordance with all laws and regulations. Copies of required regulatory documentation including copies of final manifests shall be supplied to the City.

Contractors or Subcontractors removing one hundred or more square feet (100') of asbestos must be "Certified" in accordance with State law. All Work involving exposure to asbestos and all other hazardous materials shall be performed with protection of personnel in compliance with all applicable regulations and safety requirements including, but not limited to, California Code of Regulations Section 1529, Title 8.

Nothing in these General Conditions is to be construed to permit Work not conforming to governing codes. When Contract Documents differ from governing codes, the Contractor shall furnish and Install the higher standards called for without extra charge.

5-1.08 **SUBSURFACE EXCAVATIONS, NOTIFICATION.** The Contractor shall contact the regional notification center, "Underground Service Alert," and schedule its Work to allow ample time for the center to notify its members and, if necessary, for any member to field locate and mark its facilities. Without limiting the foregoing, the Contractor's attention is directed to Government Code Sections 4216 to 4216.9, and in particular Section 4216.2.

5-1.09 **PUBLIC SAFETY.** The Contractor shall assume all responsibility for public safety during the performance of its Work, and all costs arising therefrom shall be included in the Contract Price. Whenever the Contractor's operations create a condition hazardous to traffic or to the public, it shall furnish, erect and maintain, at its expense, such fences, barricades, lights, signs, and other devices and take such other protective measures as are

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necessary to prevent accidents or damage or injury to the public. The Contractor shall establish the pedestrian detours with comparable lighting to the original pedestrian areas. The Contractor shall arrange for such flaggers as are necessary to give adequate warning to traffic or to the public of any dangerous conditions affecting traffic. For Work in a public right-of-way, the Contractor shall comply with the rules and regulations of the State, County, or local agency that owns the right-of-way.

The Contractor shall promptly and fully comply with and carry out, and shall without separate charge therefor to the City, all safety and first aid requirements prescribed by all applicable Federal, State, and local laws and regulations, rules, and orders. The Work shall be done in a safe manner; and the Contractor shall safeguard the safety and health of its employees, Subcontractors, and the people of local communities. The Contractor shall also be reasonable for ensuring that its Subcontractors comply with the provisions of this section.

Upon the failure of the Contractor to comply with any of the requirements of this section, the City shall have the authority, but not the duty, to stop the Work until such failure is remedied. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price due to any such suspensions.

When required by the Contract Documents, the Contractor shall construct, maintain, and remove detours for use of public traffic, without additional cost to the City, unless separate payment is specified in the Special Provisions.

The failure or refusal of the Contractor to construct and maintain detours at the proper time shall be sufficient cause for closing down the work until such detours are in satisfactory condition for use by public traffic.

Due care shall be exercised to avoid injury to existing improvements or facilities, utility

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facilities, adjacent property and trees, shrubs, and other plants that are not to be removed.

Trees, shrubs and other plants that are not to be removed, and pole lines, fences, signs, survey markers and monuments, buildings and structures, conduits, pipe lines, sewer and waterlines, highway facilities, and any other improvements or facilities, under or above ground, that are within or adjacent to the work limit line shall be protected from injury or damage, and the Contractor shall provide and Install suitable safeguards to protect such objects from injury or damage. If such objects are injured or damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense. The facilities shall be replaced or restored to a condition as good as when the Contractor entered upon the Work Site, or as good as required by the Contract Documents if any such objects are part of the Work. The City may make or cause to be made such temporary repairs as are necessary to restore to service any damaged facility. The cost of such repairs shall be borne by the Contractor, and the costs may be deducted from any monies due or to become due to the Contractor under the Agreement.

The fact that any underground facilities is not shown on the Contract Drawings shall not relieve the Contractor of its responsibility pursuant to "Utility Facilities" in Section 2-1.12 elsewhere in the Contract Documents. It shall be the Contractor's responsibility, pursuant thereto, to ascertain the location of such underground improvements or facilities, which may be subject to damage by reason of its operations.

Full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the Work involved in protecting or repairing property as specified in this section, shall be considered as included in the prices paid for the various Contract items of work and no additional compensation will be allowed therefor.

5-1.10 **EMERGENCIES.** In an Emergency affecting the safety of life, the

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Work, or adjoining property, the Contractor, without special instructions or authorization from the City, shall act at its discretion to prevent such threatened loss or injury. In such an Emergency, the Contractor may perform such additional work as is reasonably required. Any compensation claimed by the Contractor on account of Work performed to an Emergency shall be determined in accordance with the provisions relating to Force Account payment contained elsewhere in the Contract Documents.

5-1.11 **APPRENTICES.** Attention is directed to Labor Code Sections 1777.5, 1777.6 and 1777.7 and Title 8, California Code of Regulations Section 200 et seq. In accordance with Section 1777.5, the Contractor shall secure the necessary certificates and shall contribute to the apprenticeship fund or funds, a provided therein. The Contractor shall require each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work to fully comply with Sections 1777.5 and 1777.6 of the Labor Code. To insure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio thereunder, each Contractor or Subcontractor should, where some questions exist, contact the Division of Apprenticeship Standards, , or one of its branch offices prior to commencement of Work on the public works Contract. Responsibility for compliance with this section lies with the prime Contractor.

It is State and City policy to encourage the employment and training of apprentices on public works Contracts as may be permitted under local apprenticeship standards.

5-1.12 **FAIR LABOR STANDARDS ACT.** Attention is invited to the fact that the City has been advised by the Wage and Hour Division, U.S. Department of Labor, that Contractors engaged in construction Work are required to meet the provisions of the Fair Labor Standards Act of 1958 and as amended (52 Stat. 1060).

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5-1.13 **WORKERS' COMPENSATION.** Pursuant to the requirements of Labor Code Section 1860, the Contractor will be required to secure the payment of workers' compensation to its employees in accordance with the provisions of Labor Code Section 3700.

Prior to the commencement of Work, the Contractor shall sign and file with the Director a certification in the following form:

> "I am aware of the provisions of Labor Code Section 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any air pollution control rules, regulations, ordinances and statues, specified in Government Code Section 11017.

In the absence of any applicable air pollution control rules, regulations, ordinances or statutes governing solvents, all solvents, including but not limited to the solvent portions of paints, thinners, curing compounds, and liquid asphalt used on the project shall comply with the applicable material requirements of the applicable Air Quality Management District. All containers of solvent, paint, thinner, curing compound, or liquid asphalt shall be labeled to indicate that the contents fully comply with said requirements.

Unless otherwise provided in the Supplemental Conditions, material to be disposed of shall not be burned, either inside or outside the Premises.

The Contractor shall also comply with all rules, regulations, statutes and ordinances

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regarding asbestos removal and disposal, including but not limited to, 42 U.S.C. Sections 7401, 7412 and 7601, 40 C.F.R. Part 61, Subpart M, and California Code of Regulations Section 1529, Title 8.

If the Contractor discovers that a building to be demolished or renovated contains asbestos containing material, the Contractor shall immediately cease Work and notify the City.

5-1.15 **USE OF PESTICIDES.** The Contractor shall comply with all local, state and federal rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides required in the performance of the Work.

Pesticides shall include but shall not be limited to herbicides, insecticides, fungicides, rodenticides, germicides, nematocides, bactericides, inhibitors, fumigants, defoliants, desiccants, soil sterilants, and repellents.

Any substance or mixture of substances intended for preventing, repelling, mitigating, or destroying weed, insects, diseases, rodents, or nematodes and any substance or mixture of substances intended for use as a plant regulator, defoliant or desiccant shall be considered as pesticide.

5-1.16 **SOUND AND LIGHT CONTROL REQUIREMENTS.** The Contractor shall comply with all local sound control, light control, and noise level rules, regulations and ordinances which apply to any Work performed pursuant to the Contract. Work shall not begin before 7 a.m. nor occur after 7 p.m., unless otherwise permitted by the City.

Each internal combustion engine, used for any purpose on the Work or related to the Work, shall be equipped with a muffler, in good working order, of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project without said

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muffler.

5-1.17 **WEIGHT LIMITATIONS.** Unless expressly permitted elsewhere in the Contract Documents, the Contractor shall not operate construction equipment or vehicles of any kind which, laden or unladen, exceed the maximum weight limits set forth in Division 15 of the Vehicle Code over completed or existing base, surfacing, pavement or structures.

5-1.18 **ENVIRONMENTAL CLEARANCES; MITIGATION MONITORING PROGRAMS; AND REGULATORY AGENCY PERMIT REQUIREMENTS.** The Department will obtain all environmental clearances and other authorizations necessary for this project as set forth in the Contract Documents. The Contractor shall comply with the provisions, including giving notices during construction when required, of said authorizations. In the event the obtaining of said authorizations delays completion of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

Contractor shall comply with: (1) all mitigation identified in the mitigation monitoring program (attached to and adopted as a component of the mitigated negative declaration or Environmental Impact Report) to mitigate impacts to protected natural resources; and (2) all related permit requirements issued by the regulatory agencies authorizing the project. Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any fines, claims, suits, actions or regulatory sanctions of every name, kind and description brought forth, or on account of, damage to protected natural resources from or arising out of Contractor's negligence or willful misconduct in the performance of this Agreement.

5-1.19 **PERMITS AND LICENSES.** The Contractor acknowledges and agrees that, prior to the submission of its bid for the Work, it fully familiarized itself with the

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requirements of all applicable federal, state, county and municipal laws, codes, rules, and regulations, as well as the conditions of any required licenses and permits.

The Contractor shall procure all permits and licenses, including any applicable building permits (except those procured or to be procured by the City which are listed elsewhere in the Contract Documents), in coordination with the Director, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the Work. Contractor shall be responsible for applying, paying all fees, and coordination for obtaining all permits for completion of the Work. All permits and licenses shall be obtained in sufficient time to prevent delays to the Work. Contractor will apply to the City for reimbursement for such permits costs. Accordingly, Contractor should not include the anticipated costs for permits in its bid, as the necessary permit costs will be reimbursed by the City.

The California Environmental Quality Act (Public Resources Code, Section 21000 to 21177) may be applicable to permits, licenses and other authorizations which the Contractor must obtain from State or local agencies in connection with performing the Work. The Contractor shall comply with the provisions of that Act in obtaining such permits, licenses and other authorizations, and all permits, licenses and other authorizations shall be obtained in sufficient time to prevent delays to the Work.

The Contractor shall maintain the applicable Contractor's license as identified in the Notice to Contractors and City business license for the duration of the Work.

5-1.20 **WATER POLLUTION.** The Contractor shall comply with all water pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any water pollution control rules, regulations, and statutes, specified by the most current State of California NPDES General Permit for Stormwater

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Discharges Associated with Construction Activity.

The Contractor shall take all necessary precaution to protect streams, vernal pools, ponds, reservoirs, and lakes from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials as consistent with the law. Also, the Contractor shall conduct and schedule operations so as to avoid discharging pollutants, such as but not limited to: sediment and silt to the storm drain system. The storm drain system consists of all facilities that are designed to convey stormwater to the Waters of the State as defined in the California Water Code. The storm drain system includes, but is not limited to, all streets, gutters, drain inlets, roadside ditches, streams, vernal pools, ponds, and lakes. Care shall be exercised to preserve roadside vegetation beyond the limits of construction.

5-1.21 **PROTECTION AND USE OF PROPERTY.** The Contractor shall be responsible for and provide and maintain all proper temporary walkways, covered walkways, barriers, roads, guards, railings, lights, warning signs, and take precaution at all times to avoid injury or damage to any person or any property, and upon completion of the Work, or at other times as directed, restore Premises and adjacent property to a proper condition. In the event of such injury or damage, Contractor shall report such injury and damage to City within forty-eight (48) hours of occurrence.

The Contractor shall protect adjoining property and nearby buildings, including City buildings, City roads, and public streets or roads, from dust, dirt, debris, or the nuisance arising out of the Contractor's operations or storage practices, and, if ordered by the Director, the Contractor shall provide and Install suitable safeguards, approved by the Director, to protect such objects from damage. If such objects are damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense.

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If the Contractor damages any buildings, roads, utilities, or other property which belong to the City, or any Department or agency thereof, then the Director, at his or her option, may retain from the money due under the Contract an amount sufficient to insure repair of the damage.

The Director may make or cause to be made such temporary repairs as are necessary to restore to service any such damaged facility. The cost of such repairs shall be borne by the Contractor and may be deducted from any moneys due or to become due the Contractor under the Contract.

5-1.22 **RESPONSIBILITY FOR DAMAGE AND INDEMNIFICATION.**

The City of Roseville, its officers, agents, employees, and volunteers, including but not limited to the Director and his or her designee, shall not be answerable or accountable in any manner: for any loss or damage that may happen to the Work or any part thereof; for any loss or damage to any of the materials or other things used or employed in performing the Work; for injury to or death of any person, either workers or the public; or for damage to property from any cause which might have been prevented by the Contractor, its workers, or anyone employed by the Contractor or the Contractor's Subcontractors.

The Contractor shall be responsible for any liability imposed by law and for injuries to, or death of, any person including, but not limited to, workers and the public, or damage to property resulting from defects or obstructions, or from any cause whatsoever during the progress of the Work or at any time before its completion and final Acceptance.

To the fullest extent allowed by law, the Contractor shall defend (through counsel acceptable to the City), indemnify, and save and hold harmless the City, and its respective officers, agents, Subcontractors, employees, and volunteers, and the successors and assigns of

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any of them, (hereinafter referred to as "Indemnitees") from and against all claims, demands, liability, suits, actions, costs or expenses for any and all loss or damage, including but not limited to, personal injury, property damage, or economic loss, arising out of or resulting from allegations of (1) Contractor's use of the City's property or any activities or Work performed hereunder by the Contractor; (2) the Contractor's performance of the Work under the Agreement; or (3) the Contractor's breach of any provision of the Agreement. The duty of the Contractor to indemnify and save harmless includes the duties to defend as set forth in Civil Code Section 2778. The only exception to these provisions is that the Contractor's obligations under this section will not apply to the extent that the claims, demands, liability, suits, actions, costs or expenses are caused by Indemnitees' active negligence, willful misconduct, criminal acts, or for defects in design furnished by the Indemnitees, misconduct, criminal acts, or for defects in design furnished by the Indemnitees.

The Contractor waives any and all rights to any type of express or implied indemnity against the City, its officers, agents, employees, or volunteers.

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

Any person, firm or corporation that Contractor authorizes to Work on the City's property including Subcontractors, shall be deemed to be an agent of the Contractor for purposes herein, shall be subject to all the applicable terms herein, and shall be within the scope of the Contractor's indemnity obligation described herein.

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In addition to any remedy authorized by law, so much of the money due the Contractor under and by virtue of the Contract as shall be considered necessary by the Department may be retained by the City until disposition has been made of such suits or claims for damages.

The retention of money due the Contractor shall be subject to the following:

A. The City will give the Contractor thirty (30) Days' notice of its intention to retain funds from any partial payment which may become due to the Contractor prior to Acceptance of the Contract. Retention of funds from any payment made after Acceptance of the Contract may be made without such prior notice to the Contractor.

B. No retention of additional amounts out of partial payments will be made if the amount to be retained does not exceed the amount being withheld from partial payments pursuant to Section 7-1.07, "Progress Payments," of these General Conditions.

C. If the City has retained funds and it is subsequently determined that the City is not entitled to be indemnified and saved harmless by the Contractor in connection with matter for which such retention was made, the Department shall be liable for interest on the amount retained at the legal rate of interest for the period of such retention.

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall

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provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL

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Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9

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(non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. Workers' Compensation: In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. Professional Liability: Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

5. Builder's Risk/Course of Construction Insurance (If Required by Risk Management): The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards

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including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. Pollution Coverage: Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. Higher Coverage Limits: If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. Claims Made Coverage: Liability insurance coverage may not be written on a “claims made” or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an “occurrence” basis.

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5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

C. The Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, the Contractor shall require its subcontractors to agree to be bound to the Contractor and the City in the same manner and to the same extent as the Contractor is bound to the City under this Contract. Additionally, the Contractor shall obligate its subcontractors to comply with these

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same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of the City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request. Alternatively, the Contractor may insure subcontractor(s) under its own policy.

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

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

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured

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retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

5-1.25 **THIRD PARTY BENEFICIARY.** No provisions in the Contract Documents shall in any way inure to the benefit any third party (including the public at large or any member thereof) so as to constitute such person a third party beneficiary of the Contract, or of any term or condition or other provision of the Contract or otherwise give rise to any cause of action in any person not a party to the Agreement, except as expressly provided elsewhere in the Contract Documents.

5-1.26 **COORDINATION AND ACCESS.** The Contractor acknowledges that the City may award, or has already awarded, other construction contracts for additional work or may perform additional work with its own forces and that such work may affect the Work under this Agreement. Additionally, the Contractor acknowledges that the State and other public and private agencies may be granted a right-of-entry by the City for the purpose of constructing

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facilities within and adjacent to the Work Site. It is the obligation of the Contractor to coordinate its Work with the work of others working within or adjacent to the City's property.

During performance of its Work, the Contractor shall not have exclusive access to or use of the work areas. The City may also require that certain facilities and areas be used concurrently by the Contractor and by other contractors working in the area. When two (2) or more contractors are employed on related or adjacent City work, each shall conduct its operations in such a manner as not to cause any unnecessary delay or hindrance to the other. Each contractor shall be responsible to the other for all damage to any work, to persons or property caused to the other by its operations, and for loss caused the other due to any unnecessary delays or failure to finish the work within the time specified for completion.

If any party of the Contractor's Work depends on the work of any other contractor and/or the City for proper execution and/or results, the Contractor shall promptly notify the City of any discrepancies and/or defects in said other work that would render its work unsuitable for proper execution and/or results prior to proceeding with the Contractor's own Work. If it becomes necessary, the City will resolve coordination and access problems.

The Contractor and its representative in charge of the Work shall familiarize themselves with the City's property and Work Site, and adjacent surroundings in the vicinity of said Wok, and any private or public operations on adjoining properties.

5-1.27 **OCCUPANCY BY THE DEPARTMENT PRIOR TO ACCEPTANCE.** The City may at any time notify the Contractor in writing that it intends to take Beneficial Occupancy of any portion of the Work even though the Work may not be substantially complete. Unless the reason for the City's taking Beneficial Occupancy is that the Contractor has not completed the Work (or portions thereof) in accordance with the Contract

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Time, the City's Beneficial Occupancy shall relieve the Contractor from its responsibility for maintenance, loss or damage to that portion of the Work for which the City has taken Beneficial Occupancy other than that resulting from the Contractor's act or omission, negligence, willful misconduct or breach of warranty.

Should the Work (or portion thereof) not be completed in accordance with the Construction Schedule within the Contract Time (as adjusted under the terms of the Contract Documents), the City shall have the right, but not the obligation, to take Beneficial Occupancy of the Work. In such event, the Contractor shall not be entitled to any additional compensation on account of said occupancy by the City, nor shall the Contractor be relieved of any of its responsibilities under the Contract Documents, including, without limitation, Contractor's obligation to complete the Work in accordance with the Construction Schedule.

Beneficial Occupancy shall not be deemed an Acceptance by the City either of the Work or of any portion thereof, nor will it relieve the Contractor of full responsibility for correcting defective Work or materials found at any time before the formal written Acceptance of the entire Contract by the Director or during the full warranty period after such Acceptance, as provided in Section 7-1.12, "Warranty," of these General Conditions.

The City's Beneficial Occupancy shall not relieve the Contractor of its responsibility to maintain all insurance and bonds required under the Contract Documents until the entire project is accepted by the City.

5-1.28 **RIGHT TO OPERATE UNSATISFACTORY FACILITIES AND EQUIPMENT.** If, after Installation, the operation or use of the facilities or equipment to be furnished under this Contract proves to be unsatisfactory to the Director, the City shall have the right to operate and use such facilities or equipment until they can, without damage to the City,

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be taken out of service for correction or replacement. Such period of use of the defective facilities or equipment, pending correction or replacement, shall in no way decrease the warranty period required for the acceptable corrected or replaced facilities or equipment.

5-1.29 **CONTRACTOR'S RESPONSIBILITY FOR THE WORK.** Except as otherwise provided herein, the Contractor shall have the charge and care of the Work and shall bear the risk of injury or damage to any part of the Work by the action of the elements or from any other cause whether arising from the execution or from the nonexecution of the Work until the Acceptance of the Contract by the Director. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the Work occasioned by any cause before its completion and Acceptance, and shall bear the expense thereof. In case of suspension of Work from any cause whatever, the Contractor shall be responsible for the Work and it shall also be responsible for all materials, and shall properly store them if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

The Contractor will be relieved of responsibility for any injury or damage to the Work caused by the following:

A. An earthquake in excess of a magnitude of 3.5 on the Richter Scale or a tidal wave, when the effect of such has been proclaimed a disaster or state of emergency by the Governor of the State of California or by the President of the United States, or was of such magnitude at the site of the Work as to have been sufficient to have caused a proclamation of disaster or state of emergency, had it occurred in a populated area.

B. Occupancy and use by the Department or the public prior to the completion of the entire project.

C. Acts of the Federal Government or the public enemy.

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5-1.30 **RESPONSIBILITY FOR UTILITIES.** The Contractor shall be responsible at its own cost for any and all Work, expense or special precautions caused or required by the existence or proximity of utilities encountered in performing the Work, including without limitation, repair of any or all damage and all hand or exploratory excavation required. The Contractor is cautioned that such utilities may include communication cables or electrical cables which may be high voltage, and when working or excavating in the vicinity of such cables, or the ducts enclosing such cables, the Contractor shall undertake at its own cost any special precautions required. Suitable warning signs, barricades, and safety devices shall be erected as necessary or required.

However, if during the course of the Work the Contractor encounters utility Installations which are not shown or indicated in the Contract Documents or which are found in a location substantially different from that shown, and such utilities are not reasonably apparent from visual examination, then the Contractor shall promptly notify the Director in writing. Where necessary for the Work of the Contract, the Director shall issue a written order to the Contractor to make such adjustments, rearrangement, repair, removal, alteration, or special handling of such utility, including repair of the damaged utility. The Contractor shall perform the Work described in such written order, and compensation therefor will be made in accordance with Section 3 of these General Conditions relating to changes in the Work. Except for the items of cost specified in said Section 3, the Contractor shall receive no compensation for any other cost, damage, delay, interference, or hindrance to him or her due to the presence of such utility. If the Contractor fails to give the notice specified above and thereafter acts without instructions for the Director, then the Contractor shall be liable for any or subsequent to discovery thereof, and the Contractor shall repair and make good such damage at its own cost.

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The precise location of underground facilities can only be determined by careful probing or hand digging in compliance with Article 6 of the Cal/OSHA Construction Safety Orders which states in part:

> "Prior to opening an excavation, effort shall be made to determine whether underground installations, i.e., sewer, water, fuel, electric lines, etc., will be encountered, and if so, where such underground installations are located. When the excavation approaches the approximate location of such an installation, the exact location shall be determined by careful probing or hand digging, and, when it is uncovered, adequate protection shall be provided for the existing installation."

The location of known existing utilities and pipelines are shown on the Contract Drawings in their approximate locations. Some of the locations include multiple conduits. The Contractor shall exercise care in avoiding damage to those facilities which are to remain in service subsequent to the construction of the particular new facility involved and the Contractor will be held responsible for any repairs if damaged. The Contractor shall also exercise care in maintaining those pipes and facilities required for continuing operation of the existing facilities until such time as they can be abandoned. There is no guarantee that all utilities or obstructions are shown on the Contract Drawings or that the locations indicated are accurate.

The Contractor shall exercise extreme caution in working in the area adjacent to the existing pipelines and utility services. It is essential that all the existing facilities be maintained in service. Construction of the connections between the existing facilities and the new facilities shall be at times and during periods acceptable to the City. The Contractor shall advise the Director in writing of its proposed Construction Schedule for these connections at least forty-eight (48) hours in advance.

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The Contractor shall uncover all piping and conduits, to a point one foot (1') below the pipe, where crossings, interferences, or connections are shown on the Contract Drawings, prior to trenching or excavating for any pipe or structures, to determine actual elevations. New pipelines shall be laid to such grade as to clear all existing facilities which are to remain in service. If the Contractor does not expose all required utilities, it shall not be entitled to additional compensation for Work necessary to avoid interferences nor for repair to damaged utilities. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury or damage to workers and to the electrical ducts or conduits.

5-1.31 **PROPERTY RIGHTS IN MATERIALS.** Nothing in the Contract shall be construed as vesting in the Contractor any right of property in the materials used after they have been attached or affixed to the Work or soil or after partial payment has been made as provided in Section 7-1.07, "Progress Payments," of these General Conditions for material delivered on the ground or stored subject to or under the control of the City and unused. All such material shall become the property of the City upon being so attached or affixed or upon payment for materials delivered on the ground or stored subject to or under the control of the City and unused, as provided in said Section 7-1.07.

5-1.32 **COURT ORDERED DELAY.** If, pursuant to court order, the Department temporarily suspends performance of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

5-1.33 **NO PERSONAL LIABILITY.** Neither the Director, nor any other officer or authorized employee of the City, shall be personally responsible for any liability arising under or by virtue of the Contract.

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5-1.34 **RIGHTS IN LAND AND IMPROVEMENTS.** The Contractor shall make no arrangements with any person or entity to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between the City and any third party owner, former owner, or tenant of such land, structure or buildings. The Contractor shall not occupy City-owned property outside the limit of the Work shown on the Contract Drawings unless it obtains prior approval.

5-1.35 **ANTITRUST CLAIMS.** The Contractor's attention is directed to the following provision of Public Contract Code Section 7103.5(b), which is applicable to the Contractor and its Subcontractors:

> " In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgement by the parties."

5-1.36 **RIGHTS TO DRAWINGS, TECHNICAL DATA PATENTS.** Shop

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Drawings and Working Drawings submitted to the City by the Contractor, Subcontractor or any lower tier Subcontractor pursuant to the Agreement, are the property of the City and the City may use, and disclose in any manner and for any purpose, Shop Drawings and Working Drawings delivered under the Contract.

Technical Data including manuals or instructional materials, computer or microprocessor software which are delivered or submitted to the City by the Contractor, Subcontractor, or any lower tier Subcontract pursuant to the Contract are the property of the City, and the City may use or disclose same in any manner and for any purpose.

The Contractor shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Work, and shall defend, indemnify and save and hold harmless the City, and its duly authorized representatives, from all suits at law, or in equity, and actions of every nature for, or on account of the use of any patented materials, equipment, devices or processes. In case some materials, equipment, devices or processes are held to constitute an infringement and their use enjoined, the Contractor, at its expense, shall:

1. Secure for the City the right to continue using said materials, equipment, devices or processes by suspension of the injunction or by procuring a license or licenses; or
2. Replace such materials, equipment, devices, processes; or
3. Modify them so that they become non-infringing or remove the enjoined materials, equipment, devices or processes and refund the sums paid therefor without prejudice to any other rights of the City.

5-1.37 **PAYMENT OF TAXES.** Contractor shall pay all taxes and duties applicable to and assessable against any Work, equipment, materials, services, processes, and

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operations incidental to or involved in the Agreement, including but not limited to, retail sales and use, transportation, export, import, business, and special taxes. The Contractor is responsible for ascertaining and acquainting itself with such taxes and making all necessary arrangements to pay them. The Contractor will maintain records that are auditable records, and these records shall be subject to the City's review to verify that Contractor's tax payments are current at all times.

The Contract Price paid for the Work shall include full compensation for all taxes which the Contractor is required to pay, whether imposed by Federal, State or local government, including, without being limited to, Federal excise tax. No tax exemption certificate nor any document designed to exempt the Contractor from payment of any tax will be furnished to the Contractor by the Department, as to any tax on labor, services, materials, transportation, or any other items furnished pursuant to the Contract.

The Contractor shall withhold and pay any and all sales and use taxes, withholding taxes, whether Federal, State, or local, Social Security taxes, State Unemployment Insurance charges and all other taxes which are now or hereafter may be required to be paid or withheld under any laws.

5-1.38 **GRATUITIES AND CONFLICT OF INTEREST.** The Contractor shall not offer or provide gratuities in the form of gifts, entertainment, loans, meals, rewards, and/or services to representatives of the City, including but not limited to, officers, employees, agents, Engineering Service Consultants, Consulting Engineers and Architects, Inspectors and/or Testing Agencies retained by the City. If it is found that the Contractor has violated this provision, the Contract may be subject to termination for default as defined elsewhere in these General Conditions.

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During the term of the Contract and until the final payment has been made to the Contractor, the Contractor shall not employ or compensate in any manner whatsoever, the City's officers, employees and authorized representatives, agents, and any Engineering Service Consultants, Consulting Engineers and Architects, Inspectors, and/or Testing Agencies retained by the City. Any exception to the employment or compensation to any of the above named parties must be made in writing by the City. If the Contractor offers or provides employment or compensation to those named above during the term of the Contract, the Contract may be subject to termination for default.

5-1.39 **COOPERATION.** Should construction be under way by City forces or other forces or by other Contractors within or adjacent to the limits of the Work or should Work of any other nature be under way by such forces within or adjacent to said limits, the Contractor shall cooperate with all such forces to the end that any delay, interference or hindrance to their Work will be avoided. The right is reserved to perform other or additional Work at or near the site at any time, by the use of such forces.

5-1.40 **DIGGING TRENCHES OR OTHER EXCAVATIONS.** In the event any work involves digging trenches or other excavations that extend deeper than four feet (4') below the surface, City and Contractor shall comply with the following:

A. The Contractor shall promptly, and before the following conditions are disturbed, notify City in writing of any:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

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2. Subsurface or latent physical conditions at the site differing from those made available to Contractor for inspection as provided in the project proposal.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

B. The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a Change Order under the procedures described in the Contract.

C. In the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all work to be performed under the Contract. The Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties. However, no claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required by this Section. No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this Contract.

5-1.41 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, the Contractor and its subcontractors shall have a continuing legal obligation to maintain current

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registration with the Department of Industrial Relations. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

5-1.42 **CITY OF ROSEVILLE ENCROACHMENT PERMITS AND RIGHTS-OF-WAY.** The Contractor need not obtain a separate encroachment permit from the City prior to construction within street rights-of-way or other City rights-of-way. Execution of the Contract by the City shall be deemed an encroachment permit for work required by the Contract within rights-of-way. All work shall conform to the rules and regulations of encroachment permits and shall be subject to the inspection and approval of the Director and City Engineer.

To the extent indicated in the Contract Drawings, the City will provide the rights-of-way over private lands or the site to enable the Contractor to perform its work. The Contractor shall be solely responsible for securing any additional rights-of-way desired by the Contractor. The City will not be a party to nor assume any liability for any separate agreements reached between the Contractor and any third parties with respect to these additional rights-of-way. The Contractor shall procure evidence that agreements are in place with said third parties before the Contractor uses those areas covered by the agreements. Any damage to such private lands caused by the Contractor's operations shall be the sole responsibility of the Contractor.

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SECTION 6

PROSECUTION AND PROGRESS

6-1.01 **SUBLETTING AND SUBCONTRACTING.** The Contractor shall be responsible for all Work performed under the Contract. The Contractor shall give its personal attention to the fulfillment of the Contract and shall keep the Work under its control. Nothing in the Contract Documents shall create any contractual relationship between the City and any Subcontractor. The Contractor is fully responsible to the City for the acts and omissions of its Subcontractors of any tier. When any Subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the Director, that Subcontractor shall not again be employed on the Work. Although the sections of the Contract may be arranged according to various trades, or general grouping of the Work, the Contractor is not obligated to sublet the Work in such manner. The Director will not arbitrate disputes among Subcontractors or between Contractor and one or more Subcontractors concerning responsibility for performing any part of the Work.

The on-site production of materials produced by other than the Contractor's own forces shall be considered as subcontracted. The erection, establishment or reopening of on-site plants for production of materials and the operation thereof in the production of materials for use on the Work shall conform to the requirements relating to labor set forth in the Contract Documents.

The Contractor shall also be responsible for coordinating the Work performed by Subcontractors and Suppliers.

The Contractor shall not substitute any person as Subcontractor in place of a Subcontractor listed on its bid proposal without the written approval of the Director. Substitutions must be in accordance with the provisions of the "Subletting and Subcontracting

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Fair Practices Act" beginning with Public Contract Code Section 4100. Violations of this Act by the Contractor may subject it to penalties which may include cancellation of Contract, Assessment of ten percent (10%) of the Subcontractor's bid, and disciplinary action by the Contractors State License Board.

The Contractor shall pay any Subcontractors approved by the City for work that has been satisfactorily performed no later than seven (7) Days from the date of Contractor's receipt of progress payments by the City. Within seven (7) Days after receipt from the City of funds attributable to work performed by a Subcontractor, Contractor shall release any retainage payments withheld to the Subcontractor. In the event Contractor does not make progress payments or release retention to Subcontractors in accordance with the time period specified herein, Contractor may be subject to prompt payment penalties per statute.

6-1.02 **ASSIGNMENT.** The performance of this Contract may not be assigned, except upon the written consent of the City Council of the City of Roseville. Consent will not be given to any proposed assignment which would relieve the original Contractor or its surety of their responsibilities under the Contract nor will the City consent to any assignment of a part of the Work under the Contract.

The Contractor may assign moneys due or to become due to it under the Contract and such assignment will be recognized by the City, if given proper notice thereof, to the extent permitted by law, but any assignment of moneys shall be subject to all proper set-offs in favor of the City and to all deductions provided for in the Contract and particularly all money withheld, whether assigned or not, shall be subject to being used by the City for the completion of the Work in the event that the Contractor should be in default therein.

6-1.03 **BEGINNING OF WORK.** After the execution of the Contract by both

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parties, the City will issue the Notice to Proceed upon its determination that it is appropriate for the Contract Time to commence.

The Contractor shall begin Work within fifteen (15) Days after receiving the Notice to Proceed from the Director, subject to the requirements stated elsewhere in the Contract Documents regarding, among other things, the submittal of Baseline Schedule, and shall diligently prosecute the same to completion within the time limit provided in the Supplemental Conditions. Contractor shall also achieve any and all Contract milestones as described elsewhere in the Contract Documents.

The Contractor shall notify the Director, in writing, of its intent to begin Work at least seventy-two (72) hours before Work is begun. The notice shall be delivered to the Director and shall specify the date the Contractor intends to start. If the project has more than one (1) location of Work, a separate notice shall be given for each location.

The Contractor is not authorized to perform any Work until it has received a Notice to Proceed from the City. Should the Contractor begin Work in advance of receiving notice that the Contract has been approved as above provided, any Work performed by it in advance of the said date of approval shall be considered as having been done by the Contractor at its own risk and as a volunteer unless said Contract is so approved thereafter.

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6-1.04 **PROGRESS SCHEDULE.**

A. Preliminary Progress Schedule. The Contractor shall submit to the Director, within twenty (20) Days after date of the Notice to Proceed, a Preliminary Progress Schedule covering the Contractor's activities over the first three (3) months of operation in detail and the remainder of the project in summary. The Preliminary Progress Schedule shall schedule the project within the Contract Time for completion of the Work, and shall be subject to

favorable review by the Director.

B. CPM Schedule. The Contractor shall submit an acceptable Critical Path Method (CPM) Schedule to the Director within thirty (30) Days after the receipt of the Notice to Proceed. Subsequent revisions to said schedule shall be submitted as set forth hereinafter. The requirement for the CPM schedule is included to allow for adequate planning and execution of the Work, to determine the critical nature of delays, and to assist the Director in appraising the reasonableness of the proposed schedule and evaluating progress of the Work. The CPM schedule submitted under this Section shall utilize a CPM format, either the precedence or arrow diagramming method. The definitions of CPM terms and functions shall be as provided in the Associated General Contractors of America book *CPM in Construction, A Manual for General Contractors*, or a favorably reviewed alternative publication or reference. No progress payment will be made prior to submission and acceptance of the CPM Schedule.

1. The CPM schedule system shall consist of diagrams and accompanying mathematical analyses. The diagrams shall show elements of the project in detail and an entire project summary. Diagrams shall show the order and interdependence of activities and sequence in which the Work is to be accomplished as planned by the Contractor. The basic concept of a network analysis diagram shall be followed to show how the start of a given activity is dependent on the completion of preceding activities and its completion restricts the start of following activities. Detailed network activities shall include, in addition to construction activities, the submittal and favorable review of samples of material and Shop Drawings, the procurement of critical materials and equipment, fabrication of special material and equipment, and their Installation and testing. All activities of the City and the Director that affect progress and required Contract dates for completion of all or parts of the Work shall be shown. The

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selection and number of activities shall be subject to favorable review by the Director. Summary networks shall be time scaled. Durations shall be in Days and shall not exceed fifteen (15) Days, except for submittal and delivery items. Where the duration of continuous Work exceeds fifteen (15) Days, Work items in the Construction Schedule shall be subdivided by location, approximate stationing or other sub-element of the Work.

The graphic network diagram shall include for each activity, the description, activity number, the estimated duration in Days, and all activity relationship lines. The network diagram shall be drawn for the early start of activities. All significant Submittals shall be scheduled along with manual Submittals and training on all large or critical pieces of equipment. If the precedence technique is utilized, the schedule project shall include a calendar in Work Days, a network report sorted by early start and a logic table report sorted by preceding Work item. If the arrow technique is utilized, the schedule report shall include a calendar in Work Days, a network report sorted by early start, a network report sorted by I-J numbers, and a network sorted by slack time and I-J numbers.

2. The critical path shall be shown on all reports and on the graphic network diagram. The activities which constitute the critical path shall be identified.

3. The mathematical analysis of the network diagram shall include a tabulation of each activity. The following information shall be furnished as a minimum for each activity:

(a) preceding and following event numbers

(b) activity description and number

(c) estimated duration of activities

(d) earliest start date (by calendar date)

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(e) earliest finish date (by calendar date)

(f) actual start date (by calendar date)

(g) actual finish date (by calendar date)

(h) latest start date (by calendar date)

(i) latest finish date (by calendar date)

(j) slack or float

(k) percentage of activity completed

4. The program shall be capable of accepting revised completion dates as modified by approved time adjustments and recomputations of all tabulation dates and float accordingly.

5. Submission and review of the system shall be as follows:

(a) The complete network analysis system, consisting of the detailed network mathematical analysis and network diagrams, shall be submitted within thirty (30) Days after receipt of the Notice to Proceed.

(b) The Contractor shall participate in a review and evaluation of the proposed network diagrams and analysis by the Director. Any revisions necessary as a result of this review shall be resubmitted for review by the Director within ten (10) Days. When completed, the favorably reviewed schedule shall then be the schedule to be used by the Contractor for planning, organizing and directing the Work and for reporting progress. If the Contractor thereafter desires to make significant changes in its method of operating and scheduling, the Contractor shall notify the Director in writing stating the reasons for the change.

(c) The Contractor shall submit at monthly intervals a report of the actual construction progress. Each monthly report shall cover a period of approximately thirty

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(30) Days ending around the 20th of each month. The monthly reports shall be submitted within ten (10) Days of the end of the reporting period.

(1) If the project is proceeding on schedule, the monthly update report may consist of a marked-up copy of the graphical network diagram. This submittal shall clearly indicate the status of any minor shifts in sequence or schedule and the estimated completion date or percent complete of all activities currently in progress. The Contract completion date shall also be indicated. The Contractor shall submit a narrative report relating to status of construction, the schedule, and factors which may affect the remainder of the schedule. The report shall show the activities or portions of activities completed during the reporting period. The report shall state the percentage of the Work actually completed and scheduled as of the report date and the progress along the critical path in terms of Days ahead or behind the allowable dates.

(2) If, in the opinion of the Director, the project is behind schedule, the monthly report shall include a revised network diagram and/or mathematical analysis showing the Contractor's proposed revised schedule. An analysis of the effect that the delay has on progress along other paths shall also be included in the report. The Contractor shall also submit a narrative report with each updated analysis which shall include but not to be limited to a description of current and anticipated problem areas, delaying factors and their impact, and an explanation of corrective actions taken or proposed.

(3) Periodic report shall be submitted in sufficient copies to cover Contractor needs plus five (5) copies and an available electronic copy to be retained by the Director.

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6. To the extent that the favorably reviewed initial Construction Schedule, or revisions thereto, indicate anything not jointly agreed upon, it shall be deemed to be not favorably reviewed by the Director. Any omission of Work from the detailed schedule, otherwise required for Contract compliance, will not excuse the Contractor from completing such Work within any applicable completion date. The CPM schedule shall be generated by computer methods.

C. Schedule Review. Once each month, on a date mutually agreed upon, but no later than seven (7) business days after the monthly schedule progress report date, a Work Site meeting will be held to review the Construction Schedule and job progress. The Contractor shall also attend weekly meetings scheduled by the Director to review the progress of the Work in the preceding week and in the subsequent week, coordinate the Work with public agencies or other Contractors as required, and allow the Director to plan his or her activities for testing, inspection, etc.

D. Schedule Revisions. The conditions under which the Director will require revisions of the Construction Schedule include the following:

1. When delay in completion of any Work item or sequence of Work items results in an estimated extension of project completion by either twenty (20) business days or by ten percent (10%) of the remaining duration of time to complete the Contract, whichever is less.

2. When delays in Submittals or deliveries make replanning or rescheduling of the Work necessary.

3. When the schedule does not represent actual prosecution and progress of the Work.

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4. When any change to the sequence of activities, the completion date for major portions of the Work, or when changes occur which affect the critical path.

5. When Contract Amendments or a Change Order necessitates schedule revision, the Contractor shall submit a schedule analysis of all Change Order Work with its proposal.

E. Cash Flow Projection. A cash flow projection shall be submitted with the Construction Schedule. This cash flow projection shall be revised and resubmitted when revisions of the Construction Schedule will result in changes to the projected cash flow.

F. Schedules showing project completion dates earlier than specified in the Supplemental Conditions will be rejected unless justification can be provided for early completion.

6-1.05 **SCHEDULE OF VALUES.** Prior to preparation of the first estimate for a progress payment, the Contractor shall submit for favorable review by the Director a detailed Schedule of Values or cost breakdown of the Work under each bid item awarded. The breakdown will then become the basis for partial payment determination. Elements of Work shall be grouped by structure, pipeline, system, etc. Within each grouping, Work should be itemized by readily measurable quantities of Work complete in place. For example, concrete should be in units of cubic yards including form Work and reinforcing steel. Move-on costs, bond and insurance costs, and Overhead costs shall not be considered an item of cost for this purpose but shall be prorated over items of Work. In the event the Schedule of Values is not favorable reviewed by the Director, another Schedule of Values shall be submitted that is mutually acceptable to the Contractor and the Director.

6-1.06 **CITY'S RIGHT TO STOP WORK.** The Director shall have the

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authority to order the Contractor, in writing, to suspend the Work wholly or in part, for such period as the Director may deem necessary due to the failure on the part of the Contractor to correct Work that is not in accordance with the requirements of the Contract Documents or if Contractor persistently fails to carry out Work in accordance with the Contract Documents.

The Contractor shall immediately comply with the written order of the Director to suspend the Work wholly or in part. The suspended Work shall be resumed when conditions are favorable and methods are corrected, as ordered or approved in writing by the Director.

Any stoppage of work under this section shall be at the Contractor's sole expense, and the Contractor shall have no claim against the City based on the Contractor's failure to perform the Work in accordance with the Contract Documents.

In addition to the City's right to stop Work, the City may order the Contractor to submit to the City at no additional cost to the City, additional information concerning Contractor's planned Work if the Contractor fails to promptly correct Work that is not in accordance with the requirements of the Contract Documents or persistently fails to carry out Work in accordance with the Contract Documents. The additional information ordered by the City may include, but is not limited to, preparation of Submittals or Working Drawings not otherwise required to be submitted under the Contract Documents.

In the event the City discovers that the Contractor has created an unsafe condition the City may arrange for other work forces to remedy the condition. Such remedial work shall be at the sole discretion of the City. If this action is required, the City may unilaterally terminate Work under the Contract, and will pay only for the quantities of Work actually performed, less the cost of the City's remedial Work. In the event that Work is not halted, the Contractor must take immediate steps to correct the situation. There will be no extra payment for Work required

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to correct unsafe conditions.

The right of the City to suspend the Work shall not give rise to a duty on the part of the City to exercise this right for the benefit of the Contractor or any other person or entity. This right shall be in addition to and not in restriction or derogation of the City's other rights under the Contract Documents.

In the event of a suspension of Work under any of the conditions set forth in this Section 6-1.06, such suspension of Work shall not relieve the Contractor of its legal responsibilities as set forth in these General Conditions.

6-1.07 **TIME OF COMPLETION.** The Contractor shall complete the entire Work, including Installation, repairs, startup, troubleshooting, painting, and touchup, training, submittal or record drawings, and manuals, cleanup, demobilization, and all other Work within the number of Days set forth in the Supplemental Conditions. The time for completion includes an allowance for working time lost due to normal inclement weather.

Extensions of time may be allowed for unusual inclement weather under the provisions hereinafter described. Unusual inclement weather is weather which adversely affects "controlling" operations or the critical path of construction and which meets one of the following criteria:

A. For the particular calendar month in question, the number of individual Days with rainfall exceeding 0.10 inches exceeds the average number of such Days for that month over the immediately preceding five (5) years of record by at least three (3) Days.

B. For the particular calendar month in question, the total cumulative rainfall for that month exceeds the average cumulative rainfall for that month over the immediately preceding five (5) years of record by at least two inches (2").

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Rainfall shall be measured at a publicly operated, maintained, and reported station in reasonable proximity to the construction site. A claim for delay shall indicate the period of rainfall which is claimed as "unusual," the specific dates during which the unusual rainfall and subsequent wet soil conditions prevented Work, and the specific critical path tasks adversely affected by such unusual weather. A claim for delay due to unusual inclement weather shall be filed within ten (10) Days of the apparent end of the unusual inclement rainfall period, whether or not the monthly totals are available at that time. The burden of proof that weather meets the criteria for unusual weather shall be solely the responsibility of the Contractor.

It is the responsibility of the Contractor to order materials required for the Work properly and promptly on a Notice to Proceed. If evidence presented demonstrates that, in spite of the Contractor's efforts, government-established priorities controls delay material deliveries, suitable extension of time will be made.

If performance of extra Work ordered by the City or failure of the City to provide the necessary site for Installation affects construction tasks which are "controlling" or which are on the "critical path" of the Construction Schedule, suitable extensions of time will be made.

The Contractor shall not be entitled to a time extension for delays in activities on non-critical paths of the favorably reviewed schedule unless the duration of the excusable delay exceeds the total float of the activities being delayed. If the duration of an excusable delay does exceed the total float of the activities affected by the delay, the Contractor shall be entitled to an extension equal to the difference.

C. Determination that a day is a non-working day by reason of inclement weather or conditions resulting immediately therefrom, shall be made by the Director.

6-1.08 **LIQUIDATED DAMAGES.** It is agreed by the parties to the Contract

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that in case all the Work called for under the Contract in all parts and requirements is not completed within the number of Days as set forth in the Supplemental Conditions, damage will be sustained by the City and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the monetary amount indicated in the Supplemental Conditions in dollars (U.S.) per day for each and every calendar day of delay in completing the Work in excess of the number of Days prescribed and the number of additional calendar days, if any, authorized by Contract Change Order; and the Contractor agrees to pay said Liquidated Damages herein provided for, and further agrees that the City may deduct the amount thereof from any moneys due or that may become due the Contractor under the Contract.

It is further agreed that in case the Work is not finished and completed in all parts and requirements within the number of Days specified, the City shall have the right to increase the number of Days or not, as it may deem best to serve the interest of the City, and if it decides to increase the said number of Days, it shall further have the right to charge to the Contractor, its heirs, assigns or sureties and to deduct from the final payment for the Work all of any part, as it may deem proper, of the actual cost of engineering, inspection, superintendence, and other Overhead expenses which are directly chargeable to the Contract, and which accrue during the period of such extension, except that cost of preparation of final statement shall not be included in such charges.

6-1.09 **DELAYS AND EXTENSIONS TO THE WORK.** The Contractor must complete all Work within the time specified in the Agreement. The Contractor will be granted an extension of time and will not be assessed with liquidated damages or the cost of engineering

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and inspection for any delay in substantially completing the Work (or parts thereof) beyond the time set forth in the Agreement, provided that such delay was caused by unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include acts of public enemy, fire, floods, abnormal weather (as described below), earthquakes, epidemics, quarantine restrictions, strikes, labor disputes and freight embargoes, fire, changes made pursuant to the provisions of "Changes in the Work" under Section 3 of these General Conditions or acts or neglect of the City not contemplated by the Contract Documents. In all cases, any extension of time is conditioned on the following:

1. That the cause is not due to the fault or negligence of the Contractor, and the Contractor has taken reasonable precautions to prevent and minimize the effects thereof; and

2. That the Contractor notifies the Director in writing within three (3) Days from the beginning of such delay specifying the nature of the delay and the measures that have been or will be taken to prevent or minimize the delay. Failure to submit written notice within this time period shall constitute an absolute waiver of any claim for a time extension.

No extension of time will be granted for a delay caused by a shortage of materials, unless the Contractor furnishes to the City documentary proof that it has diligently made every effort to obtain such materials from all known sources within reasonable reach of the work and further proof, as acceptable to the Director, that the inability to obtain such materials when originally planned did in fact cause a delay in Final Completion of the entire Work which could not be compensated for by revising the sequence of the Contractor's operations. Only the physical shortage of material will be considered as a cause for extension of time, and no consideration

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will be given to any claim that material could not be obtained at a reasonable, practical or economical cost or price, unless it is shown to the satisfaction of the City that such material could have been obtained only at exorbitant prices entirely out of line with current rates, taking into account the quantities involved and the usual practices in obtaining such quantities.

No extension of time will be granted for a delay caused by Contractor's staff turnovers, understaffing or insufficient quantity of qualified staff able to perform the necessary work.

The term "shortage of materials," as used in this section, shall apply only to materials, articles, parts or equipment which are standard items and shall not apply to materials, parts, articles or equipment which are processed, made, constructed, fabricated or manufactured to meet the specific requirements of the Contract Documents.

No extensions of time will be granted for delays that have no measureable impact on the completion of the Work (or parts thereof) under the Contract Documents. When extensions of time are granted, they will be limited to the period equivalent to the actual number of Days lost on the critical path or controlling operations of the Construction Schedule, taking into account the extent to which that delay could be decreased by reasonable mitigation measures by the Contractor. All requests for extensions of time must be supported with a critical path analysis showing the critical path and impacts to it. Contractor's failure to submit this analysis will be sufficient cause for denial of any request for a time extension.

Within a reasonable period of time after the Contractor submits the notice and information required by this section, the City will determine whether an extension of time is justified and, if so, the number of days for the extension.

Abnormal weather may be a valid basis for a time extension under the Agreement. "Abnormal Weather" occurs when the number of days of rain above 0.5 inches in a 24 hour

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period exceeds the average for such rainfall in a particular month as determined by the National Weather Service. The Contractor will only be entitled to, at most, a time extension for the number of days of rain exceeding the average for that month in the locale where the Work is to be performed. If delays are caused by the Contractor or those for whom the Contractor is responsible, the Contractor will only be entitled to, at most, a time extension for the number of rain days exceeding the average for the month when the Work should have been performed.

In addition, before a time extension may be granted for abnormal weather, the Contractor must establish that the rain either significantly impacted at least sixty percent (60%) of the planned work of the controlling operations for a particular day or prohibited at least five (5) hours of work on the controlling operations planned for that day. Contractor shall employ reasonably methods to mitigate the impact of abnormal weather (i.e., dewatering, protection of site, etc.) The occurrence of rain during non-work hours or having minimal impact to work on the controlling operation shall not constitute a day of abnormal weather.

In the event that the project experiences favorable weather for a particular month (e.g., the number of actual rain days in a month less than that indicated above for allowable rain days per months), the additional float resulting from such favorable weather shall accrue to the project.

Any Contractor claim for damages or additional compensation based on delay shall be limited to only those circumstances where the Contractor has fulfilled each of the following three (3) requirements:

1. Contractor has established its entitlement to a time extension pursuant to the provisions described above regarding delay and extensions to the Work.
2. The delay was caused solely by the City's issuance of changes made pursuant to the

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provisions of "Changes in the Work" under Section 3 of these General Conditions or by acts or neglect of the City.

3. The delay was unreasonable under the circumstances and not within the contemplation of the parties.

It is expressly understood and agreed that delays caused by the City will be non-compensable when there are concurrent delays caused by the Contractor. Also, the Contractor shall have no entitlement to additional compensation for any delay where there have been concurrent delays caused by non-compensable delays, including, but not limited to, fire, floods, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, and freight embargoes.

Contractor's damages and/or additional compensation for delays will consist solely of the extended costs of maintaining the Contractor's Work Site presence. The Contractor will not be entitled to any extended home office overhead.

Compensation for idle time of equipment will be determined in the same manner as determinations are made for equipment used in the performance of extra work paid for on a Force Account basis with the following exceptions:

1. The time for which compensation will be paid will be the actual normal working hours during which such delay conditions exists, but in no case will exceed eight (8) hours in any one day.
2. The days for which compensation will be paid will be each calendar day of the work week (defined elsewhere in the Contract Documents) and Legal Holidays, during the existence of such delay, except that when rental of the equipment is paid for under the provisions in Section 3-1.06C, "Force Account Payment – Equipment," of these General Conditions, no payment will be made for delays in accordance with the

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provisions of this section.

Actual loss shall be understood to include no items of expense other than idle time of personnel, cost of extra moving of equipment, and cost of longer hauls. Compensation for idle time of equipment will be determined as provided in this section and compensation for idle time of personnel will be determined pursuant to Section 3-1.06A, "Force Account Payment – Labor," of these General Conditions. No markup will be added in either case for Overhead and profit. The cost of extra moving of equipment and the cost of longer hauls will be paid for as extra work as provided pursuant to "Changes to the Work" elsewhere in the Contract Documents.

6-1.10 **TERMINATION.**

6-1.10A **TERMINATION OF AGREEMENT – CONVENIENCE OF CITY.** The Department reserves the right to terminate the Contract at any time and for any reason if the Director determines that to do so would be in the best interest of the City. Any termination which is not based on the circumstances set forth in Section 6.1-10B below shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of Work under the Contract is terminated, and the date upon which such termination becomes effective.

Upon the Contractor's receipt of a written Notice of Termination for convenience, the Contractor shall cease Work as to those portions of the project so terminated and shall undertake the steps outlined in Section 6-1.10B below.

1. Acceptance of the Contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

   a. The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Section 7-1.07, "Progress

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Payments," of these General Conditions and for materials furnished by the City for use in the Work and unused shall terminate when the Director certifies that such materials have been stored in the manner and at the locations he or she has directed.

b. The Contractor's responsibility for damage to materials purchased by the City subsequent to the issuance of the notice that the Contract is to be terminated shall terminate when title and delivery of such materials has been taken by the City.

c. When the Director determines that the Contractor has completed the Work under the Contract directed to be completed prior to termination and such other Work as may have been ordered to secure the project for termination, the Contractor will recommend that the City formally accept the Work, and immediately upon and after such Acceptance by the City, the Contractor will not be required to perform any further Work thereon and shall be relieved of its contractual responsibilities for injury to persons or damage to property which occurs after the formal Acceptance of the project by the City.

2. The total compensation to be paid to the Contractor shall be determined by the Director on the basis of the following:

a. The reasonable cost to the Contractor, without profit, for all Work performed under the Contract, including mobilization, demobilization and Work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project Overhead and general

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administrative Overhead not to exceed a total of seven percent (7%) of Direct Costs of such Work.

b. A reasonable allowance for profit on the cost of the Work performed as determined under subsection (a), provided the Contractor establishes to the satisfaction of the Director that it is reasonably probable that it would have made a profit had the Contract be completed and provided further, that the profit allowed shall in no event exceed four percent (4%) of said cost.

c. The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the Department or otherwise disposed of as directed by the Director.

d. A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the Contract.

All records of the Contractor and the Contractor's Subcontractors, necessary to determine compensation in accordance with this Section, shall be open to inspection or audit by representatives of the Department at all times after issuance of the notice that the Contract is to be terminated and for a period of three (3) years, and such records shall be retained for that period.

After Acceptance of the Work by the Director, the Director may make payments on the basis of interim estimates pending issuance of the Final Statement, when in his or her opinion the amount thus paid, together with all amounts previously paid or allowed, will not result in total compensation in excess of that to which the Contractor will be entitled. All payments, including payment upon the Final Statement, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the Contract.

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In the event that the City terminates this Contract under Section 6-1.10B below and it is determined for any reason that there was not sufficient cause to do so, the City's termination automatically will convert to a termination for convenience under this section and the terms and conditions outlined in this section automatically will be applied to effectuate the Contract termination. Thus, damages to which a Contractor may be entitled as a result of an improper default termination will be limited to the amounts provided for in this section.

The provisions of this section shall be included in all subcontracts.

6-1.10B **TERMINATION OF AGREEMENT - FOR CAUSE.** An "Event of Default" as referred to in this section shall occur if the Contractor:

1. Fails to maintain progress of the Work in accordance with the requirements of the Contract Documents; or
2. Fails to prosecute the Work or any of its components in accordance with the Contract Documents; or
3. Persistently or repeatedly fails or refuses to supply sufficient properly skilled workers or proper material to permit the performance of the Work in accordance with the Contract Documents; or
4. Fails to make prompt payment to Subcontractors or Suppliers in accordance with the respective agreements between the Contractor and the Subcontractor and Contractor and Supplier; or
5. Fails to comply with applicable laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Work; or
6. Abandons, assigns or sublets the Contract without approval of the City; or
7. Becomes bankrupt or is subject to appointment of a receiver on behalf of the

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Contractor; or

8. Otherwise is guilty of a substantial breach of a provision of the Contract Documents.

Upon the City's reasonable belief that there has been an Event of Default by the Contractor, the City may elect to give the Contractor written notice thereof. The Contractor thereafter shall cure the default as soon as possible and in no event after ten (10) Days from the Contractor's receipt of the City's written notice.

If the Contractor does not timely cure its default, the City may, without waiver of any of its other rights and remedies, elect to terminate the Contract, or portion thereof.

Upon the City's election to terminate the Contract, or portion thereof, the City shall have the right to complete the Work, or portion involved, by whatever means and methods it deems expedient, including the hiring of others on such terms as the City deems advisable. The City shall have the right to take possession of the Contractor's materials, plant, tools, equipment and property of any kind provided by or on behalf of the Contractor for the purpose of the Work, or a portion of them, without being responsible to the Contractor for wear and tear. The Contractor shall have no rights in such property during its use by the City. The City shall not be required to obtain the lowest prices for completing the Work or a portion of it but shall make such expenditures as, in the City's sole judgment, best accomplish such completion.

The expense of completing such Work or portion thereof, together with a reasonable charge for engineering, managerial and administrative services, as certified by the City, shall be charged to the Contractor, and the expense so charged shall be deducted by the City out of such monies as may be due or may at any time thereafter become due to the Contractor. In case such expense is more than the sum which otherwise would have been payable to the Contractor under the Agreement, then the Contractor or its surety or sureties shall promptly pay the amount of

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such excess so due. When the City terminates the Contract under this section, the Contractor shall not be entitled to receive any further payments until the Work is completed and there has been a final settlement of costs of completing the Work covered by such notice of default.

The City will issue to the Contractor a written notice specifying that the Contract, or portion thereof, is terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the City, the Contractor shall:

1. Stop all Work under the Contract; or if partial termination, stop Work relating to the terminated portion of the Agreement;
2. Perform Work the City deems necessary to secure the Work Site for termination including measures to leave the Work Site in a safe condition;
3. Remove equipment from the site of Work, as specified by the City;
4. Take such action as is reasonably necessary to protect materials from damage;
5. Notify all Subcontractors and Suppliers that the Contract or portion thereof is being terminated and that their contracts or orders are not to be further performed unless otherwise authorized in writing by the City;
6. Provide the City with an inventory list of all materials previously produced, purchased or ordered from Suppliers for use in the Work and not yet used in the Work, including its storage location, and such other information as the City may request;
7. Dispose of materials not used in the Work as directed by the Director. It shall be the Contractor's responsibility to provide the City (a) with good title to all materials purchased by the City hereunder, including materials for which partial payment has been made by the City and (b) with bills of sale or other documents of title for such

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materials;

8. Subject to the prior written approval of the City, settle all outstanding liabilities and all claims arising out of Subcontractors or orders for materials terminated hereunder. To the extent directed by the City, the Contractor shall assign to the City all rights, title and interests of the Contractor under subcontracts or orders for materials terminated hereunder. The City shall be at liberty to negotiate with and engage any Subcontractors who had contracted with the Contractor for the Work;
9. Furnish the City with the documentation required to be furnished by the Contractor under the provisions of the Contract Documents, including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the Agreement; and
10. Take such other actions as the City may direct.

If only a portion of the Work has been terminated, the Contractor shall perform the remainder of the Work in conformity with the Contract Documents and in such a manner as not to interfere with the City or others in their performance and completion of the portion of the Work which was terminated.

The City may recover from the Contractor the amount of any loss or damage, including consequential damages, suffered or incurred as a result of the Contractor's default.

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SECTION 7

ACCEPTANCE AND PAYMENT

7-1.01 **ACCEPTANCE.** When the Contractor believes that the entire Work is fully and finally completed, including the satisfactory completion of inspections, tests, and documentation specified in the Contract Documents and completion of all punch list and clean-up items, the Contractor shall submit to the City a written request for final Acceptance within fifteen (15) Days thereafter, specifying that the Work is fully and finally completed and the date on which it was completed. Within thirty (30) Days after receipt of the request for final Acceptance, the City will inspect the Work and will either:

1. Reject the request for final Acceptance, specifying the defective and/or uncompleted portions of the Work; or
2. Notify the Contractor that the Work will be accepted by Resolution of the City Council of the City of Roseville, and a Notice of Completion will be caused to be recorded by the City Clerk; or
3. Notify the Contractor that the Work has been accepted by the City but no Notice of Completion will be recorded.

If the City rejects the request for final Acceptance, the Contractor shall promptly remedy the defective and/or uncompleted portions of the Work. Thereafter, the Contractor shall again submit a written request for final Acceptance of the Work, specifying a new date based on the date the defective and/or uncompleted portions of the Work were corrected. Thereafter, the foregoing procedure shall apply successively until the City has verified that the Work is fully and finally completed and accepted the Work by Resolution of the City Council or by written

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notification from the Director. Immediately upon such Acceptance, the Contractor shall be relieved of the duty of maintaining the Work as a whole.

All warranties commence upon final Acceptance of the Work. The City's final Acceptance of the Work shall not be construed as an acceptance by the City of any latent defects discovered with regard to the Contractor's work. Furthermore, Contractor's obligations under Section 5-1.22 "Responsibility for Damage and Indemnification" shall still remain applicable after the City's grant of final Acceptance of the Work.

Prior to final Acceptance, the Contractor shall submit to the City the Record Documents and Operation and Maintenance Manuals as specified in the Contract Documents.

7-1.02 **SCOPE OF PAYMENT.** The Contractor shall accept the compensation provided in the Contract as full payment for furnishing all labor, materials, tools, equipment, and incidentals necessary to the completed Work and for performing all Work contemplated and embraced under the Contract; also for loss or damage arising from the nature of the Work, or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the Work until the Acceptance by the Director and for all risks of every description connected with the prosecution of the Work, also for all expenses incurred in consequence of the suspension or discontinuance of the Work as provided in the Contract; and for completing the Work according to the Contract. Neither the payment of any estimate nor of any retained percentage shall relieve the Contractor of any obligation to make good any defective Work or material.

No compensation will be made in any case for loss of anticipated profits.

7-1.03 **NOTICE OF POTENTIAL CLAIM.** The Contractor shall not be entitled to the payment of any additional compensation for any act or failure to act by the City,

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including failure or refusal to issue a Change Order, or for the happening of any event, thing, occurrence or other cause unless the Contractor has given the City due written Notice of Potential Claim as hereinafter specified, provided, however, that compliance with this Section 7-1.03 shall not be a prerequisite as to matters within the scope of the notice provisions in Section 6-1.07, "Time of Completion," or the notice provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions, nor to any claim which is based on differences in measurement or errors of computation as to correct quantities.

The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said Notice as above required must have been given to the Director prior to the time that the Contractor shall have performed the Work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Director, or in all other cases within seven (7) Days after the happening of the event, thing, occurrence or other cause giving rise to the potential claim.

If the Notice of Potential Claim does not include complete information about the claim or the parties do not execute a Contract Change Order in connection with the Notice of Potential Claim, Contractor shall submit complete information about its claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed. Failure to provide written notice of claim prior to undertaking such work or failure to timely submit a complete and specific information about the claim for additional compensation and/or extension of the time for performance shall be deemed a waiver and abandonment of such claim.

If there is a dispute over any claim, the Contractor shall continue to Work during the dispute resolution process in a diligent and timely manner as directed by the City, and shall be

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governed by all applicable provision of the Agreement.

The Contractor shall maintain cost records of all Work that is the basis of any dispute. On a daily basis, Contractor shall submit to City completed daily forms, the format of which will be acceptable to the City, with respect to the Contractor's costs of performing the disputed work. These daily forms shall itemize all of Contractor's costs in performing the disputed work, including, but not limited to, all costs relating to materials, labor and equipment with respect to the disputed work. These daily forms shall provide names or identification and classification of affected workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment and hours operated. Said daily work forms shall be duly signed and verified by the Contractor or its authorized representative. The City's receipt of the Contractors' daily forms shall not constitute an approval of the Contractor's claim. Contractor's failure to submit the daily forms on a daily basis shall constitute a waiver of the Contractor's right to claim any additional compensation for the disputed work.

Each Contractor claim shall include full and complete information concerning the Claim. Contractor shall provide a clear, concise recital of the basis, upon which the claim is asserted, including a designation of the provisions of the Contract Documents upon which the claim is based. Contractor shall also include a statement as to the amount of time and/or compensation sought pursuant to the claim; if Contractor's claim arises from an ongoing occurrence, Contractor shall so state in its claim, including a description of the specific Work activities affected by the claim. All costs, expenses or damages and extensions of time claimed shall be described in reasonable detail under the circumstances together with complete supporting documentation.

The City will review any timely Notice of Potential Claim and supporting information

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submitted by Contractor. In conducting this review, the City shall have the right to require the Contractor to submit such additional or supporting documents, data and other information as the City may require.

If an agreement can be reached which resolves the Contractor's claim, the parties will execute a Contract Change Order to document the resolution of the claim. If the parties cannot reach agreement with respect to the Contractor's claim, the Contractor shall still be obligated to comply with the claim identification provisions identified in these General Conditions, including but not limited to Section 7-1.04.

It is the intention of this Section 7-1.03 that differences between the parties arising under and by virtue of the Contract be brought to the attention of the Director at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that it shall have no right to additional compensation for any Claim that may be based on any such act, failure to act, event, thing or occurrence for which no timely written Notice of Potential Claim as herein required was filed.

7-1.04 **CLAIMS.** Contractor must submit all Claims, for which it has previously submitted a Notice of Potential Claim, prior to Acceptance of the Work. 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.

Upon receipt of a Claim, the City shall conduct a reasonable review of the Claim and, within a period not to exceed forty-five (45) Days, or such further time as mutually agreed upon or necessary pursuant to Public Contract Code Section 9204, the City shall provide the Contractor a written statement identifying what portion of the Claim is disputed and what portion is undisputed. If the City does not respond to a Claim from the Contractor within the time

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specified herein, such Claim shall be deemed rejected in its entirety.

Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement.

If the Contractor disputes the City's written response, or if the City does not respond within the time specified herein, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within thirty (30) Days for settlement of the dispute.

Within ten (10) business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement. Any disputed portion of the Claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and the Contractor shall mutually agree to a mediator within ten (10) business days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the Claim remaining in dispute shall be resolved in accordance with Section 7-1.05 below.

7-1.05 **DISPUTE RESOLUTION PROCEDURE.** All Claims not resolved

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pursuant to Section 7-1.04, shall be resolved pursuant to Public Contract Code Section 10240, et seq.

7-1.06 **STOP PAYMENT NOTICES.** The City, by and through the Department or other appropriate office or officers, may at its option and at any time retain out of any amounts due the Contractor, sums sufficient to cover claims, filed pursuant to Civil Code Section 9350, et seq., including an amount to provide for the reasonable cost of any litigation thereunder.

7-1.07 **PROGRESS PAYMENTS.** Within fifteen (15) Days after the effective date in the Notice to Proceed, but in any event prior to Contractor's first Application for Payment, the Contractor shall submit to the City a detailed Schedule of Values.

Upon its approval, the Schedule of Values will form a basis for determining the compensation payable to the Contractor based on its actual progress of Work with respect to each Lump Sum bid item. The City, prior to any progress payment being made, must approve the Schedule of Values.

At the Director's discretion the approved Schedule of Values may be used as the basis for calculating the adjustment in compensation for a lump sum bid item due to changes ordered by the Director. When an ordered change increases or decreases the quantities shown in an approved Schedule of Values, at the Director's discretion, the adjustment in compensation may be determined in the same manner specified for increases and decreases in the quantity of a bid item of work in accordance with Section 3-1.05(B), "Contract Price Adjustment," of these General Conditions.

The Contractor once in each month shall submit an Application for Payment, for approval by the Director. Contractor's Applications shall be based on the Schedule of Values submitted to the City. These applications shall be supported by: (1) documentation requested by the City to

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substantiate the payment request; (2) statutory releases from Contractor and all Subcontractors and suppliers pursuant to Civil Code Sections 8132 and 8138; and (3) certified payroll records for the period for which payment is requested. Specifically, the Contractor will submit conditional waivers upon progress payment executed by all contractors and suppliers that will be receiving sums sought in the instant payment request and also submit unconditional waivers upon progress payment executed by all contractors and suppliers that have been paid to the date of the payment request. The Contractor shall certify that the Work for which payment is requested has been accomplished. When requested by the City, the Contractor shall submit receipts, invoices and other documentation that the City requires to be furnished for purpose of evaluating the application.

The City will pay the Contractor within thirty (30) Days after its receipt of an undisputed and properly submitted Application for Payment, after deducting all previous payments, retention, and other sums as described in the Contract Documents. Within seven (7) Days of its receipt of the Contractor's Application for Payment, the City will determine whether it complies with the provisions of the Contract Documents. As appropriate, the City will return the application to the Contractor accompanied by a document prepared by the City setting forth the reasons for the rejection. Thereafter, the Contractor shall correct and resubmit the Application for Payment. Progress payments may be withheld for Work that is not performed in accordance with the Contract Documents.

The City may deduct the following from each progress payment:

1. An amount equal to one hundred and twenty-five percent (125%) of the amount claimed under any stop payment notice or other lien filed against the Contractor, which includes an amount to provide for the reasonable cost of any litigation

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thereunder.

2. Any Liquidated Damages or Assessments that have accrued as of the date of the Application for Payment.
3. Any sums expended by the City in performing any of the Contractor's obligations under the Agreement that the Contractor has failed to perform.
4. Any other sums that the City is entitled to recover from the Contractor under the terms of the Contract including damages to the City's property.
5. The failure of the City to deduct any of the above identified sums from a progress payment shall not constitute a waiver of the City's right to such sums.

No such estimate or payment shall be construed to be an acceptance of any defective Work or improper materials.

Under no circumstances will the City make payment to unlicensed Contractors. As a condition of payment, the Contractor is required to maintain the applicable Contractor's license as identified in the Notice to Contractors for the duration of the Work.

7-1.08 **PAYMENT FOR MATERIALS AND EQUIPMENT ON HAND.**

Partial payments may be made to the extent of seventy-five percent (75%) of the cost of materials and equipment plus delivery to be incorporated in the Work, provided that such materials and equipment meet the requirements of the Contract Documents and are delivered to acceptable sites on the plant site or at other sites in the vicinity that are acceptable to the City and only with the prior written approval by the City. Such delivered costs of stored or stockpiled materials and equipment may be included in the next progress payment after the following conditions are met:

A. Equipment and materials will only be eligible if given conditional or final

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Acceptance by the Director and are in apparent compliance with favorably reviewed Submittals.

B. Only equipment or materials which have received favorable review of Shop Drawings will qualify.

C. The material or equipment has been stored or stockpiled adequately protected against damage in a manner acceptable to the Director at an approved site.

D. The Contractor has furnished the Director with acceptable evidence of the quantity and the quality of such stored or stockpiled materials or equipment with identification of where they will be incorporated into the project with Specification reference.

E. The Contractor has furnished the Director with satisfactory evidence that the material or equipment and transportation costs have been paid.

F. The Contractor has furnished the City legal title (free of liens or encumbrances of any kind) and lien releases to the material or equipment so stored or stockpiled.

G. The Contractor has furnished the City evidence that the material or equipment so stored or stockpiled is insured against loss by damage to or disappearance of such materials at any time prior to use in the Work.

It is understood and agreed that the transfer of title and the City payment for such stored or stockpiled materials or equipment shall in no way relieve the Contractor of its responsibility for furnishing and placing such materials or equipment in accordance with the requirements of the Contract Documents.

In no case will the amount of progress payments for materials or equipment on hand exceed the Contract Price for such materials or equipment or the Contract Price for the Contract item in which the material is intended to be used.

No partial payment will be made for stored or stockpiled living or perishable plant

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materials.

The Contractor shall bear all costs associated with the progress payment of stored or stockpiled materials or equipment in accordance with the provisions of this Section.

7-1.09 **RETENTION ON PROGRESS PAYMENTS.** From each progress payment estimate, five percent (5%) will be deducted and held in retention by the City. The remainder, less any deductions described in Section 7-1.07, "Progress Payments," of these General Conditions, will be paid to the Contractor as progress payments.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit Securities in lieu of retention payments by the City. Upon the Contractor's request, the City will make payment of funds withheld from progress payments, pursuant to the requirements of California Public Contract Code Section 22300, if the Contractor deposits in escrow with the City or with a bank acceptable to the City, securities eligible for investment under California Government Code Section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the Contractor and the City, upon the following conditions:

1. The Contractor shall bear the expenses of the City and the escrow agent in connection with the escrow deposit made.
2. Securities or certificates of deposit to be placed in escrow shall be of a value at least equivalent to the amounts of retention to be paid to the Contractor pursuant to this section.
3. Contractor shall enter into an escrow agreement satisfactory to the City, which agreement shall be substantially similar to the form provided in California Public Contract Code section 22300.

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4. The Contractor shall obtain the written consent of the surety to such agreement.

7-1.10 **FINAL PAYMENT.** Final payment will be made only after Contractor has achieved Final Completion of the Work pursuant to the provisions of Section 7-1.01, "Acceptance," of these General Conditions. Before final payment can be made, the Contractor shall have furnished the City with the following:

1. All Record Documents, catalogues, instruction sheets and information as required by the Contract Documents.
2. Conditional Waivers and Releases Upon Final Payment executed by Contractor and all Subcontractors and Suppliers, as provided by Civil Code Section 8136. Unconditional Waivers and Releases Upon Final Payment, as provided in Civil Code Section 8138, executed by Contractor and all Subcontractors and Suppliers, must be provided for all Subcontractors and Suppliers that have been paid in full.

Within thirty (30) Days of the date of the City's Acceptance of the Work, the Contractor shall prepare and submit a Final Invoice, showing the proposed total amount due the Contractor, segregated by Bid item quantities, Change Order Work, and other basis for payments; deductions made or to be made for prior payment; and amounts previously retained. Prior invoices and payments shall be subject to correction in the proposed Invoice for Final Payment. Payments to the Contractor will be made only for actual quantities of the Contract items of work constructed in accordance with the Contract Documents.

The City will review the Contractor's proposed Final Invoice and necessary changes or corrections will be forwarded to the Contractor. Within ten (10) Days thereafter, the Contractor

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shall submit a revised proposed Final Invoice incorporating changes or corrections made by the City together with any new claims resulting therefrom. Upon approval by the City, the corrected proposed Final Invoice will become the approval Final Invoice.

If agreements are reached on all questions regarding the Final Invoice, the City will pay the entire sum found due on the approved application. However, the City will withhold sums sufficient to pay all unsettled claims for which stop payment notices have been filed pursuant to Section 9350, et seq. of the California Civil Code, together with the reasonable cost of any litigation thereunder.

Final payment will be made within thirty (30) Days after receipt of an approved Final Invoice and other required Submittals referenced above or within sixty (60) Days after Acceptance of the work by the City, whichever is later, provided, however, that if an approved Final Invoice has not been submitted within sixty (60) Days after Acceptance of the Work by the City, the City may elect to make payment of sums not in dispute without prejudice to the right of either the City or the Contractor in connection with such disputed sums. Notwithstanding the foregoing, if a Notice of Completion is recorded, final payment shall not be made prior to the expiration of the thirty-five (35) calendar day lien period. The start of this lien period is the date the Placer County Recorder's Office records the Notice of Completion.

The City may withhold from the Final Payment an amount not to exceed one hundred fifty percent (150%) of any amount in dispute between the City and the Contractor.

The making of Final Payment shall not operate to release the Contractor or its sureties from obligations arising under the Contract, the Contract bonds and warranties as herein provided. Specifically, the making of final payment shall not constitute a waiver and release of claims by the City arising from:

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1. Unsettled or future liens;

2. Failure of the Work to comply with the requirements of the Contract Documents;

3. The terms of any warranties required by or contained in the Contract Documents;

4. The right to any insurance proceeds or the right to make any insurance or bond claims;

5. Any claims with respect to Contractor's obligations of indemnity with respect to claims asserted by third parties; or

6. Any latent deficiencies with the Work or Contractor's fraud.

7-1.11 **CLERICAL ERRORS.** Notwithstanding the provisions of Section 7-1.10, "Final Payment," of these General Conditions, for a period of three (3) years after Acceptance of the Work, all estimates and payments made pursuant to said Section 7-1.10, are subject to correction for clerical errors in the calculations involved in the determination of quantities and payments. The Contractor and the City agree to pay to the other any sum due under the provisions of this Section 7-1.11, provided, however, if the total sum to be paid is less than $100, no such payment shall be made.

7-1.12 **WARRANTY.** Notwithstanding inspections and Acceptance by the City of Work furnished under the Contract Documents, the Contractor hereby unconditionally guarantees that all materials and equipment furnished will be of good quality and new, that the Work will be free from defects in workmanship and materials and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

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This warranty by the Contractor is in addition to any warranties or guarantees required elsewhere in the Contract Documents. This warranty shall be in effect notwithstanding any disclaimers, or limiting or conditional terms contained in such separate warranties furnished by manufacturers or suppliers.

The Contractor hereby agrees to repair or replace any and all Work, together with any other adjacent Work which may be displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or material during the greater of a period of one (1) year after Acceptance of the Work by the City or the period specified in the Special Conditions, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse or neglect excepted.

The Contractor further agrees, that within ten (10) Days after being notified in writing by the Department of any Work not in accordance with the requirements of the Contract Documents or of any defects in the Work, the Contractor will commence and prosecute with due diligence all Work necessary to fulfill the terms of this warranty, and to complete such Work within a reasonable period of time. In the event Contractor fails to comply, it does hereby authorize the Department to proceed to have such Work done at the Contractor's expense and the Contractor will honor and pay the cost and charges therefore upon demand. The Department shall be entitled to all costs and expenses, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to honor and pay the above costs and charges.

All warranties set forth in the Contract Documents shall be deemed cumulative and not alternative or exclusive. Nothing contained in this section shall be construed to establish a period of limitation with respect to any other obligation, which Contractor has under the Contract Documents or under any separate warranty or guaranty required thereby. The establishment of a

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specific warranty period relates only to the specific obligation of Contractor to correct defective Work, and it has no relationship to the time within which its obligation to comply with the Contract Documents or applicable provision of law may be sought to be enforced, nor to the time within which proceedings may be commenced to establish Contractor's liability with respect to its obligations other than specifically to correct the Work. Without limiting the foregoing, it is understood and agreed that Contractor shall remain responsible for latent defects with its work, regardless of the expiration of any warranty period set forth in the Contract Documents.

7-1.13 **WARRANTY OF TITLE.** No material, supplies, or equipment for the Work under this Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants good title to all material, supplies, and equipment Installed or incorporated in the Work and agrees upon completion of all Work to deliver the Premises, together with all improvements and appurtenances constructed or placed thereon by it, to the City free from any claim, liens, security interest, or charges, and further agrees that neither the Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by this Contract shall have any right to a lien upon the Premises or any improvement or appurtenances thereon. Provided, that this shall not preclude the Contractor from Installing metering devices and other equipment of utility companies, the title of which is commonly retained by the utility company. In the event of the Installation of any such metering device or equipment, the Contractor shall advise the City as to the legal owner thereof. Nothing contained in this paragraph, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection or any rights under any law permitting such persons to look to funds due the Contractor in the hands of the City.

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The provisions of this paragraph shall be inserted in all subcontracts and material Contracts, and notice of its provisions shall be given to all persons furnishing materials for the Work when no formal Contract is entered into for such materials.

[END OF GENERAL CONDITIONS]

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SUPPLEMENTAL CONDITIONS

Project: AUDREY HUISKING (W-50D) PARK PROJECT

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Scope of Supplemental Conditions

1. The Work shall be performed in accordance with the General Conditions and Department Standards, except as the General Conditions may be modified by the following additional City Standards, incorporated herein by this reference, if so indicated.

	COMMUNITY DESIGN GUIDELINES 311 Vernon Street, Roseville, CA 95678
	SPECIFICATIONS FOR COMMERCIAL CONSTRUCTION (ELECTRIC) 2090 Hilltop Circle, Roseville, CA 95747
X	PARKS CONSTRUCTION STANDARDS 316 Vernon Street, Suite 400, Roseville, CA 95678
X	DESIGN AND CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678
	OTHER

Above documents are available at: www.roseville.ca.us.

2. Numbering in these Supplemental Conditions conforms to that in the General Conditions. The existence of a section in these Supplemental Conditions means that the corresponding section in the General Conditions is modified in some respect. Unless otherwise specified, the modified General Condition is deleted entirely and the provisions of these Supplemental Conditions are substituted.

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SECTION 1. DEFINITIONS AND TERMS

1-1.24 **DEPARTMENT.** Section 1-1.24 of the General Conditions is amended to include the following:

The Department for Contract Administration is the Parks, Recreation & Libraries Department of the City of Roseville.

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SECTION 2. CONTROL AND SCOPE OF THE WORK

2-1.08 **SUBMITTALS.** Section 2-1.08 of the General Conditions is amended to include the following:

The time allowed for review of each submittal is (10) Business Days after receipt of the submittal by the Director.

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SECTION 3. CHANGES IN THE WORK

There are no amendments to the General Conditions.

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SECTION 4. CONTROL OF MATERIALS

There are no amendments to the General Conditions.

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SECTION 5. LEGAL RELATIONS AND RESPONSIBILITY

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** Section 5-1.14 of the General Conditions is amended to include the following:

To the best of the City's knowledge, asbestos IS NOT present in the vicinity of the Project. Additional information shall be made available to Contractor upon request.

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SECTION 6. PROSECUTION AND PROGRESS

6-1.04 **PROGRESS SCHEDULE.** Section 6-1.04F of the General Conditions is amended to include the following:

Progress schedules showing project completion dates more than (0) Days earlier than specified in Section 6-1.07 shall be rejected.

6-1.07 **TIME OF COMPLETION.** Section 6-1.07 of the General Conditions is amended to include the following:

The Contractor shall begin Work within (10) business days after receiving a Notice to Proceed and shall diligently prosecute the Work to completion. The Work shall be completed within (90) business days of the Notice to Proceed.

If landscaping plants require an establishment period, that period will be (90) calendar days. Start of the establishment should be as outlined in the Specifications.

6-1.08 **LIQUIDATED DAMAGES.** Section 6-1.08 of the General Conditions is amended to include the following:

The amount of Liquidated Damages is the sum of $800.00 per Day.

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SECTION 7: ACCEPTANCE AND PAYMENT

There are no amendments to the General Conditions.

[END OF SUPPLEMENTAL CONDITIONS]

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SPECIFICATIONS

Project: AUDREY HUISKING (W-50D) PARK PROJECT

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SPEC

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A: Irrigation Schedules — Sheet LI-2.1
B: Soils Fertility Report — Sheet LP-2.0
C: Permits (provided by the City/Project Owner) — # pages

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SECTION 00 31 46
PERMITS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note that the list is not necessarily complete and that additional requirements may exist or arise.

1.02 Permits

A. The Contractor shall obtain copies of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.

1. State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity:

   The City has prepared and submitted the SWPPP and Notice of Intent (NOI) to the State Water Resources Control Board. Prior to starting construction, Contractor shall obtain coverage under and comply with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The City will prepare and submit the NOT when permanent BMP's have been installed.
2. City of Roseville Department of Development Services, Encroachment Permit for all Work related to this project.
3. City of Roseville Department of Development Services, Grading Permit for all Work related to this project.
4. City of Roseville Department of Development Services, Building Permit for all structural items associated with this project, including, but not limited to, lighting, , drinking fountain (plumbing code), and miscellaneous electrical.

B. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.

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C. A copy of the permit is included in the Appendix of the Project Manual. A trench/excavation permit must be on file with the City. Submit a copy of the notification letter to CAL OSHA, which outlines the project, and contracted scope of work.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

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SECTION 01 10 00
SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

A. Project Name and address:
   Audrey Huisking Park
   6485 Garland Way Roseville, Ca 95747
B. Project description/scope of work:
   The scope of this project includes …1.2 acre parcel / park improvements
C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

1.03 Engineering

A. Field Engineering, as a part of this contract, shall include:
   1. Layout of the work and establishment of lines and grades.
   2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
   3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
   4. All work shall:
      a) Establish indicated layout in relation to the property survey and existing reference points.
      b) Establish and preserve permanent reference points during the course of construction.
      c) Set locations and elevations of all site elements as required for proper completion of the work.

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1.04 Permits, Fees and Notices

A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided in the Appendix) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.

B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

1. Notice to Contractors
2. Special Provisions
3. City of Roseville Parks Construction Standards
4. City of Roseville Design and Construction Standards
5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.

B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.

C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.

D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.

E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.

F. The term "Project Owner", where used herein, shall mean the landowner or developer.

G. The term "provide", where used herein, shall mean furnish and install complete.

H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.

I. The term "substantially complete", where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.

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J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.

B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.

C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
   1. ANSI: American National Standards Institute.
   2. ASTM: American Society for Testing and Materials.

1.08 Submittals

A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks

B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
   1. Drawing sheet or specification section reference (by section, paragraph and sub-paragraph numbers);
   2. Item description;
   3. Indication whether this item is “as specified” or “proposed substitution” and
   4. A space for itemized response summary, e.g. “reviewed” or “resubmit”.

C. Contractor shall provide submittals electronically in PDF file format and physical product samples as required in specifications. It shall be the Contractor’s responsibility to ensure that the summary sheet is included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack an appropriate product sample) will not be reviewed.

D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

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E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) of receipt of the returned, approved submittal. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.
B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.
B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.
C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

A. All utility fees, including, but not limited to, connection fees, installation fees, meters, monthly service fees and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance by City Council.

1.12 Dust/Noise Control Requirements

A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.07 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer.
B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on weekends and holidays must be approved by the project manager. Work on

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weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24” Box Stock	Two Inches
1 36” Box Stock	Three Inches

1.14 Inspection of Construction

A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.

B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.

C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed “hard card” shall be submitted to the Project Manager along with required turn in items (See 1.19 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

A. Impacts that affect the site conditions to the detriment of the park or streetscape Impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:

1. Soil compaction in non-structural areas;
2. Diesel or gas fuel leaks/spillage;
3. Buried concrete or other construction debris;
4. Hazardous material contamination;
5. Lime treatment in planting areas;
6. and more.

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1.16 Pre-final (Punch List) Review

A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as “the state of work where it may be used in a suitable and intended manner with exception of minor corrections”. Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
   1. All construction items
   2. Installation of all site furnishings, including lights and signs
   3. Seeding or sodding of all turf areas
   4. All planting, including weeding of planted areas
   5. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.

B. Within five workings days of receipt of notification, the Parks Construction Inspector will confirm substantial completion. The Parks Construction Inspector will schedule the punch list walk (pre-final review) within five working days after the project has been determined as substantially complete. A formal punch list will be developed at the punch list walk. The Parks Construction Inspector will provide a copy of the formal punch list to the Contractor within five working days of punch list walk. Performance of the punch list walk does not automatically trigger the start of establishment.
   1. If at any point during this review that it becomes apparent that the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.

C. Concurrent to the pre-final review, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted to the City (single point of contact), at one time and only by appointment. Do not drop off the turn-in items at the front counter and without an appointment.

D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

1.17 Establishment Period

A. The duration of the establishment period shall be:

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1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Notice of Completion by the City Council.

B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:
1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.
4. All plant and turf maintenance as described in Section 32 90 00 3.11

C. Prior to the start of the final thirty (30) days of establishment:
1. All punch list items shall be completed.
2. All certifications and testing shall be completed.
3. All plantings and turf shall be thriving and in a healthy condition.
4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

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1.18 Final Review

A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.

B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.

C. Acceptance of the project shall be considered “field accepted” and a recommendation will be forwarded to the City Council for “final acceptance” per Section 7 - 1.01 of the General Conditions.

D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
E. Turn over for City maintenance shall occur only after:
   1. The specified duration of the establishment period has been successfully completed.
   2. If required, the deed transferring property ownership, has been recorded at the County.
   3. A Notice of Completion (NOC) for city-built parks and for streetscapes has been approved by the City Council.
F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 – Warrantees and Guarantees.

1.19 Record Documents

A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work**.
B. Record documents shall be submitted:
   1. one full size set of final as-built drawings (verified/initialed by the Parks Inspector during the establishment period)
   2. one set of 11 x 17 reductions of the complete as-built package; and
   3. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
   4. one USB storage device containing PDF scanned images (in color) of the verified/initialed as-built drawings.
   5. For City of Roseville CIP projects, SWPPP binder.

1.20 Warranties and Guarantees

A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall assemble all warranties into a single, bound or stapled package. All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
   1. Warranties for equipment shall be submitted in the manufacturer's standard form and shall be countersigned by the subcontractor or supplier and the Contractor.
   2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

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"We hereby warrant that the ***product*** which we have installed at ***project name*** has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____ _____
Subcontractor or Supplier Date

Countersigned: _____ _____
Contractor Date

B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

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PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

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SECTION 01 57 23
STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

A. State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
B. CASQA California Stormwater BMP Handbook – Construction, November 2009

1.03 Definitions

A. NOI: Notice of Intent
B. NOT: Notice of Termination
C. QSP: Qualified SWPPP Practitioner
D. QSD: Qualified SWPPP Developer
E. SWPPP: Storm Water Pollution Prevention Plan
F. SWRCB: State Water Resources Control Board
G. NPDES: National Pollutant Discharge Elimination System General
H. WDID: Waste Discharger Identification number
I. BMP: Best Management Practices

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PART 2 - PRODUCTS

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PART 3 - EXECUTION

3.01 SWPPP

A. Comply with State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

B. A SWPPP has been developed for this project. The SWPPP is a dynamic document and will change as conditions (weather or construction phases) warrant.
C. Implementation of the SWPPP is the responsibility of the Contractor and a part of this project. Costs associated with implementation and maintenance of the BMPs per the SWPPP shall be included in the lump sum base bid.
D. Major changes to the SWPPP shall be reviewed by the City's QSD prior to implementation. Cost associated with the major changes will be paid for using the unit cost listed in the Additions or Deletions Sheet of the Proposal
E. The City's QSP will perform weekly inspections of the jobsite. Implementation of and minor changes to the SWPPP as directed by the City's QSP shall be incidental to the Work. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.
F. All BMPs installed will be inspected by the City's QSD/QSP for compliance with the SWPPP and BMP Fact Sheets. BMPs that are not in compliance shall be brought into compliance by the Contractor at no cost to the City.
G. Keep one copy of the SWPPP and amendments at the project site.
H. The SWPPP shall be readily available throughout the course of construction and until the NOT has been accepted by SWRCB. The SWPPP shall be made available upon request by a representative of the Regional Water Quality Control Board, State Water Resources Control Board, United States Environmental Protection Agency, or City' storm water staff.
I. At the end of the establishment period, the Contractor shall submit the project site copy of the SWPPP including copies of all inspections, Rain Event Action Plans (REAPs), reports, and sampling and analysis results to the City's Project Manager.

3.02 Schedule

A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.
B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform

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these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 BMP's

A. Construction BMP's shall be installed per the Erosion / Sediment Control Plan and project SWPPP, and in accordance with the CASQA California Stormwater BMP Handbook. Use of alternative BMP's will be reviewed and accepted at the discretion of the City's QSD.

3.05 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

Delete this article if winter suspension is not required

3.06 Winter Construction Suspension

A. Contractor shall include a winter construction suspension as part of the construction schedule. The counting of working days will be suspended during the winter suspension period. It is at the City's sole and complete discretion to determine the start and end dates of the winter construction suspension. The City will notify the Contractor 10 working days before the start of the winter construction suspension. The City will notify the Contractor 10 working days before the end of the winter construction suspension. The Contractor shall begin work within 15 calendar days after receiving the notice of the end of the winter construction suspension.
B. Contractor shall include an allowance of *($15,000)* for the winter construction suspension. Costs associated with preparing the site for the winter construction suspension and costs associated with corrective actions required during the winter construction suspension will be paid for using the allowance on a Time & Materials Basis according to the allowable mark-ups in the project's General Conditions, or per an approved lump sum or unit price quote. Costs to implement and maintain the BMPs per the Erosion and Sediment Control Plan are excluded from the winter suspension allowance and shall be included in the lump sum base bid.
C. Prior to the winter construction suspension, stabilize all exposed soils at the direction of the City's QSD/QSP. In addition, all adjacent drainage inlets shall be protected and perimeter control shall be installed and in good repair.

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D. Traffic on the construction site shall be kept to minimum. All traffic entering or exiting the site must use the stabilized construction entrance.
E. Where there are areas of concentrated runoff flows, Contractor shall protect the soil from erosion.
F. Per the Construction General Permit Requirements, inspections by the City's QSD/QSP will continue into and through the winter suspension period. Inspections will occur before, during, and after each qualifying storm event (0.5" or more precipitation) and at least once per week. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.
G. Should rain be forecast at 50% or better by NOAA, the City's QSD/QSP will prepare a Rain Event Action Plan (REAP) and email such document to the Contractor. Contractor shall complete all corrective actions within the REAP prior to the start of precipitation.
H. The City's QSD/QSP will be sampling all discharge to ensure compliance with runoff standards for pH and turbidity. If the water sampling indicates compliance issues, Contractor shall make repairs or adjustments to BMPs immediately, and respond to any such requests within 24 hours.

END OF SECTION

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SECTION 03 30 00
SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications, latest edition.
B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6" x 6") sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.
B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.
C. Variances in surface grades of more than 1/8", as measured by a straight edge ten feet (10") long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

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1.05 Handling and Storage

A. Comply with ATSM C-94, “Specifications for Ready Mix Concrete” for the batch, mix and transport of concrete.
B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 “Minor Concrete” of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified” and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiberglass Reinforcement

A. Fibers for concrete shall be Fibermesh 150, as manufactured by Propex Operating Company; or accepted equal. Fibers shall contain 100 percent virgin polypropylene multifilament fibers, e3 patented technology, containing no reprocessed olefin materials. The fibers shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of concrete.

2.03 Expansion Joint Material

A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

A. All forms shall be new at the start of the project and shall be construction grade Douglas Fir. Minimum size lumber shall be 2 x 6.
B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
C. Plywood shall be 5/8”, Class I, exterior grade as outlined in APA “Guide to Plywood Grades”. Omit mill oiling treatment.

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PART 3 - EXECUTION

3.01 Poured-In-Place Concrete Forms

A. Concrete for hardscape or flatwork shall be placed on subgrade compacted to 95% relative compaction. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.
B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.
C. Forms shall not leak, spread, shift or settle when concrete is placed.
D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.
E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.
F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.
G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiberglass Reinforcement

A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

A. Control joints shall be per detail PK-32 with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For

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example a ten-foot wide walkway shall have control joint placed ten feet on center.

3.05 Placement of Concrete

A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.
B. Concrete shall be transit mixed according to ASTM C-94. Limit the quantity of water to the required strength. Concrete shall be of a consistency that it flows slowly into the forms.
C. Mixing of concrete shall be continuous commencing from the time water is added to the mix until such time that the concrete is poured. All concrete shall be placed within an hour of the time when water is first added.
D. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.
E. Thoroughly compact the concrete manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.
F. After obtaining uniform compaction, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.
G. Concrete elements shall not exceed the following tolerances:
    1. Linear: 1/8”
    2. Slab deviation: 1/8” in 10‟

3.06 Finishes

A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. Medium broom finished concrete shall have clean, deep control joints spaced appropriately. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.
B. Upon completion of float finishing, provide the final finish as follows:
    1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.

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3.07 Removal of Forms

A. Forms shall remain in place as follows:
   1. For mass concrete work: 5 days.
   2. For other flatwork and other concrete work: 3 days.

B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1”) below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.08 Curing and Protection

A. Allow adequate time for the concrete to cure. In temperatures above 75 degrees F., ensure that the concrete surface remains wet for a period of seven (7) days minimum.

B. Protect all concrete from damage during the curing period. This shall include damage from sun, rain, flowing water, frost, mechanical injury, tire tracks, footprints, oil stains, etc. Should such damage occur, Contractor shall take immediate action to repair damage to the satisfaction of the City.

3.09 Clean-Up

A. During the course of this work, the area shall be kept clear and free of debris as realistically possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.

B. Remove from site furnishing posts all concrete “slobber”. Re-touch posts as necessary for a clean finish.

END OF SECTION

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SECTION 12 93 00
SITE FURNISHINGS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all site furniture, including play equipment and play surfacing, as shown on the Plans and as specified herein.

1.03 References

A. All play equipment shall meet or exceed the standards set forth by the Consumer Product Safety Commission (CPSC), comply with the Americans with Disabilities Act (ADA), meet all current ASTM standards and be consistent with State and local codes.

B. The play area surfacing shall meet or exceed the fall absorption/impact rates set forth by the CPSC guidelines and ASTM standards. The surfacing shall be an accessible surface and manufactured specifically for play areas.

C. Nothing in the Plans or Specifications is to be construed to permit work not conforming to regulating codes and standards. The Contractor shall furnish without extra charge any material and labor, when required, by the compliance with these rules and regulations, even though the work was not mentioned in these particular Specifications or shown on the Plans.

D. The product manufacturer shall supply complete Specifications for the installation of all site furnishings, including play equipment and play surfacing.

1.04 Submittals

A. Submittals for specified items are required. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. For the following items, also provide:

1. Engineered Wood Fiber

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2. Play Equipment and Zip-line submittals shall include color samples, manufacturer's materials and parts list, and installation instructions.
3. All items with "color as selected by City" shall include color samples.
4. Benches, tables, garbage cans, and drinking fountain.

B. On the date of the Notice to Proceed, the Contractor shall immediately place the order to purchase all site furnishings, including the play equipment and play surfacing as specified on the Plans and as outlined herein. **Proof of all orders shall be submitted to the Project Manager within ten (10) working days of the Notice to Proceed.**

C. The Contractor shall submit a Certificate of Compliance from a third party certified playground inspector which verifies that the entire playground, including individual components, and surfacing meets or exceeds regulated requirements as described in Section 1.03 above.

1.05 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the miscellaneous site amenities. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Materials

A. Play Equipment shall be custom configuration as shown on the Plans and as specified herein. The equipment shall be as distributed by *(contact name and phone number)*, and as manufactured by *(contact name and phone number)* or accepted equal. Color as selected by the City.

B. Zip-Line shall be as shown on the Plans as distributed by *(Eric Jones @ 916.584.0317)*, and as manufactured by *(Landscape Structures)*, or accepted equal. Color as selected by the City.

C. Engineered wood fiber shall be clean, engineered wood fiber, manufactured specifically for play areas.
1. Engineered wood fiber manufacturer shall provide testing certification by an independent testing agency that the results comply with CPSC guidelines and ASTM standards.
2. Engineered wood fiber shall meet the following requirements: ASTM F1951-99 (ADA Compliance Test) and ASTM F 1292-96 (Shock Absorbency).
3. Manufacturer shall provide a Certificate of Insurance that shall provide coverage for products liability with the limit of liability not less than $1,000,000.

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4. The manufacturer shall also provide written guarantee for three (3) years from the date of installation against decay and biochemical degradation calling for replacement of defective materials during the guarantee period.
5. Manufacturer certifies that the engineered wood fiber has been installed in not less than three (3) sites for periods of not less than three (3) years demonstrating the claims made with regard to these Specifications.

D. Picnic Tables shall be as shown on the Plans and as specified herein. The tables shall be as distributed by *Karl Maniglia @ 916.317.0545)*, and as manufactured by *(Wabash Valley)* or accepted equal. Color as selected by the City.

E. Benches shall be as shown on the Plans and as specified herein. The benches shall be as distributed by *(Karl Maniglia @ 916.317.0545)*, and as manufactured by *(Wabash Valley)* or accepted equal. Color as selected by the City.

F. Drinking Fountain shall be MDF #10145 SM (bottle filler, dual bowl and accessible) and stainless steel surface carrier as distributed by Husbands and Associates (800) 821-9838 and as manufactured by Most Dependable Fountains or accepted equal. Color to be stainless powder coated black or as approved. Include recessed hose bib with locking cover. Install with a sand strainer when sand amenities are included in the park design.

G. Park Identification Sign shall be fabricated by Quick Crete Products Corp., Norco, CA, (916) 447-8644, or by Outdoor Creations, Inc., Anderson, CA, (530) 365-6106, or accepted equal.

H. Age-Appropriate Signage shall contain the following language:
"This play area has been designed for the use of children aged *(fill in the appropriate age range)* years of age."

I. Park Namesake Plaque shall be a 24" by 18" digital high pressure laminate graphic panel fabricated or accepted equal. Plaque shall be mounted on a SlimLine single pedestal sign system or accepted equal. Manufacturer for the plaque and sign system (model # 2418 SL-SLP-AL) is KVO Industries (Chris Howell, (707) 573-6868). Installation location shall be verified in the field with the Project Manager.

J. Playground rules sign shall be as fabricated by Gopher Sign Company, (651) 698- 5095, or accepted equal.

K. Trash Receptacle shall be 32 gallon receptacle with liner, dome top (model # TG3D33S) as fabricated by Wabash Valley, (260) 352-2102, or accepted equal.

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PART 3 - EXECUTION

3.01 Installation

A. Contractor to provide experienced workers or subcontractors to install all site furnishings, including the play equipment and play surfacing described in these Specifications. The workers or subcontractor must demonstrate that at least five (5) similar play structures and five (5) play surface applications similar to that specified for this project have been installed in the last three (3) years.

B. All site furnishing, including play equipment shall be installed per manufacturer's instructions.

C. Engineered wood fiber shall be blown in place to avoid damage to adjacent improvements unless specifically approved by City.

D. Heights of tables and benches shall be as follows, unless otherwise required by ADA; California Title 24 or other code requirements:

Description	Height Above Finish Grade
Table Surface Height	34" Maximum
Knee Space Height	27" Minimum Clear Space
Knee Space Depth	17" Minimum from edge of table to nearest obstruction under table top
Width of Knee Space	30" Minimum clear width beneath table
Bench Surface Height	16" Minimum, 18" Maximum

E. Heights for play equipment, including ramps and transfer decks shall comply with the approved recommendations by the U.S. Architectural and Transportation Barriers Compliance Board: Play Facilities Regulatory Negotiation Committee.

F. For play equipment, locate all footings prior to installation of drain lines. Adjust drain lines to accommodate play structure footings. Provide appropriate fall zones as shown on the Plans and per applicable codes and guidelines.

G. All footings shall be Class A concrete with 3/4" maximum size aggregate, unless otherwise noted. Footings shall be in accordance with Caltrans Standard Specifications, Section 90. Install all footings below finish surface. In paved areas, install paved surface over footing for a clean finished surface as shown on the Plans.

H. Carefully install all furnishings and equipment without disturbance to adjacent finishes. Contractor shall be responsible for the damage and subsequent repairs of damaged finished product.

I. Install park namesake plaque. Installation location shall be verified in the field with the Project Manager.

J. Install age-appropriate stickers on all play structures.

K. Install playground rules sign. Installation location shall be verified in the field with the Project Manager.

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3.02 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

PART 4 - WARRANTY

4.01 General

A. Contractor shall warranty all site amenities included under this Section.
B. Contractor shall also provide a written warranty covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
C. Submit written warranty on company letterhead addressed to the City when providing As-built drawings.
D. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance by a third party certified playground inspector for the installation of the play structure and safety surfacing. Certification shall include testing for compliance of ASTM 1292 (Impact Attenuation of Surfacing Systems under and around Play Equipment). All tests, including re-tests, shall be the responsibility of the Contractor. Submit all test results to the City.
E. Submit maintenance manual for poured-in-place resilient surfacing.
F. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance from the manufacturer of the play structure for the installation of the play structure.
G. Contractor shall submit to the City, upon completion of work, critical fall criterion used to certify all play surfacing material.
H. Attach cut sheets of installed items to the warranty.

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END OF SECTION

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SECTION 26 00 00
SITE ELECTRICAL

(This Section is only partially complete. Consultant shall provide all applicable 260000 series Sections specific to the project scope.)

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition and requirements outlined by the City of Roseville Electric Department shall be in addition to the standards provided herein.
D. The standards set forth in the latest edition of the California Electrical Code (CEC), incorporating the latest edition of the NEC with City of Roseville amendments shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of site electrical as shown in the Plans and as specified herein.
B. Submittals shall be required for requested substitutions or plan deviations ONLY. The Contractor shall install all specified electrical fixtures, poles and equipment, unless otherwise accepted and determined as an equivalent.

1.03 References

A. Conform to requirements outlined in the latest editions of the California Electrical Code (CEC), California Administrative Code (Title 24), California Building Code (CBC), California Administrative Code (Title 22) and other applicable codes.
B. Conform to requirements outlined in the latest edition of the Roseville Electric Specifications for Commercial Construction.

1.04 Record Drawings

A. Record drawings are required as a part of this work. At all times, the Contractor shall maintain accurate information of the work in progress. Deviation in layout of conduit or other materials shall be recorded to the satisfaction of the Inspector. Upon completion of the project, as-builts shall be submitted to the

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City on reproducible plan sheets and shall depict all changes in a neat and legible manner.

PART 2 - PRODUCTS

2.01 Service Panels

A. Service panels shall meet the Roseville Electric approved sections of the EUSERC requirements. The list of acceptable panels can be found at https://the.euserc.org/s/Roseville-City-of-Acceptability-Pages.pdf
B. Service panel shall be:
   1. Built to UL508A standards
   2. Metered
   3. Single phase or three phase application
   4. Rated for 120 to 480 volts
   5. Color: Hunter Green

2.02 Electronic Astronomic Time Switch

A. Electronic Astronomic Time Switch shall be model ET-2815C, as manufactured by Intermatic, or accepted equal.

2.03 Conduit and Fittings

A. For primaries (12,000 volts), conform to Roseville Electric's Specifications for Commercial Construction, latest edition.
B. All other conduit and fittings shall conform to the California Electric Code, latest edition.

2.04 Wires and Cables

A. Conform to the California Electric Code, latest edition.
B. All wires shall be copper only, 90-degree-C THHN/THWN insulation.

2.05 Wire Connections and Devices

A. Conform to the California Electric Code, latest edition.
B. Splices and joints for #10 AWG or smaller wiring shall be twisted together electrically and mechanically strong and insulated with approved type insulated electrical spring connectors, Scotchlok or Ideal. Joints and connections for #8 AWG or larger shall be made with Burndy, T & B, or approved equal, solderless tool applied pressure lugs and connectors. Uninsulated lugs and wire ends shall be insulated with layers of plastic tape equal to insulation of wire and with all irregular surfaces properly padded with "Scotchfil" putty prior to application of tape. Tape shall be equal to Scotch #33, General Electric #AW-1, or approved equal. Feeder splicing is not permitted.

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C. Receptacles: 15 & 20 Amp 125 Volt receptacles shall be "Specification" grade, duplex, UL Listed, rated Weatherproof where installed outdoors or in damp or wet locations. Where only one receptacle is connected to a 20 ampere circuit, a 20 ampere receptacle shall be used. Receptacles to be Hubbell 5262 series, 5362 series, or equal. Provide an equipment grounding jumper (pigtail) connecting the grounding terminal of the receptacle to the grounded box.

2.06 Outlet Boxes

A. Cast Metal boxes shall be cadmium plated, cast iron alloy by Crouse-Hinds Form 8 condulets, Appleton Form 35 Unilets or accepted equal.

B. Cast Metal Outlet boxes shall be four inch (4") round, galvanized cast iron alloy with threaded hubs and mounting lugs as required. Boxes shall be furnished with cast cover plates of the same material as the box and neoprene gaskets by Crouse-Hinds VXF series, Appleton JBX series or accepted equal.

2.07 Pull and Junction Boxes

A. Per City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.08 Parts Identification

A. Consistent with the City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.09 Electrical Support Equipment

A. Concrete Fasteners shall be Philips "Red-Head" or accepted equal. Powder driven concrete pin fasteners, low velocity type shall be Remington, Ramset or accepted equal.

B. Conduit Straps shall be hot dipped galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers (as required) by O-Z/Gedney No. 15-50G strap and #14G spacer, Efcor No. 231 strap and No.131 spacer or accepted equal.

C. Concrete Inserts shall be pressed galvanized steel, spot insert with oval slot capable of accepting support nuts of ¼ inch to ½ inch diameter thread by Unistrut No. M2506 series, Globestrut CSI series or accepted equal.

D. Construction Channel shall be 1-1/2 inch by 1-1/2 inch 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2 inch on center, in the base of the channel by Kindorf 905 series, Unistrut P-1000-HS or accepted equal.

E. Cable Ties and Clamps shall be one piece, nylon, reusable type lashing tiesby Thomas and Betts Co "Ty-Raps", Panduit "Pan-Ty" or accepted equal.

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F. General Fasteners shall be wood screws for fastening to work; machine screws for fastening to steel; toggle bolts for fastening to gypsum board or plaster walls; expansion anchors for attachments to pre-poured concrete.
G. GFI Outlet Cover shall be metal, lockable, and flush with the surface it is installed in. Cover must conform to the California Electric Code, latest edition.

2.10 Fixtures and Poles

A. Parking Lot lights shall be:
B. Pathway/Security lights shall be:
   1. LED: Hadco: RL54 B B N N 1 A W N N N A 2 N N N N SP1
   2. Pod: die-cast aluminum housing with tool-less access
   3. Globe: clear prismatic injection molded U.V. stabilized acrylic
   4. Symmetric photometric distribution
   5. Rated 120 volts
C. Poles shall be:
   1. Whatley: TR34 16 DE BLK TXT 30-30 or accepted equal
   2. Fiberglass, direct burial
   3. Textured round, tapered
   4. 16’ mounting height
   5. Include –RC receptacle as shown on plans

2.11 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge.

PART 3 - EXECUTION

3.01 Installation

A. Install (luminaire and poles) in accordance to manufacturer’s instructions.
B. Ensure proper handling and installation of fixtures including hardware necessary for a complete installation. Fixtures (luminaire and poles) shall be clean, plumb and level.
C. All lamps shall be new and in operating condition. New lamps shall have less than 100 hours of operation on-site.
D. All splices in exterior fixtures or fixture outlet boxes shall be made watertight, using specified epoxy resin splicing kits.
E. Operate the entire system, once complete, in the presence of the Inspector. Immediately correct any improper connections or other items.
F. Install concrete collars around light poles. Concrete collars shall be per the Parks Construction Standards, latest edition.
G. Install tracer wire on top of conduit for all up-lighting and sports field lighting.

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3.02 Clean Up

A. At all times, maintain a safe and clean work site, free of debris and rubbish.
B. All electrical parts shall be clean of conductive and deleterious materials.
C. All enclosures shall be free of dirt and debris.
D. Clean all finishes and touch up damaged areas prior to pre-final inspection.

3.03 Excavation & Backfill

A. Refer to Section 33 00 00 Utilities.

3.04 Equipment Pads

A. Concrete reinforced pads for mounting of equipment (i.e. switchboard, transformers, freestanding panels, etc.) shall be minimum 3000psi, 6" thick with #4 rebars at 12" on center each way. Rebars shall be centered in pad. Pad shall extend 2" beyond equipment and 1.5" above surrounding area. Backfill and compact to 95% maximum dry density at optimum moisture content in layers not to exceed 6" when compacted.

3.05 Grounding

A. Grounding and ground bonding of the electrical installation shall be in accordance with CEC Article 250, and any applicable codes. Ground fittings shall be approved manufactured type, installed and connected to conform with Code requirements.
B. Neutral conductors and noncurrent-carrying parts of equipment at each installation shall be grounded in accordance with applicable code. Ground conductor shall be copper having a current capacity sized in accordance with CEC.
C. All equipment cases, motor frames, etc., shall be completely grounded to satisfy requirements of CEC. Install bond wire in flexible conduit. Install copper bond wire, sized in accordance with CEC, in all nonmetallic raceways and bond to all metallic parts using approved fittings.
D. Service ground conductor shall be connected to a "Ufer" encased ground and bonded to the metallic cold water pipe system and to the metallic natural gas line. 5/8” x 10 ft copper clad ground rods may be used in lieu of the Ufer ground where no footing is available.
E. All connections shall be made with solderless connectors or molded fusion-welding process.
F. Equipment grounding conductors shall be insulated with a continuous green outer finish along its entire length. Conductors size #4 AWG and larger may be identified (with green electrical tape applied half-lapped) at each end and at every point where the conductor is accessible. Tape shall be applied from its point of entry to point of exit or termination.

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G. Insulated grounded (neutral) conductors shall be identified with a continuous white outer finish along its entire length. Neutral conductors #4 AWG or larger can be identified by a distinctive white marking (applied half-lapped with white electrical tape) for the last 12 inches at each end.

3.06 Field Testing

A. Perform Insulation Resistance (IR) "Megger" Testing per NETA Standards. Submit test results. Provide testing for:
   1. All feeders 100 Amps and higher.
   2. Branch circuits 100 Amps and higher.

B. Each ground rod shall be tested. A ground rod which does not have a resistance to ground of 25 ohms or less shall be augmented by one additional ground rod at no less than 8 feet from each other.

3.07 Consultant to complete.

END OF SECTION

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SECTION 31 10 00
CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.

B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 01 57 23: Storm Water Pollution Control

1.04 Protection/Replacement

A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.

B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.

C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs,

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decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.

D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
F. Burning or burying removed material on-site is prohibited.
G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction, at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 Pre-Construction Site Review

A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.

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B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

3.03 Grubbing

A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
B. Once surface material is removed, the Contractor shall stockpile the top twelve inches (12”) of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

A. Contact USA Alert (800) 642-2444 prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours’ notice. Verify all utilities entering into and their locations within the project site.
B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

END OF SECTION

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SECTION 31 20 00
EARTHWORK

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the Caltrans Standard Specifications, latest edition, shall be in addition to the standards provided herein.
D. The requirements set forth by CAL OSHA shall be in addition to the standards provided herein.

1.02 Description

A. Provide all labor, operations and materials necessary for earthwork, including, but not limited to, staking and surveying, grading; excavating; installation of facilities necessary to perform excavation and subsequent removal of such facilities upon completion of work; subgrade preparation; backfilling; and other incidental items necessary for a complete project.
B. This project (fill project) (requires import of material. The (import) of material shall be a part of the Contractor's bid price.
C. The intent of the grading plan is to provide positive drainage and to maintain slopes on walkways as required by the Americans with Disabilities Act and California Title 24 throughout the project site. The Project Manager shall be notified immediately of any discrepancies between the Plans and actual field conditions and/or conflicts between the design and code requirements.

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1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 33 00 00: Utilities
C. Section 32 84 00: Irrigation System
D. Section 32 90 00: Planting
E. Section 26 00 00: Site Electrical
F. Section 01 57 23 Storm Water Pollution Control

1.04 Quality Assurance

A. All work shall conform to local codes and regulations, including standards set forth in the Standard Specifications of the State of California, Business and

Transportation Agency, Department of Transportation (Caltrans), Chapter 70 of the Uniform Building Code and ASTM.

B. Relative compaction shall be the in-place dry density of soil denoted as a percentage of the maximum dry density of the same material. This shall be as determined by ASTM 1557. The optimum moisture is measured by the water content which corresponds to the maximum dry density.
C. Upon discovery of unforeseen subsurface site conditions, the Contractor shall notify the Inspector immediately.
D. Upon discovery of hazardous materials, cease all activity and immediately contact the Fire Department.

1.05 Protection

A. Provide and install all supports, shoring, bracing, underpinning, sheet piling and other methods for the sides of excavations necessary for ensuring safe working conditions for the workmen and to protect adjacent improvements to remain.
B. Provide any and all protection measures necessary to ensure the protection of the workmen, the general public, including children and the project site. These protection requirements remain the Contractor's sole responsibility throughout the duration of the project, including non-working hours.
C. Do not obstruct vehicular, bicycle or pedestrian thoroughfares, unless previously accepted by the City. Provide safe and adequate detours around the construction as required by City and State regulations.
D. Trenches shall be covered at all times when work directly associated with the trenches is not occurring, including non-work hours.
E. During the course of construction, the Contractor shall ensure that surface drainage does not create a nuisance onto adjacent properties.

1.06 Erosion Control Measures

A. Construction sites shall have required erosion and sediment control measures in place as required by the SWPPP. If construction is in progress, the Contractor shall ensure that the construction site is prepared prior to the onset of any storm. At a minimum, erosion control measures shall include:
    1. Broadcast seed
    2. Drainage area protection
    3. Dust/mud control
    4. Drain inlet filters
    5. Silt fence and straw wattles
    6. Slope protection
    7. Straw bales
    8. Silt controlling devices

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PART 2 - PRODUCTS

2.01 Base Rock

A. Class 2 aggregate base per Caltrans Standard Specifications, latest edition.

2.02 Drain Rock

A. Drain rock shall be Class 2 permeable, washed, unbroken stone or gravel. Material gradation shall conform to the following:

Sieve Size	Percent Passing
1 inch	100
No. 4	20-50
No. 50	0-10
No. 200	0-5

2.03 Pea Gravel

A. Pea gravel shall be natural stone, free of clay, shale or organic matter, and shall conform to the following:

Sieve Size	Percent Passing
3/8 inch	100
No. 4	47
No. 8	2
No. 16	1

2.04 Fill

A. Structural Fill shall conform to Caltrans Standard Specifications or the accepted site-specific geotechnical report generated for the project.
B. Fill for non-structural areas shall conform to the following standards:
   1. Plasticity: ASTM D4318-84
   2. Expansion Index: No greater than twenty (20)
   3. Testing: UBC 29-9 and ASTM D422-72
   4. Particle Size: No greater than one inch (1”)

2.05 Topsoil

A. The top eight to ten inches (8” – 10”) of native soil containing more than three percent (3%) organic material. Topsoil shall be free of rocks no larger than one inch (1”) in diameter, free from subsoil, roots, heavy or stiff clay, course sand, destructive seeds, noxious chemicals, brush, debris, litter and other undesirable materials.
B. For any import soil to be used in turf/planting areas, submit a soils analysis with soil amendment recommendations (for plant growth) for review and acceptance prior to placement on-site. Soils test information shall be as outlined in Section 32 90 00: Planting – 1.06.

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2.06 Soil Sterilant

A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.07 Sand

A. Granular, fine, free of organic matter, mica, loam or clay material.

PART 3 - EXECUTION

3.01 Construction Staking

A. The layout of all work shall be performed by a California State licensed land surveyor provided by the Contractor.
B. Notify the Inspector immediately of any discrepancies between actual field conditions and the Plans. Minor field adjustments may be necessary in order to fulfill the intent of the Plans.
C. Non-notification of discrepancies between actual field conditions and the Plans by the Contractor, in writing, shall indicate his acceptance of such field conditions. Adjustments/modifications to the construction to accommodate the inconsistencies (without notification) shall be at no additional cost to the City.

3.02 Excavation

A. All excavations shall be as noted on the Plans. Excavations shall include accommodation of base material.
B. Do not over-excavate. Excavations shall provide appropriate space to install shoring, bracing, formwork, etc, as needed to ensure the safe and proper construction of the work.
C. Take every precaution to prevent water from entering, softening, and undercutting excavated areas, including, pits, footings, trenches, etc.
D. Notify the Inspector immediately upon discovery of unsatisfactory soils materials or unforeseen site conditions. Excavation shall include the complete removal of the unsatisfactory material and its legal disposal thereof.

3.03 Site Grading

A. A grading permit is required to be obtained by the Contractor prior to commencing any earthwork.
B. Grading shall include adjacent transition areas, new elevations/contours as shown on the Plans. All subgrade areas shall be graded parallel to the finish grades and contours and shall be uniform in slope. Transition areas shall provide a smooth connection between new and existing grades and shall not create additional drainage or ponding onto adjoining properties.

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C. Surface grades shall provide for positive drainage away from structures and footings, and shall be uniformly smooth throughout.
D. Rough grading shall:
    1. Be graded to a tolerance of 0.10 feet, plus or minus for planted and turf areas.
    2. Be graded with a tolerance less than .04’ from specified grade and cross section for subgrade in which pavement, curbs and other structural elements are to be placed immediately above.
    3. Provide a subgrade surface free of exposed rocks, stones and boulders.
    4. Provide a subgrade surface free of depressions, pits, etc., with proper backfill and compaction. See paragraph 3.04 below.

3.04 Placement of Fill Material

A. Prior to placement of fill material, the Contractor shall:
    1. Obtain approval of the subgrade surface from the Inspector.
    2. Scarify, dry and compact soft and/or wet areas.
    3. Remove and replace unsuitable subgrade material to the satisfaction of the Inspector.
    4. Take all necessary corrective action.
B. Do not use topsoil as fill or backfill material, unless otherwise accepted in writing.
C. Fill shall be placed in the following manner:
    1. Accepted engineered fill material for structural slabs and areas to be paved shall be placed in six-inch (6”) loose thickness, uniform layers over the entire area.
    2. Fill material in planted areas shall be placed in twenty-four inch (24”) maximum loose thickness throughout the areas to receive fill.
D. Aerate or water each lift to obtain the required compaction rate indicated on the Plans. Thoroughly mix material to ensure proper moisture content for compaction. Repeat the operations until grades, as shown on the Plans, are obtained. Jetting of trenches shall be reviewed and accepted by the Inspector prior to performance of work.
E. Do not place fill when the subgrade is frozen, muddy or wet. Allow conditions to thaw and dry out before resuming operations.
F. Use hand tampers or vibrating compactors around foundations walls, retaining walls and other structural elements. Do not use large equipment in these areas and do not begin compaction operations until the bearing surfaces have reached its design strength.
G. Fill around existing trees to remain shall not exceed twelve inches (12”).
    1. Minor fill (6” or less) shall utilize topsoil and shall be placed by hand. Do not cover crown of trunk. Feather grades to the extent possible.

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2. Fills between 6” and 12” shall utilize 3/4” pea gravel on grade, placed up to three inches (3”) below finish grade. Apply topsoil, by hand, to meet finish grade elevations. Feather grades to the extent possible.

H. Construct mounds from on-site material. The core of the mound (1’ below finish elevations) shall be compacted to 90%. The top twelve inches (12”) shall be compacted to 85%. Place topsoil in the top twelve inches (12”).

I. Place topsoil in all turf and planting areas a minimum of twelve (12) inches deep. See Section 31 10 00, 3.03-B: Clearing and Grubbing.

3.05 Trenching, Backfilling and Compacting

A. For trenches greater than five feet (5’) in depth, submit an OSHA permit related to the work.

B. All trenches shall be straight, true and cut vertical at 90 degrees to the surface plane.

C. For trenches through existing paved surfaces, use a concrete saw or other tool to achieve straight, clean lines. Replace paved surface to the same or better condition as existing prior to cut.

D. Do not over-excavate. Maintain bearing surfaces true, level and undisturbed to the extent possible.

E. Trenches shall be kept dry and frost-free. Do not allow standing water to collect.

F. Do not allow trenches to remain exposed at any time when work directly related is not occurring. Cover all trenches during non-work hours.

G. Bedding for all trenches to receive pipes shall be as follows:

1. Bedding material shall be consistent with the City of Roseville Design and Construction Standards, latest edition.
2. Pipe shall lie completely on bedding. Pipe fittings or joints shall not bear weight.
3. Bedding shall be uniform throughout the length of pipe.

H. Initial backfill for storm drains, sewer lines and electrical conduit shall conform the applicable City standard set forth by the Department having jurisdiction.

I. Backfill beyond the initial operations shall be native soil, placed in twelve-inch (12”) lifts. Compaction for trenched areas shall be 95% for parking lot, driveway and roadway areas; 90% for hardscape (i.e. walkways, picnic pads basketball and tennis courts); and 85% in areas to be planted. Place topsoil over trenches in planted areas. Upon completion, all trenches shall be filled flush with adjacent finish grades.

J. Compaction tests shall be required for trenched areas, hardscape areas and areas where fill over two feet in depth will be placed. The Inspector shall determine the number of tests and the locations. Re-tests shall be the Contractor’s responsibility.

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K. Potholing shall be required in areas where existing utilities are indicated. Hand digging may be required.

3.06 Soil Sterilant

A. Soil sterilant shall be applied to areas where paving is to be installed. The worker applying the sterilant shall take every precaution to avoid overspray of sterilant onto areas to be planted. The sterilant shall be placed no further than six inches (6”) beyond the edge of pavement.
B. Soil sterilant shall not be applied in inclement weather and windy days.

3.07 Drainage Areas

A. All bare areas, regardless of slope, within 50 feet of natural drainages shall be covered with straw and pressed in place.
B. No grading or trenching, except as required for erosion or sediment control, shall occur within 35 feet from the centerline of perennial and intermittent drainage swales between October 5 and April 1 unless approved by the Engineering Division, as well as any other governmental agency which may have additional jurisdiction and/or requirements.

3.08 Dust/Mud Control

A. Adjacent Streets: Adjacent street frontages shall be swept at least once a day to remove silt and other dirt which is evident from construction activities.
B. Construction Vehicles: The Contractor is responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, mud and dirt from being released or tracked offsite. Adjacent streets shall be swept clean daily.
C. Grading Spoils: Dry stockpiles of soil shall be watered to prevent the generation of airborne dust. Trucks transporting dry soil shall be covered with tarpaulins.
D. Water: Water shall be sprayed on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. The Contractor shall obtain a hydrant permit from the Environmental Utilities Department.
E. Wind Allowances: Grading activities shall be restricted or halted when winds exceed 15 miles per hour as deemed necessary by the Public Works Inspector.

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SECTION 32 84 00
IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.
B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.
C. Installation of the water meter shall be by the City.

1.03 Related Work

A. Section 32 90 00: Planting
B. Section 26 00 00: Site Electrical

1.04 Quality Assurance

A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:
    1. City of Roseville Park Construction Standards,
    2. City of Roseville Design and Construction Standards,
    3. City of Roseville Electric Department Standard Specifications,
    4. Local, state and federal electrical codes, manuals and guidelines, and
    5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified

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and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Controller, Flow Sensor(s), and Master Valve(s).
2. Filter (Recycled water)

1.06 Explanation of Drawings

A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor’s responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.

B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate that the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing manufacturer’s label with size, type and model number (if applicable) clearly marked.

B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.

C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.

D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

B. Dimensions shall be recorded from two (2) permanent points of reference.

C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

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PART 2 - PRODUCTS

2.01 General

A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.

B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Meter

A. Meter shall be as shown on the Plans and as required by the City of Roseville Environmental Utilities Department.

2.04 Filter (Recycled Water Only)

A. Amiad Filtration Systems, Manual Steel Filter, Red 130 micron filter element, match line size of recycled water meter, down to 2” minimum.
   1. For 2” filters, use disc type element. For 3” and above, use mesh screen filter element.

2.05 Flow Sensor and Master Valve

A. Calsense Controllers:
   1. Flow sensor shall be a Calsense Flow Meter (FM-B) featuring a proprietary, non-magnetic sensing mechanism and a six-bladed design. Flow sensor shall be accurate to +/- 1% of full scale. Flow sensor body shall be constructed of bronze. Applications with high and low flows requiring a bypass manifold flow meter shall instead utilize Flomec QS200 Ultrasonic Flow Sensor.
   2. Master valve(s) shall be Superior, 3300 series, normally open, electric globe valve, constructed of brass with dirty water protection and No Minimum Flow feature. For recycled water systems, include -RW Recycled Water designation with purple handle for identification.
   3. Flow meters to be constructed consistent with the Calsense specifications.
   4. Valve boxes for master valve and flow sensor shall be 18” (jumbo) green rectangular rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box lid shall be colored

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green in turf areas, tan in natural planter areas, and purple for recycled water applications.

2.06 Pipe

A. PVC Pressurized Mainline
   1. For lines three inch (3") or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

   2. For lines two and one half inches (2-1/2") or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

B. PVC Non-Pressurized Lateral Lines
   1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.
C. Recycled Water
   1. Pipes shall meet the standards outlined in Sections 2.08, A and B above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.
   2. All pipes containing recycled water shall be purple, NSF accepted and conform to the City of Roseville Design and Construction Standards, latest edition.

2.07 Fittings and Nipples

A. Fittings for Mainline Pipe:
   1. For all control valves on mainlines three inches (3") and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts Model #202 by Romac Industries, Inc. or accepted equal.
   2. For all other connections on mainlines three inches (3") and larger mainline pipe, use glued schedule 80 fittings.
   3. For all connections on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 40 fittings.
B. Fittings for Solvent Weld Pipe:
   1. Schedule 40 for 2 ½" pipes or smaller and Schedule 80 for 3" pipe and larger polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73. Use Schedule 80 for all recycled water systems.
   2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.

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3. Teflon tape for all threaded PVC fittings.

C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.

D. Fittings for Recycled Pipe:
   1. Fittings shall meet the standards outlined in Sections 2.09, A, B and C above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.

2.08 Swing Joints

A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.09 Electric Remote Control Valve

A. Sizes as shown on the Plans. All valves shall be Rainbird PEB series or accepted equal and shall contain the following:
   1. a globe-type electric remote control, normally closed diaphragm type with slow opening and closing action,
   2. encapsulated solenoid type actuation,
   3. a minimum rating of twenty-four (24) volts,
   4. sixty (60) cycle,
   5. two to five (2-5) watts,
   6. a manual flow adjustment with shut-off provisions,
   7. provisions for an external “bleed” of the diaphragm chamber for manual operation.
   8. a ball valve on the inlet.
   9. Schedule 80 PVC threaded fittings from saddle tap to POC to valve.

B. Valve boxes shall be rectangular, rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box shall be sized appropriately to house entire valve assembly with space to accommodate maintenance access.
   1. Boxes shall be colored green in potable applications, and purple for recycled water applications.
   2. Valve boxes used on recycled water systems shall be permanently colored purple through the manufacturer. Boxes painted purple will be rejected.
   3. Label lids using heat branded identification, T:Turf, S:Shrubs, B:Bubblers

C. Controller station identification number shall be standard yellow tags with permanent numbers by Christy or accepted equal.

2.10 Root Watering System

A. Provide pre-manufactured root watering system.

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1. Pressure compensating bubbler. See irrigation sheets for flow rates.
2. Check valve where applicable to prevent low head drainage.
3. Swing joint assembly
4. Locking grate top on semi-rigid mesh tube
5. Filter fabric sleeve

2.11 Irrigation Heads

A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.
B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.
C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.
D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.
E. Include built-in check valve where applicable to prevent low head drainage.

2.12 Thrust Blocks

A. All thrust blocks shall be concrete. The size of the blocks shall be determined by the average safe soil-bearing load of 700 lbs. per square foot.
B. Polyethylene sheeting at thrust blocks shall be 6mil.

2.13 Quick Coupler Valves

A. For recycled water, quick coupling valves shall be Rainbird #44NP lockable or accepted equal. All quick coupling valves shall be:
   1. brass or bronze with one (1) IPS female pipe connection,
   2. two piece body with a removable upper portion (for replacement), and
   3. durable yellow covers for potable and purple for recycled.
B. Valve keys shall be brass or bronze and shall be of the same manufacturer and size as the valve.
C. Valve box shall be rigid plastic, a minimum of ten inches (10”) in diameter with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
D. Where recycled water is used, conform to the City of Roseville Design and Construction Standards.

2.14 Manual Valves

A. For pipe four inches (4”) and larger gate valves shall be:
   1. located where shown on the Plans,

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2. flanged with Class 125 cast iron body,
3. bronze trimmed with a non-rising stem,
4. square operating nut,
5. able to withstand a cold water pressure of 150 pounds per square inch, and
6. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

B. For pipe three inches (3”) or smaller and on pipes which feed directly into a remote control valve, ball valves shall be installed and shall:
1. allow for manual operations,
2. rapid on/off , drip-tight shut-off control,
3. be constructed of bronze or brass with heavy-duty handle,
4. operate up to 22 gallons per minute,
5. operate between 15 and 150 pounds per square inch, and
6. be sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

C. Valve box shall be rigid plastic, a minimum of ten inches (10”) in diameter with extensions and lockable cover by Carson Industries, LLC, as shown on the Plans or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.15 Automatic Irrigation Controller

A. Automatic controllers shall be Calsense CS3000 or accepted equal. Each controller shall include:
1. CS3-LR – Calsense Local Radio,
2. FM-B – Flow Meter (Brass),
3. CS3-SS1 or CS3-SS1-D – Stainless Steel Enclosure with:
   a) CS3000 Transient Protection
   b) TP-110 – AC Line Protection,
   c) LR-STUBBY – Antennae w/2ft cable
   d) On/Off Switch
   e) GFI electrical outlet inside enclosure.

When multiple controllers are used, include:
1. CS3-FL – Flowsense software (for multiple controllers sharing POC and/or communications)
2. CS3-MSSE-KIT or CS3-SR-KIT – Hardwire or SR radio,

When multiple flow sensors are used, include:
6. CS3-2WIRE-OPT & CS-2W-POC (one per POC) – Additional Flow Meter interface.

B. Communication wire between controllers shall be Paige Cable P7171D or accepted equal.

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2.16 Control Wires

A. Direct burial solid copper wire AWG-U.F. 600 volt.
B. Common wire and two spare wires shall be minimum #12-gauge.
C. Pilot wires shall be red, minimum #14-gauge. Wire gauge shall be, at minimum:

Wire Gauge	#14	#12	#10	#8
Max. Distance (ft.)	2,500	3,250	4,000	4,800

D. Splices:
   1. Wire connections at remote control valves only shall utilize 3M direct bury splice kit model #DBY (yellow) or model #DBR (red).
   2. All other splices, including line splices, connections to flow meters and other sensors, shall utilize 3M Scotchcast 3570G Connector Sealing Packs, no known equal.
E. Wiring colors shall be:

USE	**COLOR**
Flow	Yellow
Master	Blue
Pump	Black
Valves	Red
Common	White
Spare	Orange
Tracer	Green

2.17 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.
B. Maximum one (1) line per sleeve.
C. Add one (1) spare, same size as largest.

2.18 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

PART 3 - EXECUTION

3.01 Site Conditions

A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.
B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

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3.02 Coordination of Work

A. Coordinate all work with other trades.

B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.

B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24”
Non- Pressurized Lateral Lines	18”
Domestic Water Lines	24”
Control wires	24”
PVC Sleeves under Paving	18”
PVC Sleeves under Auto X-ings	24”

C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.

D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Testing and Flushing

A. Pressure Testing shall occur only when the following conditions can be fulfilled:

Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

B. A pressure gauge shall be installed at the lowest point of the line. Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of two hours with no detectable leakage. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the

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line shall be re-tested. This process shall be repeated until the line passes the leakage test.

C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

3.05 Backfilling and Compacting

A. Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.

B. Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.

C. Do not flood trenches unless otherwise accepted by the City.

D. Sunken trenches shall be re-finished flush with the adjacent grades.

3.06 Backflow Prevention Device and Enclosure

A. Install per local codes and manufacturer's instructions.

B. When the flow meter is installed above grade, install a backflow prevention device enclosure with lockable gate.

3.07 Flow Meter Installation

A. Install per local codes and manufacturer's instructions.

B. All flow meters shall be installed in ground.

C. Install 3/4" conduit from irrigation controller to flow meter valve box. Install a pull box every 100'.

D. Valve box lids shall be permanently marked identifying FM for flow meter and MV for master valve and GR for grounding rod with heat branding using stencils in a uniform location on all boxes throughout.

3.08 Pipe Installation

A. Install irrigation pipe in planted areas whenever possible.

B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.

C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.

D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.

E. All PVC-to-PVC threaded connections shall be made with Teflon tape.

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F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees; as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.

3.09 Electric Remote Control Valves

A. Install per local codes, manufacturer's instructions, City of Roseville Design and Construction Standards and as shown on the Plans.
B. Install one (1) electric remote control valve per box and whenever possible, group valve boxes together. Align boxes in a straight and neat row and flush to finish grade. Provide a minimum of six (6) inches between boxes.
C. All valves shall be tagged for easy identification of valve number. Valve box lids shall be permanently marked identifying valve number and controller letter with heat branding using stencils in a uniform location on all boxes throughout.
D. Each valve shall be separately saddle tapped. Manifolded valves shall be rejected.
E. Locate valve boxes outside of turf areas, adjacent to paving, i.e. sidewalks, hardscape, etc. except where shown on the Plans.
F. Provide a minimum of eighteen (18) inches of a complete set of spare control wires, looped, within all control valve boxes.

3.10 Irrigation Heads

A. Install all heads where shown on the Plans and as specified herein.
B. Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.
C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.
G.

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3.11 Quick Coupler and Gate Valves

A. Install per local codes and manufacturer's instructions.
B. Locate valve boxes flush with finish grade, twelve (12) inches from walkways, curbs, header boards, etc., and within planted area whenever possible.
C. Install one (1) valve per box.
D. For quick coupler valves, install at 100 feet on center to the extent possible. Provide a 24" steel support staked adjacent to the riser using two (2) stainless steel clamps.
E. For gate valves, install at locations indicated on the Plans.
F. For valve boxes installed below grade, provide 3M ball markers.
G. Valve box lids shall be permanently marked identifying GV for gate valve and QC for quick couplers, and SB for splice boxes with heat branding using stencils in a uniform location on all boxes throughout.

3.12 Automatic Controller

A. Install per local codes and manufacturer's instructions within the specified enclosure.
B. Provide single Paige Cable P-7171D installed in conduit between all controllers.
C. Provide all necessary wiring for a complete installation between the controller and the valves.
D. Above grade wiring shall be installed in metal conduit, unless otherwise accepted. Securely mount conduit onto enclosure or wall and paint to match the adjacent surface.
E. Provide a grounding rod and bonding for each enclosure as required for lightning protection. Grounding rod shall be consistent with drawing PK-1 of the City of Roseville Parks Construction Standards. Install separate grounding rods for each enclosure where bonding is impractical.
F. Label each controller, using permanent markings, with the letter identification indicated on the Plans. Affix label on the inside of the controller cabinet door.
G. Install 110V outlet (GFIC) inside controller enclosure.
H. Provide two (2) reduced as-built irrigation diagrams, laminated and color-coded indicating controller letter, valve/station numbers, valve size, operating pressure, gallons per minute and type of planting for each valve. See Section 01 10 00: Summary of Work 1.15B.
I. Ground test to be conducted after installation. Test results shall not exceed 25 ohms.

3.13 Control Wires

A. Wherever possible, install control wires in common trenches with mainline. The wires shall be taped in bundles at ten (10) feet on center and laid to the side of the pipe. Provide slack between ties to allow for contraction.

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B. Wire valve to controller as shown on the plans.
C. Where runs are long, provide an extra three (3) feet of extra ground and control wires looped at 200' intervals. Snake wires within trenches to allow for contraction.
D. Line splices shall occur in valve boxes at grade, label and allowed only on lengths greater than 2500'. Show locations on as-built plans.
E. Do not wrap wire around pipe or allow any wiring to be placed in concrete or concrete thrust blocks.
F. Install two (2) spare wires starting from the controller, looped to each valve box to the furthest valve box, without splices.

3.14 Tracer Wire

A. Install tracer wire on top of the mainline.
B. Provide a twelve-inch (12") loop in and out of each valve box. Solder all splices.
C. Where potable water lines are placed in a separate trench, install a tracer wire on top of the potable water line.
D. Tracer wire shall be tested during review and pressure test of the mainline.

3.15 Sleeves

A. Install sleeves under all pavement and as shown on the Plans.
B. Install sleeves at the depths indicated in Section 3.03B above.
C. Extend sleeves a minimum of twelve (12) inches beyond the edge of pavement.
D. At every sleeve location installed in roadways, provide a spare PVC sleeve capped at each end and marked with a 3M ball marker.

3.16 Thrust Blocks

A. Install polyethylene sheeting between mainline and concrete.
B. Thrust blocks shall be formed against a solid trench wall. The thrust block cavity shall be in undisturbed soil or previously placed compacted backfill that yields an acceptable allowable bearing pressure.
C. Concrete thrust blocks shall not be poured on valve wires.

3.17 Cross Connection Testing for Recycled Water Systems

A. The Recycled Water System shall be tested for cross connection in accordance with Uniform Plumbing Code Appendix J prior to use.
B. All testing of Recycled Water Systems must be performed utilizing a potable water source via a construction water connection per City of Roseville Construction Standards. No Recycled Water may enter a Recycled Water System until all testing is successfully completed.

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C. At the time a cross connection test is to be performed, construction on both the Potable and Recycled Water Systems being tested must be complete and both systems fully operational and functioning as designed.
D. Cross connection testing shall be performed in the system by City forces with the assistance of the contractor. The test must be coordinated through the Parks Department Inspector. Forty-eight (48) hours' notice is required before the test. Depending on complexity of the site, a preliminary field meet may be required.

3.18 Coverage Test

A. Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.
C. On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, certified irrigation auditor prior to planting of turf. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, including actual mapping data of individual catch cans recorded on irrigation plan sheets , and noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.

3.19 Irrigation Audit

A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.

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B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
    1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
    2. Complete system evaluation, including site conditions, system and flow data.
    3. Scheduling parameters used to set the irrigation controller.
    4. An Irrigation schedule for the landscape provided to the owner.
D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

3.20 Clean Up

A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
B. All paved areas shall be swept clean and planted areas shall be weed-free.
C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

4.02 Pre-Final (Punch List) Review

A. See Section 01 10 00 1.16 - Summary of Work for notification process.

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4.03 Establishment

A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
B. Program and utilize the establishment schedule as submitted with the turn-in items.
C. Contractor to run the system in “quantity” mode or “time plus flow” for a minimum of one (1) week.
D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection. Improper irrigation management resulting in flooding or dry conditions to the detriment of plant material may constitute an extension of the establishment period, at no additional cost to the City.

4.04 Final Review

A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

END OF SECTION

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SECTION 32 90 00
PLANTING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.

B. Plant material shall conform to current “American Standards for Nursery Stock” and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.

C. All plant material shall be certified free of plant diseases and insect infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.

D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

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1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Bark mulch material,
2. Sod-grown turf,
3. Soils test-with soil amendment recommendations.
4. Trees
    a) Submit for approval, plant sources including the names of nurseries proposed as sources of acceptable trees, and a list of the trees they will provide. The plant list shall include the botanical and common name and the size at the time of selection, including basal caliper and height.
    b) Submit all requests for substitutions of plant species or size for approval. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.06 Soil Testing

A. Native soil and in-place topsoil shall be tested for amendment determination. Soil Tests shall include soil texture, macro nutrients, micro nutrients, lime, base saturation, pH, sodium, boron, salinity, Cation Exchange Capacity (CEC), and Organic content.

B. Submit soils report for review and approval after completion of grading operations. Soil Testing shall be performed by an agriculture-based lab, with detailed, written recommendations for soil amendments and fertilizers specific to ornamental landscape plants and turf.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.

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B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.08 Inspection of Plant Material

A. Notify the Project Manager a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	**then the plant shall be...**
is healthy, shapely and well rooted	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned	rejected.
is root-bound, restricted or deformed	rejected.
does not bear a strong central leader or has been severely pruned back	rejected.

B. Stock to be consistent with CALFIRE Nursery/Tree Quality Cue card and Root Management Cue Card. Inspector may require contractor to remove tree or plant stock from plant containers to examine roots.
C. 15 gal tree needs to have at least 1” in basal caliper, a 24” box tree needs to have at least 2” in basal caliper, a 36” box tree needs to have at least 3” in basal caliper. Basal caliper is measured as 6” above the ground.
D. Based on the sample inspection, the Project Manager or Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off-site.

1.09 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

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PART 2 - PRODUCTS

2.01 Plants

A. The material to be planted shall conform to that indicated on the plans, unless otherwise accepted. The quantity shown on the Plans is approximate and is furnished for convenience only. Verify all quantities prior to ordering plant material.

2.02 Turf

A. Turf shall be *sod*.
B. Sod – Tall fescue blend with named, improved turf-type varieties only. Blend shall contain a minimum 25% Lateral Spread, Rhizomatous, or Self-Repair type tall fescue. Sod shall be non-netted, and contain no more than 10% Bluegrass.

2.03 Soil Amendment

A. As recommended by soils test report.

2.04 Mulch

A. Regular "Walk-on" fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.
B. Decorative bark, shredded lumber or saw dust, and construction debris are not permitted. The mulch must be free of needles.

2.05 Topsoil

A. Stockpiled, on-site material.
B. Imported topsoil shall be natural, friable, well-draining, free from admixture of subsoil and foreign objects larger than one inch (1") in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.
C. Perform a soils test for all imported soil. Soil test shall comply with Section 1.06. Submit soils report for review and approval prior to import activities.

2.06 Pre- and Post- Emergent Herbicide

A. Clean, and non-staining. Consult with a pesticide specialist.

2.07 Tree Stakes and Ties

A. Trees furnished in #15 nursery containers require 2" diameter stakes. Trees less than 8' in height require an 8' stake; trees 8' or greater in height require a 10' stake. Stakes shall be pine or douglas fir (pressure or non-pressure treated).
B. Trees furnished in 24" boxes or larger require 3" diameter by 10' long stakes. Stakes shall be, pine or douglas fir (pressure or non-pressure treated).
C. Tree ties should be cut in length out of flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.
D. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

2.08 Native Broadcast Seed

A. Where required, broadcast seed shall be applied as follows:

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1. Upland areas

Elymus glaucus (Blue Wildrye)	10.0 lbs/acre
Nassella pulchra (Purple Needlegrass)	9.0 lbs/acre
Nassella cernua (Nodding Needlegrass)	6.0 lbs/acre
Melica caljfornica (Californiameljc)	3.0 lbs/acre
Vulpia microstachys (Small Fescue)	3.0 lbs/acre
Poa secunda (Native Pine Bluegrass)	3.0 lbs/acre
Bromus carinaws (California Brome)	2.0 lbs/acre

2. Channel / Wetland Edges (bottom to 3’ above high water level)

Elymus trachycaulus (Slender Wheetgrass)	12.0 lbs/acre
Hordeum brachyantherum (Meadow Barley)	10.0 lbs/acre
Leymus triticoides 'Yolo' (Creeping Wildrye)	8.0 lbs/acre
Agrostis exarata (Bentgrass)	3.0 lbs/acre
Elymus glaucus (Blue Wildrye)	5.0 lbs/acre

3. Wildflowers (addition to seed mix(es) above, if specified)

Clarkia amoena (Farewell to Spring)	0.5 lbs/acre
Eschscholzia caljfornica (California Poppy)	2.0 lbs/acre
Lupinus nanus {Sky Lupine)	3.5 lbs/acre
Nemophila menziesii (Baby Blue Eyes)	1.5 lbs/acre
Lasthenia californica (Common Goldfields)	1.5 lbs/acre

B. Areas with sandy, dry soil shall receive: Zorro Annual Fescue 6 lbs/acre, Rose Clover 9 lbs/acre
C. A fertilizer consisting of 15-15-15 shall be applied at a rate of one half pound per 1,000 square feet. Fertilizer shall be Natural-based, slow release, and balanced in N, P, & K.
D. Seed for creek banks shall conform to the latest requirements of the California Department of Fish and Game.

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PART 3 - EXECUTION

3.01 Site Preparations

A. Prior to start of landscaping work, review the site conditions to verify that final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.
B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation

installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.

C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas

A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12”).
C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12”).
D. Spread soil amendments at the rates indicated in the soils report.
E. Rototill amendments to recommended depths. Till amendments to a depth of 6” or as recommended by soils report.
F. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1”) in areas to be planted.
G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
H. Planting areas to be sloped to drain as shown on the Plans.

3.04 Storage of Plants and Trees

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period, including weekends and Holidays.
B. Soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.
C. All plant materials must be available for observation prior to planting. Any plants determined to damaged or distressed due to improper watering may be rejected by inspector and shall be replaced at no cost to City.

3.05 Plant Installation

A. Tree and Shrub Planting
    1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to

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actual planting. Notify the Inspector a minimum of 48 hours prior to day of planting.

2. Dig planting pits as shown on the Plans and as shown in the Parks Construction Standards. Scarify the sides and bottom of pit to prevent glazing. Fill pit completely with water and allow the water to completely drain from the pit prior to actual planting.
3. Relocate any plantings taller than 6” in height that fall in front of any irrigation head in order to ensure proper coverage of the irrigation system.
4. For pits that retain water, completely penetrate the hardpan layer at the bottom of the pit and backfill with topsoil. Fill pit with water to test and ensure proper drainage.
5. Prior to tree planting a central leader needs to be established by structural pruning, as necessary. Codominant leaders need to be removed or suppressed by structural pruning. Refer to the CALFIRE "Tree Training", "Tree Planting", and "Tree Quality" cue cards and "Tree and Plant Root Management Standard and Quality Expectations" contained in Section 5 of these Standards.
6. Plants shall be removed from their containers only at the time of placement within the plant pit. Perform root pruning on all four sides of the root ball by shaving and cutting away the root ball periphery to reduce the amount of circling roots. Starting from the top and then cutting/slicing down to the bottom of the root ball. On a 15 gal container at least 1-1.5 inches of the root ball periphery needs to be removed by slicing or shaving. On a 24” and 36”box tree at least 2 inches of the root ball periphery needs to be removed by slicing or shaving. A sharp hand pruning saw needs to be used for the slicing or shaving of the root ball. Refer to the CALFIRE "Root Management" cue card contained in Section 5 of these Standards. This process will remove many girdling and circling roots deflected by the container wall and allows for root penetration within the planting basin. Spread all roots to the side to allow proper root development. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.
7. Plant tree at least three inches (2”) above grade on mount to prevent bowl effect. The tree’s beginning root flare must be located at top of grade with installed sod.
8. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated. For trees, water in by hand after planting using at least ten (10) gallons of water, minimum.
9. Construct berm and place tree stakes and install mulch per the Parks Construction Standards. Mulch is required for trees within the turf area.

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10. Where mowing will occur, provide an eight-foot (8') minimum horizontal clearance between trees and other site improvements, including shrubs.
11. Tree ties should be installed via a figure eight loop and each tie shall be secured with a nail on the tree stake. Install two (2) Arbor Ties at 2/3 of tree height and two (2) Arbor Ties at ½ of tree height.
12. Tree stakes should be inserted into the ground to a minimum depth of 18".

B. Groundcover Planting
   1. Place groundcover plants in neat, straight, and parallel rows, triangularly spaced as shown on the Plans and as indicated herein.
   2. Start the first row of planting at a distance equal to the on-center spacing required per plan, minimum, from the edge of the adjacent hardscape, mow band or header board.
   3. Groundcover shall be installed to the outside edge of the water basins of trees or shrubs.

3.06 Sod- Turf

A. Remove all "humps" and depressions prior to sodding.
B. Keep all sod rolls shaded and moist prior to installation.
C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
D. Unroll sod one at a time for immediate installation.
E. Provide tight seam between rolls of sod (less than 1/8" gaps).
F. Stagger rows so that the ends of sod rolls are stepped.
G. For turf areas where sod is partially provided, add topsoil at all transition edges to same as finish grade.

3.07 Mulch

A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions.
B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.
C. Apply three inches (3") of mulch in all landscape planter areas.
D. Keep mulch a minimum of three inches (3") away from the trunks of all woody shrubs and four inches (4") away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

3.08 Watering

A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
B. Continually adjust the irrigation for plant needs regardless of air temperature.

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3.09 Clean-up

A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.
B. Sweep clean and wash all hardscape areas.
C. Clean up shall occur, at minimum of once a week, at the end of the work week.
D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.10 Pre-Final (Punch List) Review

A. See Section 011000 1.16 of the Summary of Work for notification process.
B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
    1. For seeded turf:
        a. Upon completion of the second mowing of completely germinated turf. Second mowing is defined as full coverage of turfed area 90% weed free.
        b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4” or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
        c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    2. For sodded turf:
        a. Accepted installation of the sod.
        b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    3. For trees and shrubs:
        a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.11 Establishment Period

A. Active maintenance is required throughout the entire establishment period:
    1. Maintain turf to a height of two and one half inches (2-1/2”) for cool season turf varieties and one and one half inches (1-1/2”) for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
    2. Edge all turf areas along hardscape edges.
    3. Re-seed all bare areas within the turf as soon as evident.
    4. Immediately replace all dead plants.

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5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
6. Keep all areas free of weeds, pests and disease.
7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details

B. Prior to the start of the final thirty (30) days of establishment:
1. All plant replacements shall be completed.
2. All plantings and turf shall be thriving and in a healthy condition.
3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

3.12 Final Review

A. The Inspector shall review the site for completion of items noted, but not limited to, “B” below. All corrective action is required to enter into the final thirty (30) days of establishment.
B. The site shall be prepared for review, by ensuring that:
1. All spray heads have been properly adjusted,
2. Dead plants have been replaced,
3. Planting areas have been weeded,
4. Turf areas have full germination, are consistent in green color and are weed-free,
5. Walkways and paved areas have been swept and washed, and
6. Turf roots meet standards outlined in 3.10

C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by him to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.
B. All plants, except those provided by the City, shall be warrantied for a period of one (1) year, commencing on the date of final acceptance. The warranty shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

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END OF SECTION

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SECTION 33 00 00
UTILITIES

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition, for storm drainage throughout the project and for sanitary sewer installations within the public rights-of-ways, easements, or as shown on the improvement plans shall be in addition to the standards provided herein.
D. The standards set forth in the latest edition of the California Building Code (CBC) for sanitary sewer installation within the project site, outside of the public right-of-way or easement shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of the storm drain system and sanitary sewer pipe, and necessary appurtenances as shown on the Plans and as specified herein.
B. Submit a materials listing for review and approval prior to commencement of specified work.

1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 31 20 00: Earthwork

1.04 Safety Requirements

A. Furnish, install and maintain required sheeting, shoring, bracing, and other methods to ensure complete and safe work environment for all workers. Upon completion of work, remove all bracing, shoring, etc. in its entirely, unless otherwise directed by the Inspector.
B. Prior to excavation or trenching, the Contractor shall contact USA Alert (800)
C. 227-2600 to locate all known utilities a minimum of 48 hours prior to start of work. During the course of construction, the Contractor shall take every precaution to maintain and protect utilities noted to remain. Said utilities shall remain operational at all times, unless otherwise noted on the plans.

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D. The existing utilities are shown on the Plans based on the information available at the time of contract document development. The City shall not assume responsibility for any inaccuracies or incompleteness of the Plans based on such information. The Contractor shall immediately notify, upon damage of any pipeline or facility, the Owner and/or its agents and take every action necessary to repair or replace damaged facilities to the satisfaction of the Inspector, and at no additional cost to the City.
E. Trenches, excavations and repair of pavement shall be consistent with Section 31 20 00: Earthwork.

1.05 Coordination

A. The piping system as shown on the Plans is diagrammatic. The Contractor shall make reasonable adjustments to the layout to avoid conflicts, based on actual field conditions. Said changes shall not interfere with the design intent of the system.

1.06 Tolerance

A. The allowable tolerance for the installation of pipe is 0.05 feet within grades or spot elevations indicated on the Plans.

1.07 Product Storage

A. Take every precaution to protect the materials and pipes from damage during the delivery, storage and installation of the pipe system. Store in a cool, contained area, protected from direct sunlight and per manufacturer's recommendations. Pipe shall be supported on firm level ground at the site.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the storm drain and sanitary sewer system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

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PART 2 - PRODUCTS

2.01 General

A. All products shall conform to City of Roseville Design and Construction Standards, latest edition, except as noted below.

2.02 Drain Pipe

A. Solid drainpipe shall be PVC SDR 35 and shall conform to ASTM D1784, or accepted equal. Gasketed connections shall conform to ASTM F477.

B. Perforated drainpipe shall be smooth walled PVC, open per Caltrans Section 68-1.02K, or accepted equal.

2.03 Drain Rock

A. Drain rock shall be Class 2 washed, ¾" diameter.

2.04 Filter Fabric

A. Filter fabric shall be MiraDRAIN 5000, or accepted equal.

2.05 Drains

A. Drain Inlets shall be pre-cast and a minimum size of twenty-four inches (24") square or round by Jensen Precast, or accepted equal.
   1. Grate shall be heavy duty, cast iron, walk-on, and bolt down.
   2. Box extensions shall be Jensen Precast, or accepted equal.
   3. The base shall be six inches (6") thick.
   4. Walls shall be six inches (6") thick.
   5. A "No Dumping" Metal Storm Drain Marker shall be affixed to the concrete color of each drain inlet (See Detail DR-20)
   6. Contractor may install cast-in-place drain inlets in lieu of pre-cast drain inlets. Submit shop drawings and concrete mix design for review and approval.
B. Channel Drains for baseball/softball backstop areas shall be Polycast 600 series pre-sloped trench drains with galvanized steel slotted grates or accepted equal.
C. Sanitary sewer clean outs shall be as specified in the City of Roseville, Design and Construction Standards, latest edition.

2.06 Manholes

A. Manholes shall have tongue and groove joints, be forty-eight inches (48") minimum in diameter, meeting ASTM C-478.
B. Covers shall be cast iron.
C. All components shall conform to the City of Roseville Design and Construction Standards, latest edition.

2.07 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

2.08 Sanitary Sewer Pipe

A. Vitrified clay pipe (VCP) shall be as specified in Section 91 Sanitary Sewer in the City of Roseville, Design and Construction Standards, latest edition.
B. PVC SDR 35 may be used for drinking fountain drain applications only, with prior approval, and shall conform to ASTM D3034.

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2.09 Potable Water Warning Tape

A. On sites with both Recycled water and potable water lines. Blue plastic tape, 3 inches wide, with the words “CAUTION: POTABLE WATERLINE” imprinted in minimum 1-inch high, black letters. Imprinting shall be continuous and permanent.

PART 3 - EXECUTION

3.01 General

A. All pipes shall slope uniformly from given elevations shown on the Plans.
B. All pipes shall be accurately laid true to line and grade, utilizing accepted construction methods.
C. Damaged or cracked pipe and fittings shall not be installed and shall be removed from site.
D. Install all pipe in locations shown on the Plans, except where existing conditions necessitate minor changes.
E. All pipe and fittings shall be kept clean and closed throughout the course of construction.
F. Connections to existing sanitary sewer stubs shall be “TV-ed” and air tested prior to the start of construction per the City of Roseville Design and Construction Standards, latest edition.

3.02 Installation

A. Installation of the specified pipe lines shall conform to the City of Roseville Design and Construction Standards, latest edition.
B. Notify the Inspector a minimum of 48 hours prior to covering of work to ensure timely inspections.
C. Cutting of AC or concrete paving shall be clean, vertical and straight, using a saw, or other tool specific to this application. Replace paving to existing or better condition prior to work.
D. Trench and backfill shall be per City of Roseville Design and Construction Standards, latest edition.
E. Catch basins and drain inlets shall be installed with a concrete collar with “No Dumping” message and fish symbol depressed into the concrete or bolted in place, consistent with Drawing DR-20 the City of Roseville Design and Construction Standards, latest edition.
F. Drain inlets installed in mulched planter areas shall have a 12-inch wide collar of 2- to 6-inch river cobble placed over filter fabric.
G. Channel drains shall be set per manufacturer’s instructions. Place slotted grates along the entire length of the backstop, including wing fencing, wherever

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concrete is placed adjacent to the backstop system. Provide a below grade piped connection at all gate openings into the infield area. Do not install grated drain sections at these entry/exit points.

H. Manholes shall be per City of Roseville Design and Construction Standards, latest edition. Install grate flush with finish grade.

I. Sanitary Sewer Clean-outs shall be installed with 3M ball markers and shall be located within planted or turf areas, whenever possible. Place clean-outs at 100' intervals throughout the project. Clean-outs shall not be located within play areas. Install per City of Roseville Design and Construction Standards, latest edition.

J. Upon completion, thoroughly flush storm drain system in the presence of the Parks Inspector.

3.03 Tracer Wire

A. Install tracer wire on top of the potable water lines

B. Tracer wire shall be continuous with no splices.

3.04 Potable Water Warning Tape

A. To be used on all potable water piping installed within the same project limits as on-site recycled water piping.

B. Install plastic warning tape in pipe backfill, six inches above pipe, for the entire length of the pipe.

3.05 Cleaning

A. Keep site clean at all times. Remove from the site all debris and rubbish and legally dispose.

END OF SECTION

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DRAWINGS

Project: AUDREY HUISKING (W-50D) PARK PROJECT

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DRAW

TEXT OF AB 626

Assembly Bill No. 626

CHAPTER 810

An act to add and repeal Section 9204 of the Public Contract Code, relating to public contracts.

[Approved by Governor September 29, 2016. Filed with Secretary of State September 29, 2016.]

LEGISLATIVE COUNSEL'S DIGEST

AB 626, Chiu. Public contracts: claim resolution.

Existing law prescribes various requirements regarding the formation, content, and enforcement of state and local public contracts. Existing law applicable to state public contracts generally requires that the resolution of claims related to those contracts be subject to arbitration. Existing law applicable to local agency contracts prescribes a process for the resolution of claims related to those contracts of $375,000 or less.

This bill would establish, for contracts entered into on or after January 1, 2017, a claim resolution process applicable to any claim by a contractor in connection with a public works project. The bill would define a claim as a separate demand by the contractor for one or more of the following: a time extension for relief from damages or penalties for delay, payment of money or damages arising from work done pursuant to the contract for a public work, or payment of an amount disputed by the public entity, as specified.

This bill would require a public entity, defined to exclude certain state entities, upon receipt of a claim sent by registered or certified mail, to review it and, within 45 days, provide a written statement identifying the disputed and undisputed portions of the claim. The bill would authorize the 45-day period to be extended by mutual agreement. The bill would require any payment due on an undisputed portion of the claim to be processed within 60 days, as specified. The bill would require that the claim be deemed rejected in its entirety if the public entity fails to issue the written statement.

This bill would authorize, if the claimant disputes the public entity's written response or if the public entity fails to respond to a claim within the time prescribed, the claimant to demand to meet and confer for settlement of the issues in dispute. The bill would require any disputed portion of the claim that remains in dispute after the meet and confer conference to be subject to nonbinding mediation, as specified. The bill would provide that unpaid claim amounts accrue interest at 7% per annum. The bill would prescribe a procedure by which a subcontractor or lower tier contractor may make a claim through the contractor.

This bill would require the text of these provisions, or a summary, to be set forth in the plans or specifications for any public work which may give rise to a claim. The bill would specify that a waiver of these rights is void and contrary to public policy, except as specified. The bill would also specify that it does not impose liability on a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

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By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. Section 9204 is added to the Public Contract Code, to read:

9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) ”Claim” means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) ”Contractor” means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) ”Public entity” means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) ”Public entity” shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

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(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each

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party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is

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repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SECTION 2.
The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SECTION 3.
If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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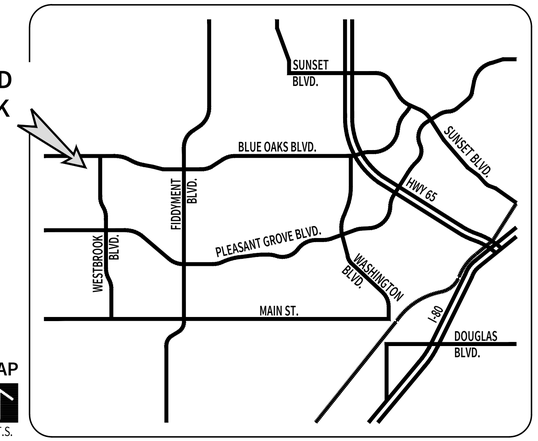
CITY OF ROSEVILLE
CALIFORNIA
PARKS, RECREATION & LIBRARIES DEPARTMENT

W50D PARK



VICINITY MAP
N.T.S.

AUDREY HUISKING PARK

APN 495-020-026-000

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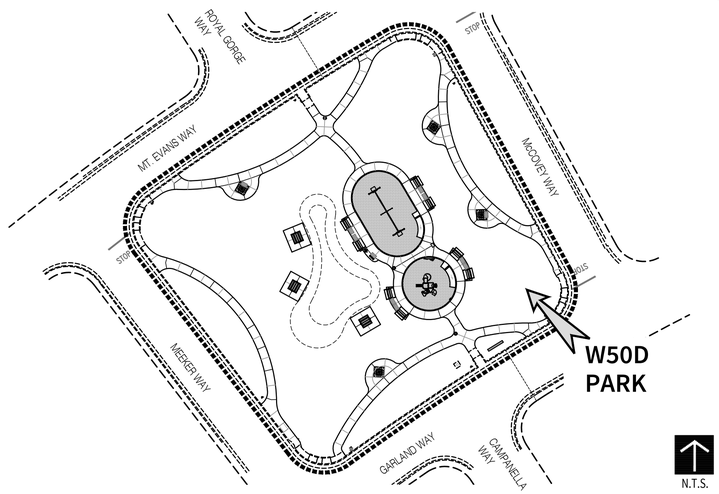
SITE MAP



MODEL CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING MODEL CODES:

2019 CALIFORNIA BUILDING CODE WITH CITY OF ROSEVILLE AMENDMENTS (CBC) ,

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC),

2019 CALIFORNIA MECHANICAL CODE (CMC),

2019 CALIFORNIA PLUMBING CODE (CPC),

2019 CALIFORNIA ELECTRICAL CODE WITH CITY AMENDMENTS (CEC),

2019 CALIFORNIA ENERGY CODE (CEC PART 6),

2019 CALIFORNIA FIRE CODE WITH CITY OF ROSEVILLE AMENDMENTS (RFC).

HOURS OF CONSTRUCTION

IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING:
7:00 A.M. TO 7:00 P.M. (MONDAY THRU FRIDAY)
8:00 A.M. TO 8:00 P.M. (SATURDAY , SUNDAY & HOLIDAYS)

BENCHMARK

ELEV. 89.45 (NAVD 88)

CITY B.M. 130 (Roseville)

BENCKMARK DESCRIPTION: 3 ¼ " BRASS DISC STAMPED 2018 PLS 8278, LOCATED ON THE NORTHWEST ANGLE POINT OF THE HEADWALL FOR THE STORM DRAIN OUTFALL BEING APPROX. 175 FEET SOUTHWEST OF THE WESTERLY ELBOW INTERSECTION OF FORT COLLINS WAY.

CONSULTANTS/SUB-CONSULTANTS

CIVIL ENGINEERING: TSD ENGINEERING
DANA MOORE
916.608.0707 x104

ELECTRICAL ENGINEERING: STANTON ENGINEERING
JOHN LISINSKI
916.288.6250

STATE WATER RESOURCES CONTROL BOARD W.D.I.D. IDENTIFICATION NO.:

546742

CITY OF ROSEVILLE GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY PLANNERS' SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.
2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, OWNER, ENGINEER, AND LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE CITY, OWNER, ENGINEER, OR LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THE PLAN. CALL UNDERGROUND SERVICE ALERT AT 800-642-2444 PRIOR TO ANY EXCAVATION.
4. EACH PHASE OF THE PROJECT MUST BE CALLED TO U.S.A. AND CONTINUING EXCAVATION REPORTED EVERY 14 CALENDAR DAYS, AS THE MARKINGS ARE NOT PERMANENT AND WILL FADE OUT. IF THE U.S.A. NOTIFICATIONS ARE NOT KEPT UP TO DATE, THE EXCAVATION MAY BE STOPPED AND A NEW TWO WORKING DAYS NOTICE WILL BE REQUIRED BEFORE CONTINUING THE EXCAVATION.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, SPECIFICATIONS OR SPECIFIED IN THE SPECIAL PROVISIONS, THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL DRAINAGE, WATER, SEWER AND GAS LINES, INCLUDING HOUSE SERVICES, POWER, LIGHTING, TELEPHONE AND CABLE T.V. CONDUITS. CONTRACTOR MAY, AT HIS/HER COST, ARRANGE FOR DISCONNECTION OF HOUSE SERVICES OR OTHER FACILITIES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES ON ALL PROJECTS BEING CONSTRUCTED INSIDE OR OUTSIDE OF PUBLIC RIGHTS-OF-WAY. THE UTILITY OWNER MAY ELECT TO PROVIDE THE NECESSARY PROTECTIVE MEASURES THEMSELVES AND BILL THE CONTRACTOR FOR THIS COST. EXISTING UTILITIES WILL FURTHER TRAFFIC CONTROL DEVICES, CONDUITS, STREET LIGHTS, AND ANY RELATED APPURTENANCES.
7. VERIFY ALL DIMENSIONS, DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
8. PROVIDE ALL CLEARING, DEMOLITION, REMOVAL, AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
9. THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED THE SITE AND TO HAVE COMPARED IT WITH THE DRAWINGS AND SPECIFICATIONS, TO HAVE CAREFULLY EXAMINED ALL THE CONTRACTOR DOCUMENTS, AND IS TO HAVE SATISFIED THEMSELVES AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS/HER PART OR HIS/HER NEGLIGENCE OR FAILURE TO ACQUAINT THEMSELVES WITH THE CONDITIONS OF THE SITE OR THE STREETS OR ROADS APPROACHING THE SAME.
10. CONTRACTOR WILL ARRANGE FOR AND PAY ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS AND INDICATED IN THE SPECIFICATIONS.
11. CONTRACTOR WILL PROVIDE POSITIVE DRAINAGE IN ALL AREAS, MIN. 2% IN PLANTING AREAS). CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH ANY FURTHER WORK.
12. CONTRACTOR WILL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED DURING AND BY THEIR OPERATIONS.
13. CONTRACTOR SHALL PROTECT EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
14. ALL WRITTEN DIMENSIONS WILL SUPERSEDE SCALED DISTANCES. DIMENSIONS ARE FROM FACE OF BUILDINGS, CURBS, WALLS, PROPERTY LINES OR AS NOTED ON THE DRAWINGS.
15. CONTRACTOR WILL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WITH WORK. ANY DISRUPTION OR DAMAGE TO UTILITIES CAUSED BY WORK UNDER THIS CONTRACT WILL BE CORRECTED BY THE CONTRACTOR.
16. TEMPORARY WATER AND ELECTRICAL SUPPLY WILL BE MADE AVAILABLE ONSITE FROM THE OWNER. CONTACT THE OWNER'S REPRESENTATIVES FOR EXACT LOCATION.
17. CONTRACTOR WILL PROVIDE PORTABLE SANITARY FACILITIES ADEQUATE FOR ALL WORKERS. FACILITIES ARE SUBJECT TO APPROVAL BY THE HEALTH DEPARTMENT.
18. THIS PROJECT MUST COMPLY WITH ALL REQUIREMENTS OF LOCAL OR STATE (AB325) REQUIREMENTS, WHICHEVER IS APPLICABLE FOR WATER CONSERVATION OR LANDSCAPED AREAS.
19. ALL GROUND-MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
20. REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR LIGHTING AT ENTRIES, RECREATION CENTER, TOT LOT, AND OPEN SPACE AREAS. LIGHTING TO BE LOW VOLTAGE.
21. THE PARKING LOT STRIPING AND SIGNING SHALL BE MAINTAINED IN A VISIBLE AND LEGIBLE MANNER.
22. ALL COMPLEX SIGNAGE IS NOT A PART OF THIS SUBMITTAL. A SEPARATE SIGN PERMIT APPLICATION SHALL SUBMITTED.
23. BUILDING PERMIT PLANS SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS (UNIFORM BUILDING CODE - UBC, UNIFORM MECHANICAL CODE - UMC, UNIFORM PLUMBING CODE - UPC, AND NATIONAL ELECTRICAL CODE - NEC), CALIFORNIA TITLE 24 AND THE AMERICANS WITH DISABILITIES ACT - ADA REQUIREMENTS, THE ROSEVILLE BUILDING SECURITY ORDINANCE, AND ALL STATE AND FEDERALLY MANDATED REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS. (CONTACT THE BUILDING DEPARTMENT FOR APPLICABLE CODE EDITIONS).
24. PROVIDE A MINIMUM CLEARANCE OF 3' AROUND ALL FIRE HYDRANTS, FIRE SPRINKLER CONNECTIONS AND VALVES.

CITY OF ROSEVILLE FIRE DEPARTMENT GENERAL NOTES:

REF: CFC APPENDIX CHAPTER 1 SECTION 105.4.2 & SECTION 105.4.7 AS AMENDED BY CITY OF ROSEVILLE.

1. PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY STRUCTURES AND COMBUSTIBLE STORAGE PILES. FIRE APPARATUS ACCESS ROADS SHALL BE FULLY PAVED AND SHALL BE DESIGNED TO SUPPORT THE IMPOSED WEIGHT OF A FIRE APPARATUS (34 TONS GVW). ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM 20-FOOT ROADWAY WIDTH AND 13 FOOT 6-INCH VERTICAL CLEARANCE.
2. CONSTRUCT/ON MATERIAL AND VEHICLES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS TO FIRE APPARATUS ROADS, FIRE HYDRANTS OR THE BUILDING.
3. TEMPORARY ABOVE GROUND FUEL STORAGE TANKS MAY BE USED ON CONSTRUCT/ON SITES FOR DIESEL FUEL ONLY AND SHALL NOT EXCEED 1, 000-GALLON LIQUID CAPACITY. SUCH INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY FIRE CODE. A FIRE DEPARTMENT PERMIT SHALL BE OBTAINED PRIOR TO THE PLACEMENT OF SUCH TANKS ON THE SITE.
4. THE STREET ADDRESS OF THE CONSTRUCTION SITE SHALL BE CLEARLY IDENTIFIED AT ALL ENTRANCES INTO THE PROJECT. SUCH NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST IN COLOR WITH THEIR BACKGROUND (MINIMUM 6-INCH LETTERING).
5. FIRE SAFETY DURING CONSTRUCT/ON. CHAPTER 33 OF THE CALIFORNIA FIRE CODE REQUIRES CERTAIN SAFETY PROCEDURES TO BE FOLLOWED DURING NEW CONSTRUCT/ON AND REMODELS. THIS ARTICLE CONCERNS FIRE SAFETY IN THE FOLLOWING AREAS: ACCESS, WATER SUPPLY, EXTINGUISHERS, STANDPIPES, DEBRIS, MOTORIZED EQUIPMENT, HEATING DEVICES, SMOKING, CUTTING AND WELDING, FLAME PRODUCING EQUIPMENT, FLAMMABLE LIQUIDS, ASPHALT AND TAR KETTLES, TEMPORARY WIRING, EMERGENCY TELEPHONE MODIFICATION OF EXISTING SYSTEMS, EXITS, BURNING OF ANY MATERIAL, AND FIRE WATCH. IT IS YOUR RESPONSIBILITY TO BECOME FAMILIAR WITH THESE REQUIREMENTS AND SEE THAT ALL PERSONS ON THE JOB SITE COMPLY.
6. THE BURNING OF COMBUSTIBLE CONSTRUCTION MATERIAL AND TRASH IS PROHIBITED.
7. A MINIMUM 3-FOOT CLEAR SPACE SHALL BE PROVIDED AND MAINTAINED AROUND FIRE PROTECTION EQUIPMENT.
8. AT ALL FIRE HYDRANT LOCATIONS, A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED ONE FOOT OFF PAVED CENTERLINE OR MEDIAN ON THE HYDRANT SIDE OF THE ROADWAY.
9. IF SITE SURVEY OR EARTH MOVING WORK RESULTS IN THE DISCOVERY OF HAZARDOUS MATERIALS IN CONTAINERS, OR WHAT APPEARS TO BE HAZARDOUS WASTES RELEASED INTO THE GROUND, THE CONTRACTOR OR APPLICANT SHALL IMMEDIATELY REPORT THE FINDING TO THE ROSEVILLE FIRE DEPARTMENT VIA PHONE AT (916) 774-5800. ALL SUSPECTED AREAS SHALL BE MARKED OFF WITH APPROVED SIGNAGE OR CAUTION TAPE UNTIL SUCH TIME THAT A REPRESENTATIVE FROM THE FIRE DEPARTMENT DETERMINES WHETHER THE RELEASE IS REPORTABLE OR NOT AND IF SITE REMEDIATION IS REQUIRED.
10. THE REQUIRED MINIMUM FIRE FLOW FOR THE PROTECTION OF THE PROPOSED PROJECT IS 1,500 GALLONS PER MINUTE WITH 20 POUNDS PER SQUARE INCH RESIDUAL WATER PRESSURE REMAINING IN THE SYSTEM.
11. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW PRIOR TO ANY COMBUSTIBLE CONSTRUCT/ON OR ON-SITE STORAGE OF COMBUSTIBLE MATERIALS.
12. ALL FIRE HYDRANTS SHALL BE "BAGGED" OR OUT-OF-SERVICE UNTIL THE ABOVE FOUR (4) INSPECTIONS ARE COMPLETED.
13. WATER SUPPLY CONTROL VALVES SHALL NOT BE CLOSED BY THE CONTRACTOR UPON ACCEPTANCE OF THE FIRE-FLOW TEST BY THE FIRE DEPARTMENT, UNLESS ENVIRONMENTAL UTILITIES AND THE FIRE DEPARTMENT ARE CONTACTED AND ADVISED OF THE CLOSURE.
14. TESTING OF ALL FIRE SYSTEMS SHALL BE PERFORMED PRIOR TO THE SALES OFFICE CAN BE OPENED FOR BUSINESS.
15. FRAMING CONSTRUCTION CANNOT COMMERCE UNTIL ACCESS ROADS AND PUBLIC FIRE HYDRANTS ARE APPROVED BY THE FIRE DEPARTMENT.
16. IF THIS PROJECT WILL BE PHASED, THE FIRE DEPARTMENT REQUIREMENTS FOR ACCESS AND CIRCULATION THROUGHOUT SHALL BE APPROVED BY THE CITY FOR SUCH PROPOSAL. ACCESS ROAD SHALL COMPLY IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE CITY OF ROSEVILLE'S AMENDMENTS. A SEPARATE PHASING PLAN SHALL BE REVIEWED AND APPROVED BY THIS DEPARTMENT.

For Council Approval Only

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FOR BUILDING DEPARTMENT REVIEW:

SITE ACCESSIBILITY: SA-1.0

DRINKING FOUNTAIN LOCATION: LC-1.0

ELECTRICAL: E-1, E-2, E-3, E-4, E-5 & E-6

CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT

CITY ENGINEER DATE

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
U.S.A.	-	-	1.800.642.2444
GAS	PG&E	JEANETTE JOHNSON	530.883.3147
ELECTRICITY	ROSEVILLE ELECTRIC	KEITH LITTS	916.580.9405
TELEPHONE	ROSEVILLE TELEPHONE	GEORGE DEMPSEY	916.786.4351
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	916.774.5750
SEWER	CITY OF ROSEVILLE	ENVIRONMENTAL UTILITIES	916.774.5750
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	ENGINEERING	916.774.5339
T.V. CABLE	COMCAST	KATHY DEAN	916.786.8443

NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS AND WORK AS DETAILED IN THE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS - JULY 2021 AND THE CITY OF ROSEVILLE DESIGN & CONSTRUCTION STANDARDS - JANUARY 2013 WITH 2021 AMENDMENTS. CONTRACTOR SHALL PROVIDE SUBMITTALS BASED ON THE PROVIDED DRAWINGS AND ALL REQUIREMENTS IN THE ABOVE MENTIONED GUIDELINES.

CWJ# - 190832
EN# - 22-0005
BD# - 21-8480

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
3.04.2022
STATE OF CALIFORNIA

PROJECT:
AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:
COVER SHEET

SHEET
CV-1.0
1 OF 25 SHEETS

FUHRMAN LEAMY LAND GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF FUHRMAN LEAMY LAND GROUP. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
Requirements			
Project meets all of the requirements of Divisions 5.1 through 5.5.	x	o	o
Planning and Design			
Site Selection			
A5.103.1 Community connectivity. Locate project on a previously developed site within a 1/2-mile radius of at least ten basic services, listed in Section A5.103.1.		o	o
A5.103.2 Brownfield or greyfield site redevelopment or infill area development. Select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102. A5.103.3.1 Brownfield redevelopment. Develop a site documented as contaminated and fully remediated or on a site defined as a brownfield.		o	o
Site Preservation			
A5.104.1.1 Local zoning requirement in place. Exceed the zoning's open space requirement for vegetated open space on the site by 25 percent. A5.104.1.2 No local zoning requirement in place. Provide vegetated open space area adjacent to the building equal to the building footprint area. A5.104.1.3 No open space required in zoning ordinance. Provide vegetated open space equal to 20 percent of the total project site area.		o o o	o o o
Deconstruction and Reuse of Existing Structures			
A5.105.1.1 Existing building structure. Maintain at least 75 percent of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing) based on surface area. Exceptions: 1. Window assemblies and nonstructural roofing material. 2. Hazardous materials that are remediated as a part of the project. 3. A project with an addition of more than two times the square footage of the existing building. A5.105.1.2 Existing nonstructural elements. Reuse existing interior nonstructural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50 percent of the area of the completed building (including additions). Exception: A project with an addition of more than two times the square footage of the existing building. A5.105.1.3 Salvage. Salvage additional items in good condition such as light fixtures, plumbing fixtures and doors for reuse on this project in an onsite storage area or for salvage in dedicated collection bins. Document the weight or number of the items salvaged.		o o o	o o o
Site Development			
5.106.1 Storm water pollution prevention. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of stormwater runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2. A5.106.2 Storm water design. Design storm water runoff rate and quantity in conformance with Section A5.106.3.1 and storm water runoff quality by Section A5.106.3.2 or by local requirements, whichever are stricter. A5.106.2.1 Storm water runoff rate and quantity. Implement a storm water management plan resulting in no net increase in rate and quantity of storm water runoff from existing to developed conditions. Exception: If the site is already greater than 50 percent impervious, implement a storm water management plan resulting in a 25-percent decrease in rate and quantity. A5.106.2.2 Storm water runoff quality. Use post construction treatment control best management practices (BMPs) to mitigate (infiltrate, filter or treat) storm water runoff from the 85th percentile 24-hour runoff event (for volume-based BMPs) or the runoff produced by a rain event equal to two times the 85th percentile hourly intensity (for flow-based BMPs).	x N/A or x	o o	o o
A5.106.3 Low impact development (LID). Reduce peak runoff in compliance with Section 5.106.3.1. Employ at least two of the following methods or other best management practices to allow rainwater to soak into the ground, evaporate into the air or collect in storage receptacles for irrigation or other beneficial uses. LID strategies include, but are not limited to those listed in Section A5.106.4.		o	o

(continued)

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SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
5.106.4 Bicycle parking. Comply with Sections 5.106.4.1, 4.106.4.1 and 5.106.4.1.2; or meet local ordinance, whichever is stricter. 5.106.4.1.1 Short-term bicycle parking. If the new project or addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. 5.106.4.1.2 Long-term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking spaces being added, with a minimum of one space. See exception for addition or alterations. A5.106.4.3 Changing rooms. For buildings with over 10 tenant-occupants, provide changing/shower facilities in accordance with Table A5.106.4.3 or document arrangements with nearby changing/shower facilities.	x N/A x N/A x N/A	 o	 o
A5.106.5.1 Designated parking for fuel-efficient vehicles. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in: A5.106.5.1.1. Tier 1 10% of total spaces per Table A5.106.5.1.1. A5.106.5.1.2. Tier 2 12% of total spaces per Table A5.106.5.1.2. 5.106.5.2 Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2.	 x N/A	x	 x
A5.106.5.3.1 Single charging space requirements. When only a single charging space is required, install a listed raceway capable of accommodating a dedicated branch circuit. The raceway shall not be less than trade size 1. The raceway shall be securely fastened at the main service or subpanel and shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure. Exception: Other pre-installation methods approved by the local enforcing agency that provide sufficient conductor sizing and service capacity to install Level 2 EVSE. A5.106.5.3.2 Multiple charging spaces required. When multiple charging spaces are required, plans shall include the location(s) and type of the EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to charge simultaneously all the electrical vehicles at all designated EV charging spaces at their full rated amperage. Plan design shall be based upon Level 2 EVSE at its maximum operating ampacity. Provide raceways from the electrical service panel to the designated parking areas which are required to be installed at the time of construction. Note: Utilities and local enforcing agencies may have additional requirements for metering and EVSE installation, and should be consulted during the project design and installation. A5.106.5.3.3 Tier 1. At least 3 percent of the total parking spaces, but not less than one, shall be capable of supporting installation of future electric vehicle supply equipment (EVSE). A5.106.5.3.4 Tier 2. At least 5 percent of the total parking spaces, but not less than two, shall be capable of supporting installation of future EVSE. A5.106.5.3.5 Labeling requirement. A label stating "EV CHARGE CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and the EV charging space.		o o o o	o o o o
A5.106.6 Parking capacity. Design parking capacity to meet but not exceed minimum local zoning requirements. A5.106.6.1 Reduce parking capacity. With the approval of the enforcement authority, employ strategies to reduce on-site parking area by 1. Use of on street parking or compact spaces, illustrated on the site plan or 2. Implementation and documentation of programs that encourage occupants to carpool, ride share or use alternate transportation.		 o o	 o o
A5.106.7 Exterior walls. Meet requirements in the current edition of the California Energy Code and comply with either Section A5.106.7.1 or A5.106.7.2 for wall surfaces: A5.106.7.1 Fenestration. Provide vegetative or man-made shading devices for all fenestration on east-, south- and west-facing walls. A5.106.7.1.1 East and west walls. Shading devices shall have 30% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less. A5.106.7.1.2 South walls. Shading devices shall have 60% coverage to a height of 20 feet or to the top of the exterior wall, whichever is less. A5.106.7.2 Opaque wall areas. Use wall surfacing with SRI 25 (aged), for 75% of opaque wall areas.		 o o o	 o o o

(continued)

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SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
5.106.8 Light pollution reduction. [N] Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1–4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. Exceptions: [N] 1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code 2. Emergency lighting	x N/A or x	SITE LIGHTING PER PARKS DEPARTMENT STANDARDS	
5.106.10 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1–5. See exception for additions or alterations.	x	SEE GRADING PLANS	
A5.106.11 Heat island effect. Reduce nonroof heat islands and roof heat islands as follows: A5.106.11.1 Hardscape alternatives. Use one or a combination of strategies 1 through 3 for 50 percent of site hardscape or put 50 percent of parking underground. 1. Use light colored materials with an initial solar reflectance value of at least .30 as determined in accordance with ASTM Standards E 1918 or C 1549. 2. Use open-grid pavement system or pervious or permeable pavement system. A5.106.11.2 Cool roof for reduction of heat island effect. Use roofing materials having a minimum aged solar reflectance, thermal emittance complying with Sections A5.106.11.2.2 and A5.106.11.2.3 or a minimum aged or Solar Reflectance Index (SRI)3 equal to or greater than the values shown in: Table A5.106.11.2.2 – Tier 1 or Table A5.106.11.2.3 – Tier 2 Exceptions: 1. Roof constructions that have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 lb/sf. 2. Roof area covered by building integrated solar photovoltaic and building integrated solar thermal panels.		o o o o x	o o o o x

(continued)

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SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
A5.303.3 Appliances. 1. Clothes washers shall have a maximum Water Factor (WF) that will reduce the use of water. 2. Dishwashers shall meet the criteria in Section A5.303.3(2)(a) and (b). 3. Ice makers shall be air cooled. 4. Food steamers shall be connectionless or boilerless. 5. The use and installation of water softeners shall be limited or prohibited by local agencies. 6. Combination ovens shall not consume more than 10 gph (38 L/h) in the full operational mode. 7. Commercial pre-rinse spray valves manufactured on or after January 1, 2006 shall function at equal to or less than 1.6 gpm (6.10 L/s) at 60 psi (414 kPa) and a. Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate b. Be equipped with an integral automatic shutoff c. Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gpm (0.08 L/s) or less		o o o o o o o	o o o o o o o
5.303.4 Wastewater reduction. [N] Each building shall reduce the generation of wastewater by one of the following methods: 1. The installation of water-conserving fixtures or 2. Utilizing nonpotable water systems.	As applicable x x		
A5.303.5 Dual plumbing. New buildings and facilities shall be dual plumbed for potable and recycled water systems.		o	o
5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	As applicable x		
Outdoor Water Use			
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use.[3] Applies to additions or alterations.	x	SHOWN ON PLANS	
5.304.2 Outdoor potable water use. For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet, separate submeters shall be installed for outdoor potable water use. Applies to additions or alterations. A5.304.2.1 Outdoor potable water use. For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for outdoor potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet (the level at which Section 5.304.2 applies).	x	USING DEDICATED LANDSCAPE SERVICE o	 o
5.304.3 Irrigation design. In new nonresidential projects with at least 1,000 square feet but not more than 2,500 square feet of landscaped area (the level at which the MLO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. Applies to additions or alterations. 5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	x As applicable x		
A5.304.4 Potable water reduction. Provide water efficient landscape irrigation design that reduces by the use of potable water. A5.304.4.1 Tier 1 – Reduce the use of potable water to a quantity that does not exceed 60 percent of ETo times the landscape area. A5.304.4.2 Tier 2 –Reduce the use of potable water to a quantity that does not exceed 55 percent of ETo times the landscape area. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in A5.304.4. A5.304.4.3 Verification of compliance. A calculation demonstrating the applicable potable water use reduction required by this section shall be provided.		x x	 x x
A5.304.5 Potable water elimination. Provide a water efficient landscape irrigation design that eliminates the use of potable water beyond the initial requirements for plant installation and establishment. Methods used to accomplish the requirements of this section shall include, but not be limited to, the items listed in Section A5.304.4.		o	o

(continued)

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SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
A5.405.5.3.2 Concrete. The following measures may be used in the manufacture of concrete. A5.405.5.3.2.1 Alternative energy. Renewable or alternative energy meeting the requirements of Section A5.211. A5.405.5.3.2.2 Recycled aggregates. Concrete made with one or more of the materials listed in Section A5.405.5.3.2.2. A5.405.5.3.2.3 Mixing water. Water recycled by the local water purveyor or water reclaimed from manufacturing processes and conforming to ASTM C 1602. A5.405.5.3.2.4 High strength concrete. Concrete elements designed to reduce their total size compared to standard 3,000 psi concrete, as approved by the Engineer of Record.		o o o o	o o o o
Enhanced Durability and Reduced Maintenance			
A5.406.1.1 Service life. Select materials for longevity and minimal deterioration under conditions of use. A5.406.1.2 Reduced maintenance. Select materials that require little, if any, finishing. A5.406.1.3 Recyclability. Select materials that can be re-used or recycled at the end of their service life.		o o o	o o o
Weather Resistance and Moisture Management			
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code, Section 1403.2 and California Energy Code, Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent.[3]	x N/A		
5.407.2 Moisture control. Employ moisture control measures by the following methods; 5.407.2.1 Sprinklers. Prevent irrigation spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.	 x x N/A		
Construction Waste Reduction, Disposal and Recycling			
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50% of the non- hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section. 5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. Exceptions to Sections 5.408.1.1 and 5.408.1.2: 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets 5.408.1.4 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority. 5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.	x N/A or x N/A x N/A x N/A x		

(continued)

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SECTION A5.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY[1] CALGreen Tier 1	VOLUNTARY[1] CALGreen Tier 2
A5.408.3.1 Enhanced construction waste reduction–Tier 1. Divert to recycle or salvage at least 65% of nonhazardous construction and demolition waste generated at the site. A5.408.3.1.1 Enhanced construction waste reduction–Tier 2. Divert to recycle or salvage at least 80% of nonhazardous construction waste generated at the site. A5.408.3.1.2 Verification of compliance. A copy of the completed waste management report or documentation of certification of the waste management company utilized shall be provided. Exceptions: 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.		x x	 x x
Life Cycle Assessment			
A5.409.1 General. Life cycle assessment shall be ISO 14044 compliant. The service life of the building and materials assemblies shall not be less than 60 years. A5.409.2 Whole building life cycle assessment. Conduct a whole building life assessment, including operating energy, showing that the building project achieves at least a 10-percent improvement for at least three of the impacts listed in Section A5.409.2.2, one of which shall be climate change, compared to a reference building. A5.409.3 Materials and system assemblies. If whole building analysis of the project is not elected, select a minimum of 50% of materials or assemblies based on life cycle assessment of at least three for the impacts listed in Section A5.409.2.2, one of which shall be climate change. A5.409.4 Substitution for prescriptive standards. Performance of a life cycle assessment completed in accordance with Section A5.409.2 may be substituted for other prescriptive provisions of Division A5.4, including those made mandatory through local adoption of Tier 1 or Tier 2 in Division A5.6. A5.409.5 Verification of compliance. Documentation of compliance shall be provided as follows: 1. The assessment is performed in accordance with ISO 14044. 2. The project meets the requirements of other parts of Title 24. 3. A copy of the analysis shall be made available to the enforcement authority. 4. A copy of the analysis and any maintenance or training recommendations shall be included in the operation and maintenance manual. See notes for available tools.		o o o o o	o o o o o
Building Maintenance and Operation			
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.[3] 5.410.1.1 Additions. [A] All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. Exception: Additions within a tenant space resulting in less than a 30-percent increase in the tenant space floor area.	x N/A		
5.410.2 Commissioning. [N] For new buildings 10,000 square feet and over, building commissioning for all building systems covered by Title 24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2. Exceptions: 1. Dry storage warehouses of any size 2. Areas under 10,000 square feet used for offices or other conditioned accessory spaces within dry storage warehouses 3. Tenant improvements under 10,000 square feet as described in Section 303.1.1. 5.410.2.1 Owner's Project Requirements (OPR). [N] Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.4.	x N/A x N/A		
5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project to cover the systems listed in Section 5.410.2.2. 5.410.2.3 Commissioning plan. [N] A commissioning plan describing how the project will be commissioned shall include items listed in Section 5.410.2.3. 5.410.2.4 [N] Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. 5.410.2.5 Documentation and training. [N] A Systems manual and systems operations training are required. 5.410.2.5.1 Systems manual. [N] The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1. 5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and shall include items listed in Section 5.410.2.5.2. 5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.	x N/A x N/A x N/A x N/A x N/A x N/A x N/A		

(continued)

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LAND GROUP
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JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
Renewal Date
3.04.2022
Date
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS DATE

ISSUE DATE
1 30% SUBMITTAL 08.25.2021
2 75% SUBMITTAL 10.27.2021
3 99% SUBMITTAL 12.10.2021
4 100% SUBMITTAL 03.04.2022
5

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE : AS SHOWN

SHEET TITLE:
CAL GREEN DOCUMENTATION

SHEET
CV-2.0
2 OF 25 SHEETS

CITY OF ROSEVILLE ACCESSIBILITY NOTES:

1. ACCESSIBLE PATHS OF TRAVEL SHALL HAVE WALKING SURFACES NOT STEEPER THAN 1:20 AND THE CROSS SLOPES OF THESE SURFACES SHALL NOT EXCEED 1:48. REFERENCE CBC SEC. 11B-403.3.

2. SIDEWALKS SHALL BE A MINIMUM OF 48 INCHES WIDE. REFERENCE CBC SEC. 11B-403.5.

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

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3.04.2022
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1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

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SITE ACCESSIBILITY PLAN

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SA-1.0
3 OF 25 SHEETS

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LEGEND:

- CURRENT PHASE LIMIT OF WORK
- PROPOSED TURF
- PROPOSED SHRUB AND GROUNDCOVER
- PROPOSED PLAY AREA FIBAR
- PROPOSED CONCRETE

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

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2	
3	
4	

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3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

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SCALE: : 1"=20'-0"

SHEET TITLE:

SCOPE OF WORK PLAN

SHEET

SW-1.0

4 OF 25 SHEETS

For Contract Acceptance Only

CONSTRUCTION KEYNOTES

1 - GENERAL

SYMBOL	DESCRIPTION	DETAIL
1-01	EXISTING CURB, GUTTER & RAMP TO REMAIN.	--
1-02	EXISTING STREET LIGHTS. VERIFY IN FIELD.	--
1-03	EXISTING 6" RECYCLED WATER SERVICE. VERIFY LOCATION IN FIELD. CONTRACTOR TO REMOVE EXISTING 2" BLOWOFF AND CONSTRUCT RW SERVICE PER RW-6.	--
1-04	EXISTING 1" DOMESTIC WATER STUB.VERIFY LOCATION IN FIELD. CONTRACTOR TO PROVIDE AND INSTALL WATER METER AND BACKFLOW DEVICE PER CITY STANDARD DETAIL W-6.	--
1-05	EXISTING 4" SEWER SERVICE. VERIFY LOCATION IN FIELD. CONTRACTOR TO PROVIDE AND INSTALL SEWER CLEANOUTS PER CITY STANDARD DETAIL SS-5.	--
1-06	EXISTING CABLE VAULT IN CONCRETE BOX TO BE SET LEVEL IN PROPOSED CONCRETE WALK. VERIFY IN FIELD.	--

2 - SITE

SYMBOL	DESCRIPTION	DETAIL
2-01	PROVIDE CONNECTION TO EXISTING 2" RECYCLED WATER SUPPLY LINE FOR IRRIGATION SYSTEM. SEE IRRIGATION SHEETS.	--
2-02	PROPOSED TURF AREA. SEE PLANTING PLANS.	--
2-03	PROPOSED MOUNDED TURF AREA. SEE GRADING AND PLANTING PLANS.	--
2-04	PROPOSED PLANTING AREA. SEE PLANTING PLANS.	--
2-05	PROVIDE ENGINEERED WOOD FIBAR IN PLAY AREAS PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS.	--
2-06	PROVIDE DRINKING FOUNTAIN WITH BOTTLE FILLER AND RECESSED HOSE BIBB PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAIL. MANUFACTURER: MOST DEPENDABLE FOUNTAINS MODEL: 10145 SMFA (FRONT APPROACH) COLOR: AS SELECTED BY CITY WATER CONNECTION: PROVIDE NEW DOMESTIC WATER METER & BACKFLOW DEVICE AND PROVIDE 1" WATER LINE TO BOTTLE FILLER PER CITY STANDARD DETAIL W-6. SEWER CONNECTION: PROVIDE 4" SDR35 SEWER LINE TO EXISTING TIE-IN. 135 LF DRAIN PIPE @ 5%. SEWER AND WATER ARE TO MAINTAIN 10` MIN. SEPARATION. CLEANOUTS ARE REQUIRED ON EACH CHANGE IN DIRECTION OF SEWER PER CITY STANDARD DETAIL SS-5.	G/LC-2.0
2-07	PROVIDE PARK SIGN PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAIL.	E/LC-2.0
2-08	PROVIDE PARK NAMESAKE BIO SIGN PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. REFER TO SPECS FOR ADDITIONAL INFORMATION.	--
2-09	PROVIDE GARBAGE CANS PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS WITH SOLID DOME TOP. TYPICAL OF 3. MANUFACTURER: WABASH VALLEY MODEL: TG3D33S (URBANSCAPE 'FG' SERIES - SURFACE MOUNT) COLOR: AS SELECTED BY CITY CONTACT: KARL MANIGLIA 916.317.0545	--
2-10	PROVIDE RECYCLED WATER SIGN PER CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS. SEE DETAIL.	I/LC-2.0

3 - CONCRETE

SYMBOL	DESCRIPTION	DETAIL
3-01	PROVIDE CONCRETE WALKS WITHIN CITY RIGHT OF WAY PER CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ST-17.	--
3-02	PROVIDE CONCRETE WALKS WITHIN PARK INTERIOR PER THE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAILS.	A & B/LC-2.0
3-03	PROVIDE CONCRETE PLAY AREA ACCESS WALK INTO PLAY AREAS PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAIL.	C/LC-2.0
3-04	PROVIDE CONCRETE PLAY AREA CURB PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAIL.	D/LC-2.0

S - SITE FURNISHINGS

SYMBOL	DESCRIPTION	DETAIL
S-101	PROVIDE 6` BENCH WITH SHELTER PER MANUFACTURER SPECIFICATIONS AND CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. TYPICAL OF 8. MANUFACTURER: WABASH VALLEY MODEL: SH305P (SHADELAND SERIES - IN-GROUND MOUNT) COLOR: AS SELECTED BY CITY CONTACT: KARL MANIGLIA 916.317.0545	F/LC-2.0
S-102	PROVIDE 6` RECTANGULAR PICNIC TABLE WITH SHELTER PER MANUFACTURER SPECIFICATIONS AND CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. TYPICAL OF 3. MANUFACTURER: WABASH VALLEY MODEL: SH105P (SHADELAND SERIES - IN-GROUND MOUNT) COLOR: AS SELECTED BY CITY CONTACT: KARL MANIGLIA 916.317.0545	F/LC-2.0
S-103	PROVIDE 46" SQUARE PICNIC TABLE WITH SHELTER PER MANUFACTURER SPECIFICATIONS AND CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. TYPICAL OF (2) STANDARD TABLES (4-SEATS) & (2) ADA TABLES (3-SEATS). SEE DETAIL. MANUFACTURER: WABASH VALLEY MODEL: SH100P (SHADELAND SERIES - IN-GROUND MOUNT) COLOR: AS SELECTED BY CITY CONTACT: KARL MANIGLIA 916.317.0545	F/LC-2.0
S-104	PROVIDE 2-12 PLAYGROUND ASSEMBLY PER MANUFACTURER`S SPECIFICATIONS. MANUFACTURER: LANDSCAPE STRUCTURES MODEL: CUSTOM COLOR: AS SELCTED BY CITY CONTACT: ERIC JONES @ ROSS RECREATION 916.584.0317 PROVIDE PLAYGROUND RULES SIGN PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS.	--
S-105	PROVIDE 34' ZIP LINE ASSEMBLY PER MANUFACTURER`S SPECIFICATIONS. MANUFACTURER: LANDSCAPE STRUCTURES MODEL: 194663 COLOR: AS SELCTED BY CITY CONTACT: ERIC JONES @ ROSS RECREATION 916.584.0317	--
S-106	PROVIDE SECURITY LIGHT WITH RECEPTACLE PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. TYPICAL OF 1. SEE ELECTRICAL SHEETS.	H/LC-2.0

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

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JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
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No. 4965
12/31/22
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STATE OF CALIFORNIA

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6485 GARLAND WAY
ROSEVILLE, CA 95747

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ISSUE		DATE
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2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

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CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE CONSTRUCTION PLAN & KEYNOTES

SHEET

LC-1.0

5 OF 25 SHEETS

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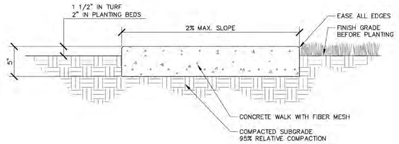


Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONCRETE PAVING

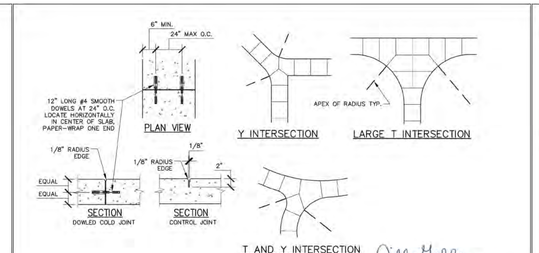
SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-31

NOTES
1. PROVIDE CONTROL JOINTS 2" DEEP AT INTERVALS THE WIDTH OF THE WALK.
2. CLASS "A" 5SK SACK CONCRETE.
3. MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL UNLESS OTHERWISE SPECIFIED.

A CONCRETE PAVING

NOT TO SCALE — CC-CI-ROS-PK-31



Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONTROL JOINTS

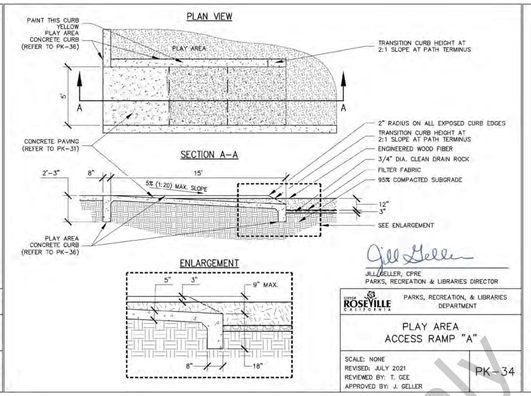
SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-32

NOTES
1. CONTROL JOINTS SHALL NOT DIVIDE CONCRETE INTO SHAPES CONTAINING AN INTERIOR ANGLE OF 45 DEGREES OR LESS.
2. JOINTS SHALL BE SPACED EQUAL TO THE WIDTH OF THE PATH. EXAMPLE: A 10 FT. WIDE PATH SHALL HAVE JOINTS SPACED AT 10 FT. O.C.

B CONTROL JOINTS

NOT TO SCALE — CC-CI-ROS-PK-32



Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

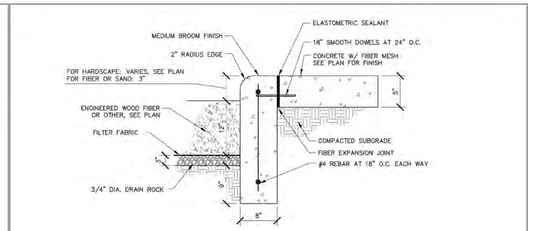
PLAY AREA ACCESS RAMP "A"

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-34

C PLAY AREA ACCESS RAMP 'A'

NOT TO SCALE — CC-CI-ROS-PK-34



Jill Geller, CPRE
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CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PLAY AREA CONCRETE CURB

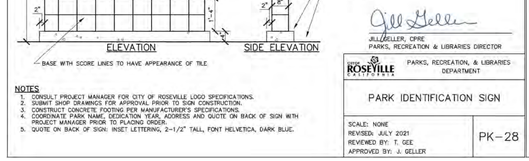
SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-36

NOTES
1. INSTALL TYPE 3 CONCRETE CURB AND CONCRETE PAVING. PROVIDE 18" SMOOTH DOWELS AT 24" O.C.
2. PROVIDE VERTICAL SCORE JOINTS (1" DEEP) AT HORIZONTAL SCORE LINES. ALIGN WITH SIDEWALK.

D PLAY AREA CONCRETE CURB

NOT TO SCALE — CC-CI-ROS-PK-36



NOTES
1. CONSULT PROJECT MANAGER FOR CITY OF ROSEVILLE LOGO SPECIFICATIONS.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO SIGN CONSTRUCTION.
3. CONSTRUCT CONCRETE FOOTING PER MANUFACTURER'S SPECIFICATIONS.
4. COORDINATE PARK NAME, DEDICATION YEAR, ADDRESS AND QUOTE ON BACK OF SIGN WITH PROJECT MANAGER PRIOR TO PLACING ORDER.
5. QUOTE ON BACK OF SIGN: INSET LETTERING, 2-1/2" TALL, FONT HELVETICA, DARK BLUE.

Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

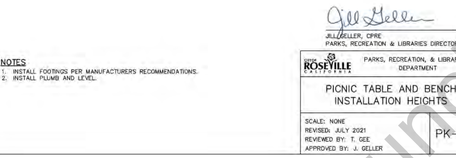
PARK IDENTIFICATION SIGN

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-28

E PARK IDENTIFICATION SIGN

NOT TO SCALE — CC-CI-ROS-PK-28



NOTES
1. INSTALL FOOTINGS PER MANUFACTURERS RECOMMENDATIONS.
2. INSTALL PLUMB AND LEVEL.

Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PICNIC TABLE AND BENCH INSTALLATION HEIGHTS

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-24

F PICNIC TABLE & BENCH INSTALLATION HEIGHTS

NOT TO SCALE — CC-CI-ROS-PK-24

NOTES
1. PROVIDE LINE SIZE TWO WAY CLEAN OUT EVERY 100' ON SANITARY SEWER LINE UPSTREAM OF P-TRAP.
2. 10" STAINLESS STEEL SURFACE CARRIER REQUIRED.
3. FOUNTAIN BASE PER MANUFACTURER'S SPECIFICATIONS.
4. LOCATION OF DRINKING FOUNTAIN "ON" BUTTON AND LOCATION OF BOTTLE FILLER SPOUT (IF APPLICABLE) SHALL BE DETERMINED VIA THE SUBMITTAL PROCESS.

Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

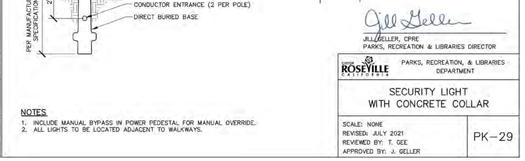
DRINKING FOUNTAIN

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-23

G DRINKING FOUNTAIN

NOT TO SCALE — CC-CI-ROS-PK-23



NOTES
1. INCLUDE MANUAL BYPASS IN POWER PEDESTAL FOR MANUAL OVERRIDE.
2. ALL LIGHTS TO BE LOCATED ADJACENT TO WALKWAYS.

Jill Geller, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

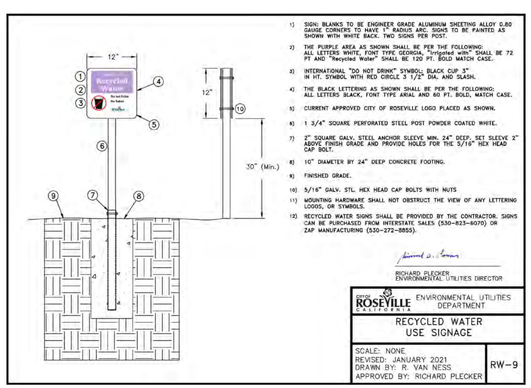
SECURITY LIGHT WITH CONCRETE COLLAR

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-29

H SECURITY LIGHT

NOT TO SCALE — CC-CI-ROS-PK-29



1) SIGN: BLANKS TO BE ENGINEER GRADE ALUMINUM SHEETING ALLOY 0.80 GAUGE CORNERS TO HAVE 1" RADIUS ARC. SIGNS TO BE PAINTED AS SHOWN WITH WHITE BACK. TWO SIGNS PER POST.
2) THE PURPLE AREA AS SHOWN SHALL BE PER THE FOLLOWING: ALL PURPLE AREA SHALL BE PMS 512 PURPLE. "Recycled Water" SHALL BE 72 PT AND "Recycled Water" SHALL BE 120 PT. BOLD MATCH CASE..
3) INTERNATIONAL "DO NOT DRINK" SYMBOL: BLACK CUP 3" IN HT. SYMBOL WITH RED CIRCLE 3 1/2" DIA. AND SLASH.
4) THE BLACK LETTERING AS SHOWN SHALL BE PER THE FOLLOWING: ALL LETTERS BLACK, FONT TYPE ARIAL AND 60 PT. BOLD, MATCH CASE.
5) CURRENT APPROVED CITY OF ROSEVILLE LOGO PLACED AS SHOWN.
6) 1 3/4" SQUARE PERFORATED STEEL POST POWDER COATED WHITE.
7) 2" SQUARE GALV. STEEL ANCHOR SLEEVE MIN. 24" DEEP. SET SLEEVE 2" ABOVE FINISH GRADE AND PROVIDE HOLES FOR THE 5/16" HEX HEAD CAP BOLT.
8) 10" DIAMETER BY 24" DEEP CONCRETE FOOTING.
9) FINISHED GRADE.
10) 5/16" GALV. STL. HEX HEAD CAP BOLTS WITH NUTS
11) MOUNTING HARDWARE SHALL NOT OBSTRUCT THE VIEW OF ANY LETTERING LOGOS, OR SYMBOLS.
12) RECYCLED WATER SIGNS SHALL BE PROVIDED BY THE CONTRACTOR. SIGNS CAN BE PURCHASED FROM INTERSTATE SALES (530-823-6070) OR ZAP MANUFACTURING (530-272-8855).

RICHARD PLECKER
ENVIRONMENTAL UTILITIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — ENVIRONMENTAL UTILITIES DEPARTMENT

RECYCLED WATER USE SIGNAGE

SCALE: NONE
REVISED: JANUARY 2021
DRAWN BY: R. VAN NESS
APPROVED BY: RICHARD PLECKER

RW-9

I RECYCLED WATER SIGN

NOT TO SCALE — CC-CI-ROS-RW-09

For Council Acceptance Only

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV- 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT — KEVIN C. LEAMY — No. 4965 — 12/31/22 Renewal Date — 3.04.2022 Date — STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS — DATE
△
△
△
△

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:

LANDSCAPE CONSTRUCTION DETAILS

SHEET

LC-2.0

6 OF 25 SHEETS

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For Council Acceptance Only

SWPP LEGEND:

- PROPOSED AGGREGATE ROCK ACCESS DRIVE. SEE DETAIL.
- PROPOSED FIBER ROLL. SEE DETAIL.
- PROPOSED GRAVEL BAGS AT ALL AREA DRAIN INLETS, TYP. SEE DETAIL.
- PROPOSED GRAVEL BAGS AT ALL DRAIN STREET STORM DRAIN INLETS. SEE DETAIL.
- DIRECTION OF SURFACE WATER DRAINAGE
- DIRECTION OF PIPE DRAINAGE

GENERAL NOTE:

A. PROVIDE ONSITE PORTABLE WASH STATION APPARATUS FOR CONCRETE WASHOUT WHICH MEETS CURRENT APPLICABLE STANDARDS.

CITY OF ROSEVILLE EROSION/SEDIMENT CONTROL NOTES

1. THE STATE'S GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQD 99-080-DWQ) REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SITES WITH SOIL DISTURBANCES GREATER THAN OR EQUAL TO ONE ACRE, OR FROM SITES SMALLER THAN ONE ACRE IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER PLAN OF DEVELOPMENT OR SALE THAT DISTURBS ONE ACRE OR MORE. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE, NOR A PRE-CONSTRUCTION MEETING PERMITTED TO BE SCHEDULED, PRIOR TO THE SWPPP BEING ACCEPTED BY THE CITY. FOR MORE INFORMATION SEE; HTTP://WWW.ROSEVILLE.CA.US/EU/STORMWATER_MANAGEMENT
2. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3. A COPY OF THE SWPPP SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.
5. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
7. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.

NOTE:

THESE DRAWINGS ARE NOT DESIGNED AS SWPPP. PROPOSED IMPROVEMENTS ARE INCLUDED AS A STARTING POINT - THIS IS A DYNAMIC PLAN AND IS INTENDED TO BE REVISED BASED ON BMP'S, WEATHER, CONSTRUCTION SCHEDULE AND PROGRESS.

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

811 Know what's below. Call before you dig.

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263` FLLANDGROUP.COM

JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
3.04.2022
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
△	
△	
△	
△	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

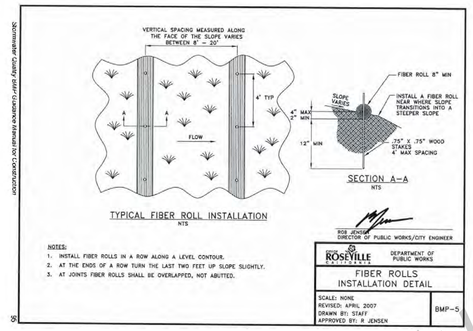
SEDIMENT & EROSION CONTROL PLAN & LEGEND

SHEET

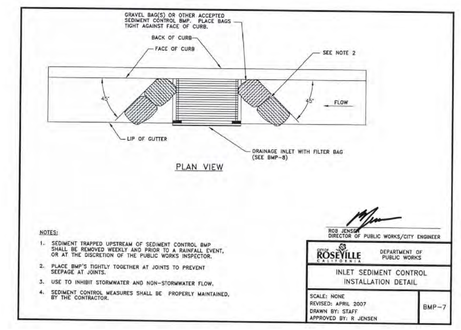
LC-3.0

7 OF 25 SHEETS

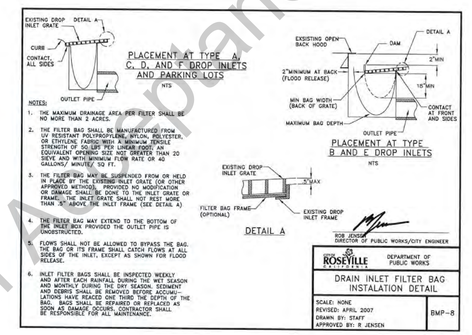
FUHRMAN LEAMY LAND GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF FUHRMAN LEAMY LAND GROUP, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



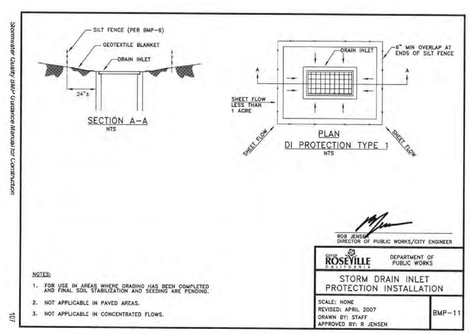
A FIBER ROLLS INSTALLATION
NOT TO SCALE PR-21026-05



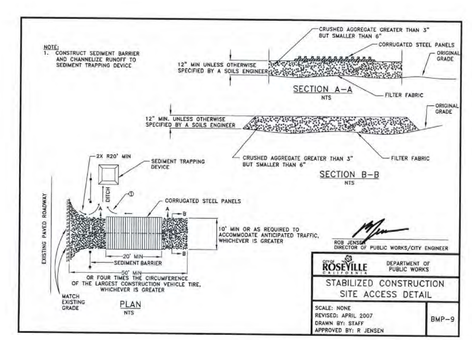
B INLET SEDIMENT CONTROL INSTALLATION
NOT TO SCALE PR-21026-07



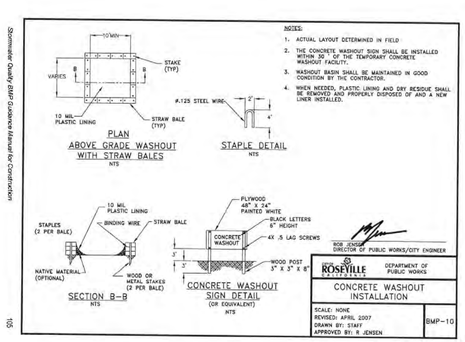
C DRAIN INLET FILTER BAG INSTALLATION
NOT TO SCALE PR-21026-08



D STORM DRAIN INLET PROTECTION INSTALLATION
NOT TO SCALE PR-21026-11



E STABILIZED CONSTRUCTION SITE ACCESS
NOT TO SCALE PR-21026-09



F CONCRETE WASHOUT INSTALLATION
NOT TO SCALE PR-21026-10

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LAND GROUP
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2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV- 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
RENEWAL DATE
3.04.2022
DATE
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

SEDIMENT & EROSION CONTROL DETAILS

SHEET
LC-3.1
8 OF 25 SHEETS

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CITY GRADING NOTES

1. GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.
4. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.
5. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.
6. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
8. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. REFER TO SWPPP FOR SPECIFIC REQUIRMENTS.
10. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.
11. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.
12. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.
13. THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: WWW.PLACER.CA.GOV/APCD
14. CONTAMINATED SOIL – DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

EARTHWORK QUANTITIES

(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY
CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)
CUT: ±410 CU.YD.
FILL: ±450 CU.YD.
NET: ±40 CU.YD. IMPORT
PRIOR TO SITE GRADING; CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

DRAIN CONSTRUCTION NOTES

D1 EX STORM DRAIN STUB
CONTRACTOR SHALL POTHOLE EXISTING STORM DRAIN PIPE AND VERIFY INVERT. NOTIFY ENGINEER OF DISCREPANCIES. SEE SHEET C1.1 FOR DETAILS

D2 CONTRACTOR SHALL PROTECT EXISTING STORM DRAIN/ PIPE/INLET

D3 SEE GRADING DETAIL (A C1.1)

D4 DRAIN INLETS INSTALLED IN MULCHED PLANTER AREAS SHALL HAVE A 12" WIDE COLLAR OF 2- TO 6-INCH RIVER COBBLE PLACED OVER FILTER FABRIC.

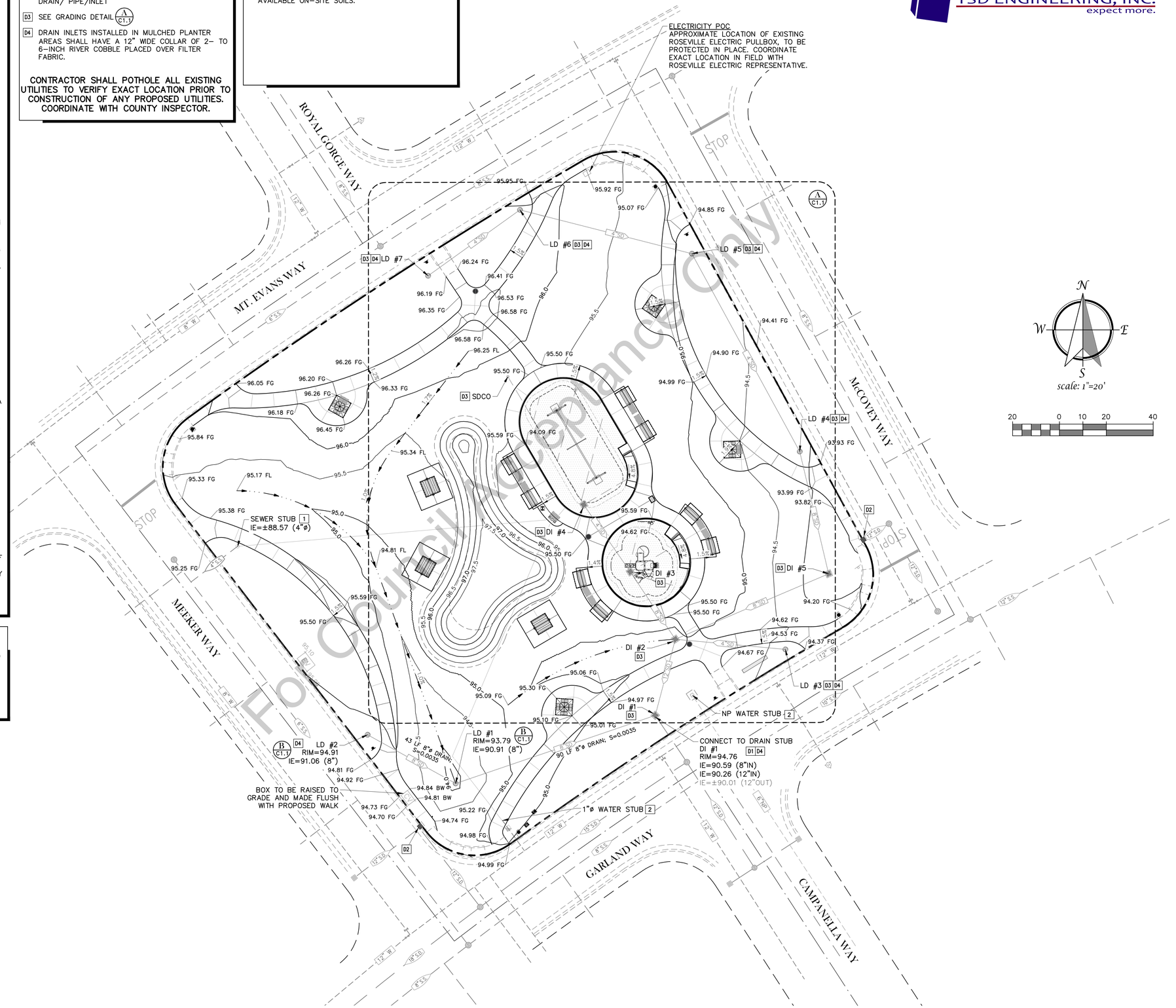
CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. COORDINATE WITH COUNTY INSPECTOR.

GRADING NOTES

1 CONTRACTOR SHALL PROTECT EXISTING SEWER LINE

2 CONTRACTOR SHALL PROTECT EXISTING WATER AND APPURTENANCES.

3 LANDSCAPE MOUND BASED ON AVAILABILITY OF AVAILABLE ON-SITE SOILS.



20 0 10 20 40

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. :CRV: 21026

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER CASEY S. FEICHTI No. 58930 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

PROJECT:
AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
△	
△	
△	
△	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
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4	100% SUBMITTAL	03.04.2022
5		

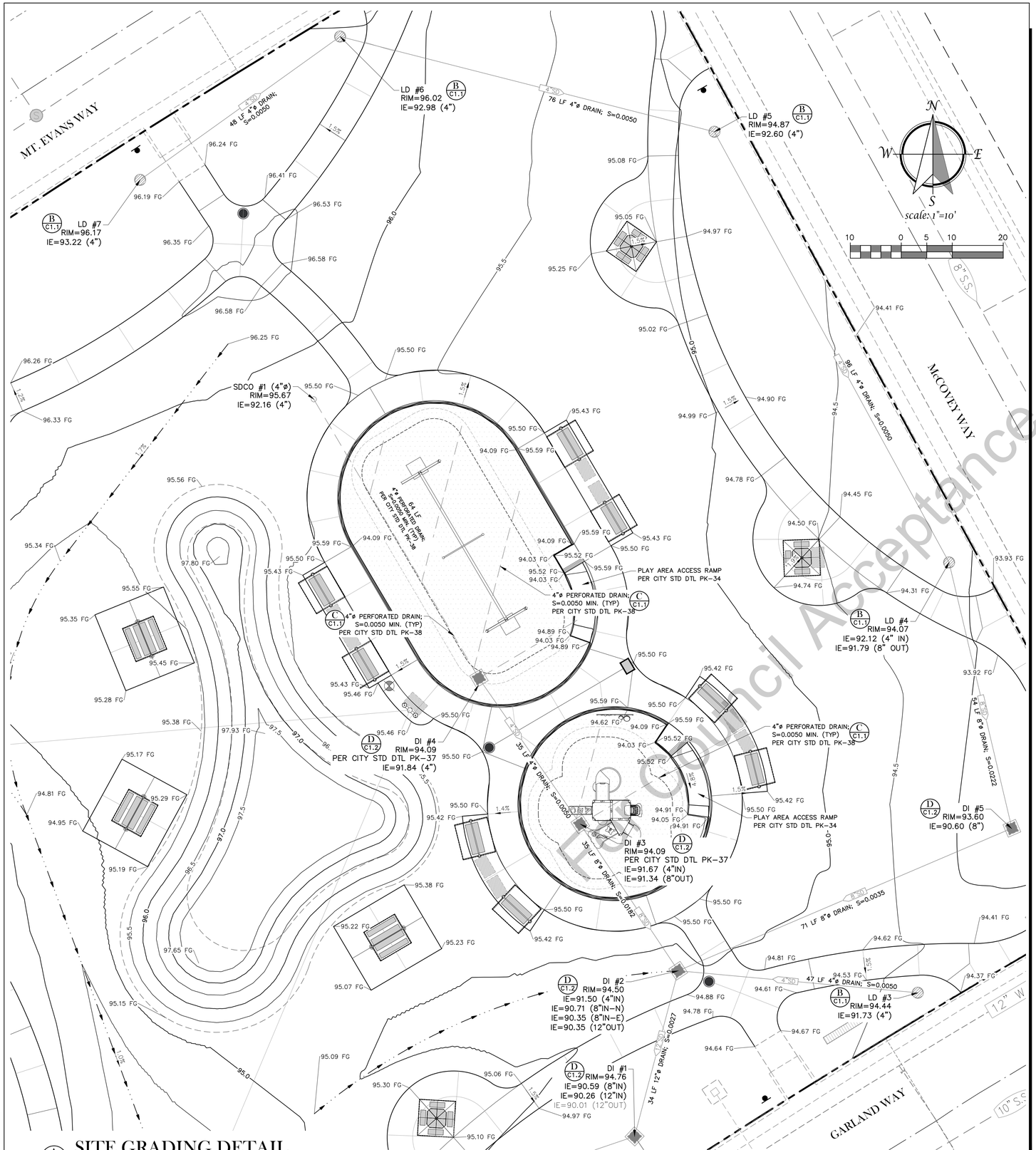
CITY OF ROSEVILLE APPROVAL

DRAWN : DJM
CHECKED : CSF
SCALE: :1" = 20'-0"

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET
C1.0
9 OF 25 SHEETS

FURRMAN LEAMY LAND GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF FURHMAN LEAMY LAND GROUP. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT.



A — SITE GRADING DETAIL
SCALE: 1" = 10'-0"

City Council Acceptance Only

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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
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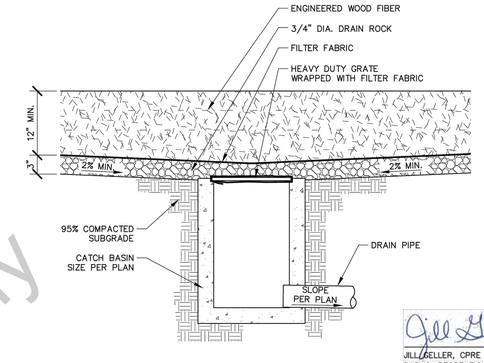
expect more.



B — PLAY AREA DRAIN
NOT TO SCALE PRIVATE ONSITE USE ONLY

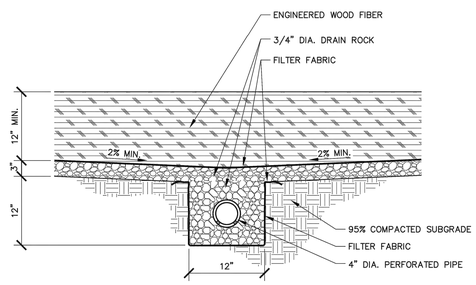
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PLAY AREA DRAIN

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-37



C — PERFORATED DRAIN PIPE
NOT TO SCALE PRIVATE ONSITE USE ONLY

NOTES
1. PERFORATED PIPE SHALL BE LAID IN A HERRINGBONE PATTERN AND CONNECTED TO A DRAIN INLET.
2. LOCATE ALL CLEAN OUTS OUTSIDE PLAY AREA WITHIN PLANTING/TURF AREAS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PLAY AREA
PERFORATED PIPE DRAIN

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-38

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LAND GROUP
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2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
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JOB NO. :CRV: 21026

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — CASEY S. FEIGHNER — No. 58930 Exp. 6-30-23 — CIVIL — STATE OF CALIFORNIA

PROJECT:
AUDREY
HUISKING
PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

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CITY OF ROSEVILLE APPROVAL

DRAWN : DJM
CHECKED : CSF
SCALE: :1" = 10'-0"

SHEET TITLE:
GRADING
& DRAINAGE DETAILS

SHEET
C1.1
10 OF 25 SHEETS

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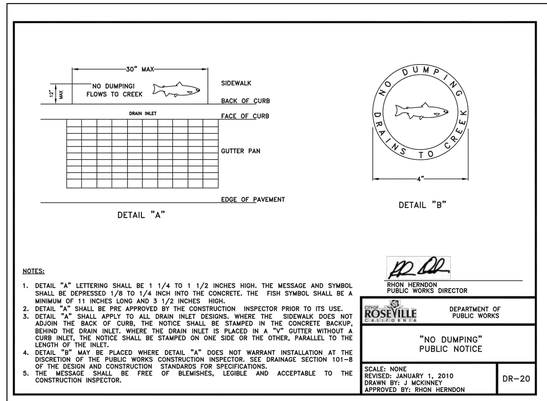
For Council Acceptance Only



NOTES:

1. DETAIL "A" LETTERING SHALL BE 1 1/4 TO 1 1/2 INCHES HIGH. THE MESSAGE AND SYMBOL SHALL BE DEPRESSED 1/8 TO 1/4 INCH INTO THE CONCRETE. THE FISH SYMBOL SHALL BE A MINIMUM OF 11 INCHES LONG AND 3 1/2 INCHES HIGH.
2. DETAIL "A" SHALL BE PRE APPROVED BY THE CONSTRUCTION INSPECTOR PRIOR TO ITS USE.
3. DETAIL "A" SHALL APPLY TO ALL DRAIN INLET DESIGNS, WHERE THE SIDEWALK DOES NOT ADJOIN THE BACK OF CURB, THE NOTICE SHALL BE STAMPED IN THE CONCRETE BACKUP, BEHIND THE DRAIN INLET. WHERE THE DRAIN INLET IS PLACED IN A "V" GUTTER WITHOUT A CURB INLET, THE NOTICE SHALL BE STAMPED ON ONE SIDE OR THE OTHER, PARALLEL TO THE LENGTH OF THE INLET.
4. DETAIL "B" MAY BE PLACED WHERE DETAIL "A" DOES NOT WARRANT INSTALLATION AT THE DISCRETION OF THE PUBLIC WORKS CONSTRUCTION INSPECTOR. SEE DRAINAGE SECTION 101-8 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR SPECIFICATIONS.
5. THE MESSAGE SHALL BE FREE OF BLEMISHES, LEGIBLE AND ACCEPTABLE TO THE CONSTRUCTION INSPECTOR.

RHON HERNDON
PUBLIC WORKS DIRECTOR

CITY OF ROSEVILLE — DEPARTMENT OF PUBLIC WORKS

"NO DUMPING"
PUBLIC NOTICE

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

DR-20

NOTES:

- ALL NEW AND REPLACEMENT STORM DRAIN INLETS ON THE PUBLIC RIGHT OF WAY, PRIVATE PROPERTY AND DRAINAGE EASEMENTS SHALL INCLUDE A "NO DUMPING – DRAINS TO CREEK" CONCRETE STAMP OR OTHER APPROVED EPOXY AFFIXED PERMANENT MARKER ON THE CURB ADJACENT TO THE DRAINAGE INLET. PER CITY STD DTL DR-20

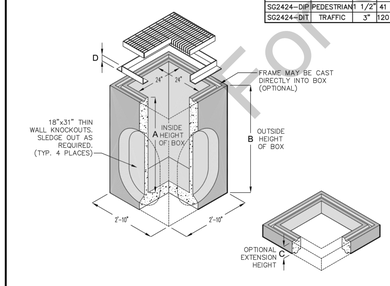
D – DRAINAGE INLET (DI)

NOT TO SCALE APPROVED EQUAL

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

FRAME AND GRATE			
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.



EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

- FRAME AND GRATE ASSEMBLY AVALIABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION. FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

24" X 24" DRAIN INLET

JENSEN PRECAST

DI2424

11-28-00

8.01

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
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JOB NO. :CRV: 21026

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — CASEY S. FEICHTER — No. 58930 Exp. 6-30-23 — STATE OF CALIFORNIA — CIVIL

PROJECT:

AUDREY
HUISKING
PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

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CITY OF ROSEVILLE APPROVAL

DRAWN : DJM
CHECKED : CSF
SCALE: :

SHEET TITLE:

GRADING
& DRAINAGE DETAILS

SHEET

C1.2

11 OF 25 SHEETS

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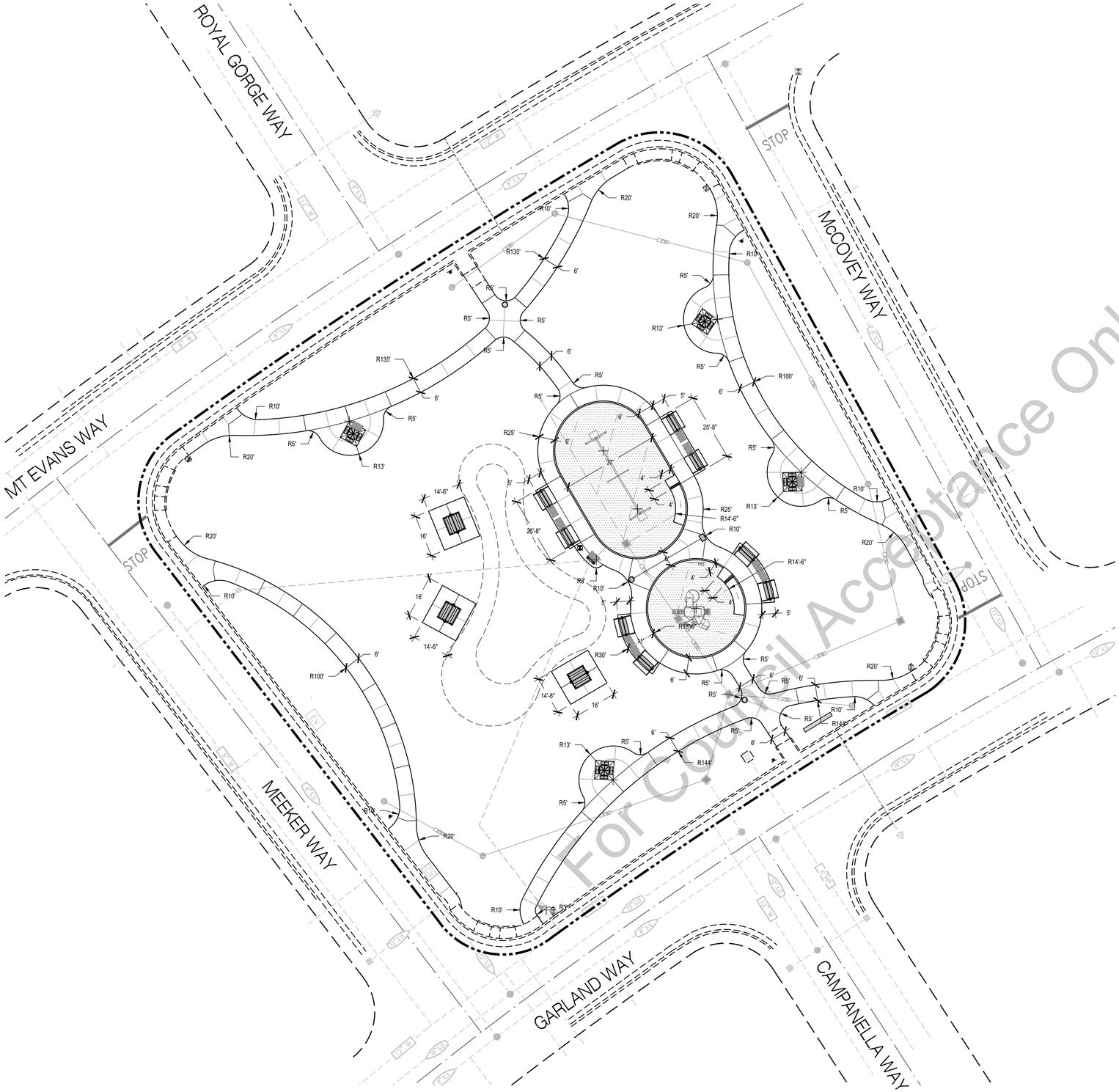

GENERAL LAYOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF WALLS, STAIRS, CURB AND EDGE OF CONCRETE WALKS, UNLESS OTHERWISE NOTED ON PLANS.
2. EXPANSION JOINTS AND SCORE LINES SHALL BE PLACED AS SHOWN ON PLAN. DESIRED MODULE IS 5'X5'. BRING TO THE PROJECT MANAGER'S ATTENTION IF ANY DEVIATIONS OCCUR DURING LAYOUT.
3. NEW CONCRETE FLATWORK FINISH SURFACE SHALL MEET FLUSH WITH EXISTING CONCRETE FLATWORK.
4. CONSTRUCT ALL CURVILINEAR SITE ELEMENTS WITH SMOOTH, CONTINUOUS, UNBROKEN CURVES.
5. MAINTAIN EXISTING GRADE AT THE BASE OF ALL EXISTING TREES WITHIN THE TREE DRIP LINE.
6. REFER TO IRRIGATION PLANS FOR LOCATIONS OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
7. UTILITIES ARE SHOWN FOR REFERENCE ON THESE PLANS. VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION. BRING TO PROJECT MANAGER'S ATTENTION IF THERE ARE ANY DISCREPANCIES BETWEEN DOCUMENTS AND FIELD CONDITION.

NOTE

CONTRACTOR SHALL NOTIFY PROJECT MANAGER WHEN FIELD STAKING IS PLANNED TO OCCUR. LANDSCAPE ARCHITECT WILL PROVIDE ELECTRONIC FILES TO STAKING CONTRACTOR WHEN REQUESTED. SITE COMPONENTS SHALL BE LOCATED AND STAKED USING DIGITAL COORDINATES.

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

Know what's below. Call before you dig.

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
3.04.2022
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

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CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE LAYOUT PLAN

SHEET

LL-1.0

13 OF 25 SHEETS

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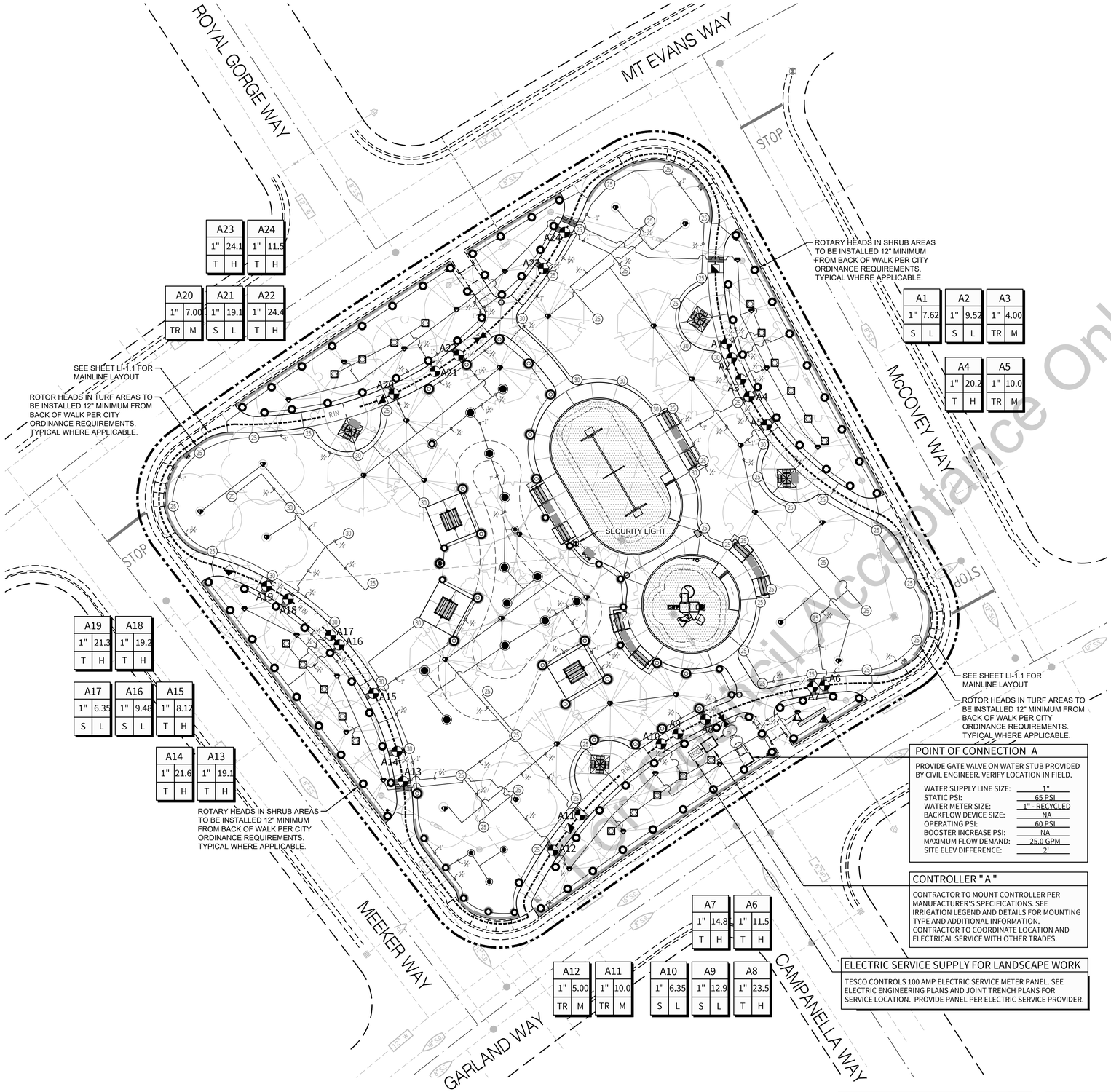

POINT OF CONNECTION A

PROVIDE GATE VALVE ON WATER STUB PROVIDED BY CIVIL ENGINEER. VERIFY LOCATION IN FIELD.

WATER SUPPLY LINE SIZE:	1"
STATIC PSI:	65 PSI
WATER METER SIZE:	1" - RECYCLED
BACKFLOW DEVICE SIZE:	NA
OPERATING PSI:	60 PSI
BOOSTER INCREASE PSI:	NA
MAXIMUM FLOW DEMAND:	25.0 GPM
SITE ELEV DIFFERENCE:	2'

CONTROLLER "A"

CONTRACTOR TO MOUNT CONTROLLER PER MANUFACTURER'S SPECIFICATIONS. SEE IRRIGATION LEGEND AND DETAILS FOR MOUNTING TYPE AND ADDITIONAL INFORMATION. CONTRACTOR TO COORDINATE LOCATION AND ELECTRICAL SERVICE WITH OTHER TRADES.

ELECTRIC SERVICE SUPPLY FOR LANDSCAPE WORK

TESCO CONTROLS 100 AMP ELECTRIC SERVICE METER PANEL. SEE ELECTRIC ENGINEERING PLANS AND JOINT TRENCH PLANS FOR SERVICE LOCATION. PROVIDE PANEL PER ELECTRIC SERVICE PROVIDER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
AAAA AA	RAINBIRD: R-VAN14 RD-06-SAM-P45-NP TURF ROTARY (8` -14` RADIUS & 45-270 AND 360 DEGREES) W/RD1800 TURF SPRAY BODY ON 6" POP-UP W/CHECK VALVE AND 45 PSI PRESSURE REGULATOR AND NON-POTABLE PURPLE CAP.	45
AAAA AA	RAINBIRD: R-VAN18 RD-06-SAM-P45-NP TURF ROTARY (13` -18` RADIUS & 45-270 AND 360 DEGREES) W/RD1800 TURF SPRAY BODY ON 6" POP-UP W/CHECK VALVE AND 45 PSI PRESSURE REGULATOR AND NON-POTABLE PURPLE CAP.	45
AAAA AA	RAINBIRD: R-VAN24 RD-06-SAM-P45-NP TURF ROTARY (17` -24` RADIUS & 45-270 AND 360 DEGREES) W/RD1800 TURF SPRAY BODY ON 6" POP-UP W/CHECK VALVE AND 45 PSI PRESSURE REGULATOR AND NON-POTABLE PURPLE CAP.	45
RNCS RNSST RNVCS	RAINBIRD: R-VAN-STRIP RD-12-SAM-P45-NP SHRUB SIDE STRIP ROTARY (5' X 15` -LCS & RCS AND 5' X 30'-SST) W/RD1800 SHRUB SPRAY BODY ON 12" POP-UP W/CHECK VALVE AND 45 PSI PRESSURE REGULATOR AND NON-POTABLE PURPLE CAP.	45
RN RN	RAINBIRD: R-VAN14 - RD-12-SAM-P45-NP SHRUB ROTARY (8` -14` RADIUS & 45-270 AND 360 DEGREES) W/RD1800 SHRUB SPRAY BODY ON 12" POP-UP W/CHECK VALVE AND 45 PSI PRESSURE REGULATOR AND NON-POTABLE PURPLE CAP.	45
25	RAINBIRD: 5006-NP-PC, FC-MPR TURF ROTOR, 6" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH NON-POTABLE PURPLE COVER.	45
30	RAINBIRD: 5006-NP-PC, FC-MPR TURF ROTOR, 6" POP-UP, PLASTIC RISER, MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH NON-POTABLE PURPLE COVER.	45
1401 1402	RAINBIRD: RWS-B-C-P-1401 & 1402 DEEP ROOT WATERING SYSTEM WITH CHECK VALVE AND PURPLE GRATE. RAINBIRD BUBBLER OPTION 1401 & 1402. CONTRACTOR TO PLACE (2) BUBBLERS PER TREE AS SHOWN ON PLANS.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
WM	RECYCLED WATER METER - 1"
F	AMIAD 2" RECLAIMED INLINE WATER FILTER WITH RED 130 MICRON DISC FILTER ELEMENT PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS. INSTALL PER MANUFACTURER SPECIFICATIONS.
MV	BUCKNER SUPERIOR: 3300-RW 1-1/2" BRASS, NORMALLY OPEN MASTER VALVE WITH PURPLE CROSS HANDLE FOR RECLAIMED WATER USE.
S	CALSENSE: FM-1B 1" BRONZE FLOW METER PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS. INSTALL PER MANUFACTURER SPECIFICATIONS.
	NIBCO: T-113 CLASS 125 BRONZE, THREADED GATE VALVE WITH WHEEL HANDLE (LINE SIZE 2-1/2" AND SMALLER). PROVIDE IN VALVE BOX PER DETAIL.
A	CALSENSE: CS3-24-S1/CS3-GR/CELLULAR/FM-1B 24-STATION AUTOMATIC CONTROLLER WITH CELLULAR COMMUNICATION PER CITY STANDARD. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURER SPECIFICATIONS.
	RAINBIRD: 44-NP 1" BRASS QUICK COUPLING VALVE WITH CORROSION RESISTANT STAINLESS STEEL SPRING AND PURPLE LOCKING RUBBER COVER FOR RECLAIMED WATER. PROVIDE IN VALVE BOX PER DETAIL.
	RAINBIRD: PEBR REMOTE CONTROL VALVE WITH PURPLE FLOW CONTROL HANDLE FOR RECLAIMED WATER. SEE PLAN FOR SIZE. PROVIDE IN VALVE BOX PER DETAIL.
TESCO	TESCO PEDESTAL
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVES TWICE THE DIAMETER OF THE PIPE. SEE PLANS.
	CONDUIT: PVC SCHEDULE 40 - 2" MIN. DIAMETER FOR LOW VOLTAGE WIRING

WATER AUDIT NOTE:
CONTRACTOR IS REQUIRED TO PROVIDE THE CITY OF ROSEVILLE A LANDSCAPE IRRIGATION AUDIT PERFORMED BY A 3RD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. THE AUDIT MUST MEET CURRENT MWELO MANDATES. SEE PARKS CONSTRUCTION STANDARDS FOR ADDITIONAL INFORMATION.

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

Applicant Signature	License #	Date
Kevin Leamy	4965	10.25.2021

IRRIGATION SYSTEM NOTE

IRRIGATION SYSTEM AS SHOWN ON PLANS IS DIAGRAMMATIC ONLY FOR GRAPHIC CLARITY. ALL IRRIGATION EQUIPMENT, INCLUDING MAINLINE AND VALVES, SHALL BE PLACED IN PLANTER AREAS.

SCALE: 1" = 20'-0"

0' 20' 80'
10' 40'

Know what's below. Call before you dig.

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JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
RENEWAL DATE
3.04.2022
DATE
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
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SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE IRRIGATION PLAN & LEGEND

SHEET

LI-1.0

14 OF 25 SHEETS

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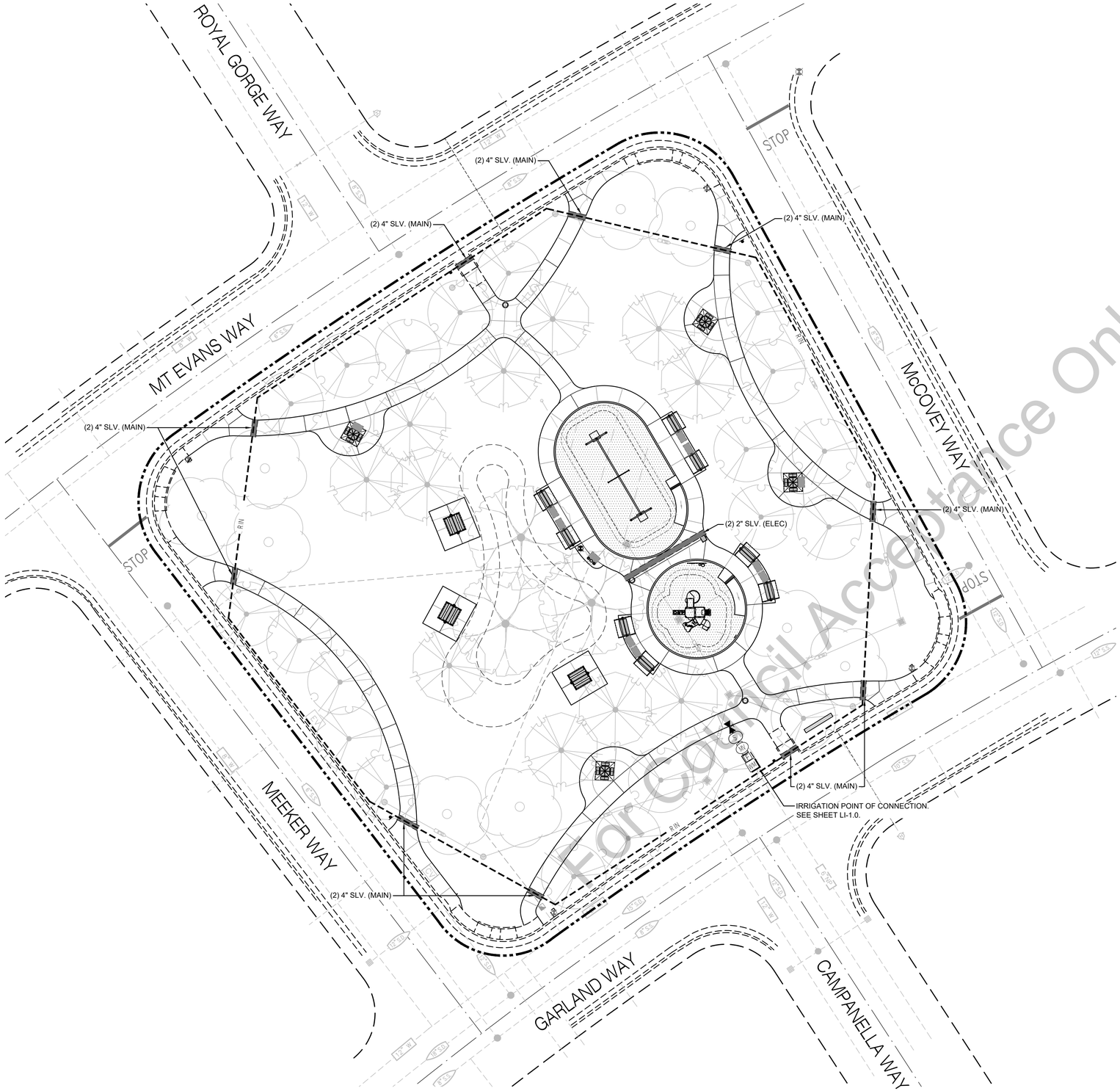

For Council Acceptance Only

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the irrigation design plan."

Applicant Signature	License #	Date
	4965	10.25.2021

IRRIGATION SYSTEM NOTE

IRRIGATION SYSTEM AS SHOWN ON PLANS IS DIAGRAMMATIC ONLY FOR GRAPHIC CLARITY. ALL IRRIGATION EQUIPMENT, INCLUDING MAINLINE AND VALVES, SHALL BE PLACED IN PLANTER AREAS.

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

811 Know what's below. Call before you dig.

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV- 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
Renewal Date
3.04.2022
Date
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE IRRIGATION PLAN - MAINLINE LAYOUT

SHEET

LI-1.1

15 OF 25 SHEETS

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CITY OF ROSEVILLE RECYCLED WATER NOTES

1. THE INSTALLATION OF THE RECYCLED WATER SYSTEM SHALL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF RECYCLED WATER SYSTEMS WITHIN THE CITY OF ROSEVILLE AND THE ACCOMPANYING PLANS AND SPECIFICATIONS.

2. ALL ON-SITE RECYCLED AND POTABLE WATER PIPING INSTALLED ON THIS PROJECT SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS.

3. CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT SHALL BE NOTIFIED TWO DAYS PRIOR TO THE START OF CONSTRUCTION AT (916) 774-5750 AND EACH WORKDAY THEREAFTER UNTIL COMPLETION OF THE PROJECT FOR COMMERCIAL IRRIGATION SYSTEMS. CITY OF ROSEVILLE PARKS DEPARTMENT SHALL BE NOTIFIED TWO DAYS PRIOR TO THE START OF CONSTRUCTION AT (916) 746-1758 FOR LANDSCAPE CORRIDORS AND PARKS. A PRE-CONSTRUCTION MATERIALS INSPECTION MUST BE ARRANGED PRIOR TO THE START OF CONSTRUCTION.

4. NO FACILITY IS TO BE BACKFILLED UNTIL INSPECTED BY THE CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT AND/OR PARKS DEPARTMENT INSPECTOR.

5. ALL RECYCLED WATER INFRASTRUCTURE, BOTH ON-SITE AND OFF-SITE SHALL BE INSPECTED BY CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES AND/OR PARKS DEPARTMENT. FOR INSPECTION OF RECYCLED WATER SYSTEM CONTACT ENVIRONMENTAL UTILITIES AT 774-5750 FORTY-EIGHT (48) HOURS IN ADVANCE. POINTS OF INSPECTION ARE:

   a. PRE-CONSTRUCTION MATERIALS INSPECTION.
   b. IRRIGATION SYSTEM INSTALLATION BEFORE LINES ARE COVERED.
   c. PRESSURE TESTING.
   d. SYSTEM CROSS CONNECTION CONTROL TEST.
   e. SYSTEM COVERAGE TEST.

6. ALL RECYCLED WATER PIPING SHALL BE PURPLE COLORED PVC UNLESS OTHERWISE SPECIFIED. WHERE PURPLE PVC IS NOT USED, PIPE SHALL BE IDENTIFIED (MARKED) IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS.

7. MARKING ON THE PURPLE COLORED PVC PIPE SHALL INLCUDE THE FOLLOWING:
   "CAUTION: RECYCLED WATER - DO NOT DRINK". NOMINAL PIPE SIZE. PVC - 1120. PRESSURE RATING IN POUNDS PER SQUARE INCH AT 73 DEGREES. ASTM DESIGNATIONS SUCH AS 1785, 2241, 1672, 3139. PRINTING SHALL BE PLACED CONTINUOUSLY ON TWO SIDES OF THE PIPE.

8. ALL RECYCLED WATER SPRINKLER CONTROL VALVES, VALVE RISERS AND SWING JOINTS SHALL BE TAGGED WITH IDENTIFICATION TAGS OR ADHESIVE LABELS.

   a. TAGS SHALL BE WEATHERPROOF PLASTIC, 3"x4", PURPLE COLOR WITH THE WORDS "WARNING: RECYCLED WATER - DO NOT DRINK" IMPRINTED ON ONE SIDE AND "AVISA: AGUA IMPURA - NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. USE TAGS AS MANUFACTURED BY T. CHRISTY ENTERPRISES OR APPROVED EQUAL.

   b. ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
      1. ATTACH TO VALVE STEM DIRECTLY OR WITH PLASTIC TIE-WRAP, OR
      2. ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE-WRAP.

   c. RECYCLED WATER WARNING LABELS OR STICKERS THAT ARE CONSISTENT WITH CITY OR ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS MUST BE ATTACHED TO ALL PIPING NOT IN COMPLIANCE.

   d. ALL SPRINKLER HEADS MUST BE DESIGNED FOR RECYCLED WATER USAGE, WITH PURPLE RECYCLED WATER WARNING CAPS.

   e. SPRINKLER RISERS AND SWING JOINTS SHALL BE IDENTIFIED WITH PURPLE ADHESIVE 3"x3" LABELS. EACH LABEL SHALL STATE "RECYCLED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH.

9. ALL RECYCLED WATER CONTROL VALVE BOXES SHALL BE PURPLE AND HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE LID WITH RIVETS, BOLTS, ETC. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING INFORMATION:

   a. "NON-POTABLE" OR "RECYCLED WATER"
   b. "DO NOT DRINK" IN ENGLISH AND SPANISH.

10. RECYCLED WATER QUICK COUPLING VALVES SHALL HAVE A PURPLE RUBBER OR VINYL COVER. THE COVER SHALL BE OF A LOCKING TYPE AND HAVE A WARNING PERMANENTLY STAMPED OR MOLDED AS FOLLOWS: "RECYCLED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH.

11. PLASTIC WARNING TAPE SHALL BE USED ON ALL POTABLE WATER PIPING, POTABLE WATER WARNING TAPE SHALL BE A MINIMUM OF 3" WIDE AND SHALL RUN CONTINUOUSLY FOR THE ENTIRE LENGTH OF EACH LINE. THE TAPE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH NYLON TIE-WRAP BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY FIVE FEET ON CENTER. WARNING TAPE FOR THE POTABLE WATER PIPING SHALL BE BLUE IN COLOR WITH WORDS "CAUTION: POTABLE WATER LINE BURIED BELOW" IMPRINTED IN MINIMUM 1" HIGH LETTERS, BLACK IN COLOR. IMPRINTING SHALL BE CONTINUOUS AND PERMANENT.

12. ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN 10 FEET MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING. WHERE RECYCLED AND POTABLE WATER PRESSURE MAIN LINE PIPING CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED 12" BELOW THE POTABLE WATER PIPING OD TO OD. WHERE THE RECYCLED WATER PRESSURE MAIN LINE MUST PASS ABOVE POTABLE WATER PIPING, THE RECYCLED WATER PIPING SHALL BE INSTALLED IN A CLASS 200 PURPLE COLORED PVC SLEEVE WHICH EXTENDS A MINIMUM OF FIVE FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. A 12" VERTICAL SEPARATION OD TO OD MUST BE MAINTAINED. CONVENTIONAL (WHITE) PVC PIPE MAY BE USED FOR SLEEVING MATERIAL IF IT IS TAPED WITH 3" WIDE PURPLE WARNING TAPE WHICH READS "RECYCLED WATER - DO NOT DRINK".

13. ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN A 10' MINIMUM HORIZONTAL SEPARATION FROM ALL SANITARY SEWER LINES. WHERE RECYCLED WATER AND SEWER CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED A MINIMUM OF ONE FOOT ABOVE THE SEWER LINE.

14. FOR ON-SITE RECLAIMED WATER PIPING, THE MINIMUM DEPTH FROM FINISH GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS:

   a. INTERMITTENT PRESSURE LINES (ALL SIZES).....12"
   b. CONSTANT PRESSURE LINES 2.5" AND SMALLER.....18"
   c. CONSTANT PRESSURE LINES 3" AND LARGER.....24"

15. PRESSURE AND CROSS CONNECTION TESTING FOR ON-SITE RECYCLED WATER SYSTEMS

   a. ALL TESTING OF RECYCLED WATER SYSTEMS MUST BE PERFORMED UTILIZING A POTABLE WATER SOURCE VIA A CONSTRUCTION WATER CONNECTION PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS. NO RECYCLED WATER MAY ENTER A RECYCLED WATER SYSTEM UNTIL ALL TESTING IS SUCCESSFULLY COMPLETED.

   b. THE SOURCE OF POTABLE WATER USED FOR TESTING MUST HAVE A METER AND AN APPROVED BACKFLOW PREVENTION DEVICE. THESE CAN BE OBTAINED THROUGH THE CITY OF ROSEVILLE.

   c. THE CONTRACTOR SHALL PROVIDE A MEANS TO PLUMB IN PRESSURE AND CROSS TESTING APPARATUS AT THE POINT OF HIGHEST ELEVATION FOR BOTH POTABLE AND CONSTANT PRESSURE RECYCLED WATER SYSTEMS.

   d. THE CONSTANT PRESSURE RECYCLED WATER SYSTEM INCLUDING ALL APPURTENANCES SHALL BE TESTED AT 125 PSI AT HIGHEST POINT OF ELEVATION FOR 1 HOUR WITH NO DETECTABLE LEAKAGE.

   e. PRESSURE TESTING MUST BE SUCCESSFULLY COMPLETED PRIOR TO CROSS CONNECTION TESTING.

   f. THE RECYCLED WATER SYSTEM SHALL BE TESTED FOR CROSS CONNECTION IN ACCORDANCE WITH UNIFORM PLUMBING CODE APPENDIX J PRIOR TO USE.

   g. FOR PROJECTS BEING PERFORMED IN PHASES, A CROSS CONNECTION TEST SHALL BE PERFORMED ON EACH PHASE INDEPENDENTLY BEFORE IT IS PUT INTO SERVICE. THE POTABLE WATER SOURCE USED FOR TESTING EACH PHASE MUST BE INDEPENDENT OF OTHER PREVIOUSLY COMPLETED PHASES.

   h. AT THE TIME A CROSS CONNECTION TEST IS TO BE PERFORMED, CONSTRUCTION ON BOTH THE POTABLE AND THE RECYCLED WATER SYSTEMS BEING TESTED MUST BE COMPLETE AND BOTH SYSTEMS FULLY OPERATIONAL AND FUNCTIONING AS DESIGNED.

   i. CROSS CONNECTION TESTING SHALL BE PERFORMED ON THE SYSTEM BY CITY FORCES WITH THE ASSISTANCE OF THE CONTRACTOR. THE TEST WILL BE COORDINATED THROUGH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR. FORTY-EIGHT (48) HOURS NOTICE IS REQUIRED BEFORE THE TEST. DEPENDING ON THE COMPLEXITY OF THE SITE, A PRELIMINARY FIELD MEET MAY ALSO BE REQUIRED.

16. COVERAGE TEST:
    ADJUST SPRAY HEADS TO ELIMINATE OVERSPRAY ONTO NATIVE OAK AREAS AND INTO AREAS NOT UNDER THE CONTROL OF THE CUSTOMER. FOR EXAMPLE: POOL DECKS, PRIVATE PATIOS, STREETS AND SIDEWALKS.

17. METER INSTALLATION:
    ONCE THE ON-SITE RECYCLED WATER SYSTEM HAS BEEN PROPERLY INSPECTED AND PASSED PRESSURE AND CROSS CONNECTION TESTING, A METER MAY BE INSTALLED. THE METER MUST BE PURCHASED FROM THE CITY OF ROSEVILLE AND INSTALLED BY CITY FORCES. COORDINATE METER PURCHASE AND INSTALLATION WITH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR.

18. NO CONNECTION SHALL BE MADE TO THE CITY'S EXISTING RECYCLED WATER SYSTEM UNTIL THE NEW FACILITIES HAVE BEEN SUCCESSFULLY PRESSURE AND CROSS CONNECTION TESTED. TAPS TO THE EXISTING RECYCLED SYSTEM WILL BE MADE BY CITY FORCES ONLY.

19. FAILURE TO COMPLY WITH ANY OR ALL OF THE ABOVE GUIDELINES VIOLATES THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND WILL RESULT IN TERMINATION OF SERVICE UNTIL THE APPROPRIATE CORRECTIVE STEPS HAVE BEEN TAKEN.

20. RECYCLE WATER WARNING/INFORMATION SIGN SHALL BE LOCATED AT ALL ACCESS POINTS TO THE AREA OF RECYCLED WATER USE. SIGNS SHALL ALSO BE PLACED ALONG FRONTAGE ROADS AT INTERVALS OF EVERY 500 FEET OR LESS. THE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS HEREIN AND AS REQUIRED BY THE ENVIRONMENTAL UTILITIES DIRECTOR.

GENERAL IRRIGATION NOTES

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.

2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.

3. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

4. ALL SPRINKLERS SHALL BE INSTALLED WITH A 'CHECK VALVE' TO PREVENT DRAINAGE FROM SPRINKLER HEAD WHEN THE SPRINKLER IS OFF. DRAINAGE OF IRRIGATION WATER THROUGH SPRINKLER HEADS WILL NOT BE ALLOWED.

5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE OF 65 PSI AND THE MAXIMUM FLOW OF 24.4 GPM AS SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

6. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.

7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

9. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

10. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.

11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB- CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

12. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

13. IN ADDITION TO THE CONTROL WIRE NECESSARY FOR THE REMOTE CONTROL VALVES SHOWN ON THE DRAWING, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF A COMPLETE SET OF SPARE CONTROL WIRES, LOOPED, WITHIN EACH VALVE BOX.

14. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER TO OPERATE AS FOLLOWS POST-CONSTRUCTION: SPRAY VALVES SHALL ONLY BE TURNED ON BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. BUBBLER AND DRIP VALVES CAN OPERATE AT ANY TIME.

15. PER MWELO, IRRIGATION HEADS MUST BE PLACED SO THAT HARDSCAPED AREAS DRAIN TOWARD LANDSCAPED AREAS, AND WITH NO OVERSPRAY. OTHERWISE A SETBACK FROM HARDSCAPE OF 24" MINIMUM IS REQUIRED.

16. ALL LANDSCAPE AUDITS SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

17. THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE RESPONSIBLE LOCAL AGENCY PER WELO REQUIREMENTS.

For Council Acceptance Only

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263` FLLANDGROUP.COM

JOB NO. : CRV. 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
3.04.2022
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:

LANDSCAPE IRRIGATION NOTES

SHEET

LI-2.0

16 OF 25 SHEETS

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WATER EFFICIENT LANDSCAPE WORKSHEET

FUHRMAN LEAMY LAND GROUP DESIGN · SERVICE · SOLUTIONS

PROJECT: W50D PARK
LOCATION: ROSEVILLE, CA
JOB#: 21026
DATE: 12.01.2021

Appendix B

This w orksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 52.2

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	715	286.00	9256
A2 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	1,390	556.00	17994
A3 Tree	0.50	Bubblers/Drip	0.81	0.62	90	55.56	1798
A5 Tree	0.50	Bubblers/Drip	0.81	0.62	100	61.73	1998
A9 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	1,910	764.00	24726
A10 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	715	286.00	9256
A11 Tree	0.50	Bubblers/Drip	0.81	0.62	100	61.73	1998
A12 Tree	0.50	Bubblers/Drip	0.81	0.62	100	61.73	1998
A16 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	1,450	580.00	18771
A17 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	665	266.00	8609
A20 Tree	0.50	Bubblers/Drip	0.81	0.62	140	86.42	2797
A21 Shrub/GC	0.30	Stream Spray/Rotors	0.75	0.40	2,980	1192.00	38578
				Totals	10,355	4257.16	137778.74
Special Landscape Areas							
A4 WS Turf				1	2,650	2650.00	85765
A6 WS Turf				1	1,100	1100.00	35600
A7 WS Turf				1	2,650	2650.00	85765
A8 WS Turf				1	3,430	3430.00	111009
A13 WS Turf				1	2,070	2070.00	66993
A14 WS Turf				1	3,425	3425.00	110847
A15 WS Turf				1	1,695	1695.00	54857
A18 WS Turf				1	2,380	2380.00	77026
A19 WS Turf				1	3,425	3425.00	110847
A22 WS Turf				1	3,430	3430.00	111009
A23 WS Turf				1	2,650	2650.00	85765
A24 WS Turf				1	1,335	1335.00	43206
				Totals	30,240	30240.00	978687
Non Irrigated Landscape Areas							
Water Feature				1	0		
Non Irrigated					0		
				Totals	0	0.00	0
						ETWU Total	1116466
						Maximum Allowed Water Allowance (MAWA)e	1129496

[a] *Hydrozone #/Planting Descrip.*	[b] *Irrigation Method*	[c] *Irrigation Efficiency*	[d] *ETWU (Annual Gallons Required) =*
E.g	*overhead spray*	*0.75 for spray head*	*Eto x 0.62 x ETAF x Area*
1.) front lawn	*or drip*	*0.81 for drip*	w here 0.62 is a conversion factor
2.) low water use plantings			that converts acre-inches per acre
3.) medium water use planting			per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*

w here 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	4257
Total Area	10,355
Average ETAF	**0.41**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential

All Landscape Areas

Total ETAF x Area	34497
Total Area	40,595
Sitewide ETAF	**0.85**

MWELO CERTIFICATE OF COMPLETION

THE FOLLOWING LANDSCAPE DOCUMENTATION IS TO BE SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF FINAL INSPECTION:

CERTIFICATE OF COMPLETION:	COMPLETED BY PROPERTY OWNER
CERTIFICATE OF INSTALLATION:	COMPLETED BY LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR
SCHEDULE OF LANDSCAPE MAINTANENCE:	SEE IRRIGATION PLANS FOR LANDSCAPE MAINTENANCE SCHEDULES
SOIL MANAGEMENT REPORT:	SEE PLANTING PLANS FOR SOILS REPORT
LANDSCAPE AUDIT REPORTS:	PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR

IRRIGATION SCHEDULE - COMMERCIAL

FUHRMAN LEAMY LAND GROUP DESIGN · SERVICE · SOLUTIONS

PROJECT: W50D PARK
LOCATION: ROSEVILLE, CA
JOB#: 21026
DATE: 12.01.2021

CONTROLLER: A

VALVE	GPM	Landscape Area (S.F.)	PLANT TYPE	WATER USE	IRRIGATION METHOD	WATERING DAYS/WK	MAX RUN TIME/ CYCLE	ESTABLISHMENT PERIOD JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
								MONTHLY ETO 1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1
								RUN TIME IN MINUTES/DAY											
A1	7.6	715	Shrub/GC	Low	Stream Spray/Rotors	3	5.86	3	4	7	11	14	18	20	17	13	8	4	2
A2	9.5	1,390	Shrub/GC	Low	Stream Spray/Rotors	3	9.12	4	6	11	17	22	27	30	26	20	13	6	4
A3	4.5	90	Tree	Med	Bubblers/Drip	4	1.25	1	1	2	3	4	4	5	4	3	2	1	1
A4	20.2	2,650	WS Turf	High	Stream Spray/Rotors	5	8.18	6	9	16	24	32	39	44	37	29	19	9	5
A5	10.0	100	Tree	Med	Bubblers/Drip	4	0.62	0	0	1	1	2	2	2	2	1	0	0	0
A6	11.5	1,100	WS Turf	High	Stream Spray/Rotors	5	5.96	4	6	12	18	23	29	32	27	21	14	6	4
A7	14.8	2,650	WS Turf	High	Stream Spray/Rotors	5	11.16	8	12	22	33	43	54	59	51	39	26	12	7
A8	23.5	3,430	WS Turf	High	Stream Spray/Rotors	5	9.10	6	10	18	27	35	44	48	42	32	21	10	6
A9	12.9	1,910	Shrub/GC	Low	Stream Spray/Rotors	3	9.23	4	6	11	17	22	28	31	26	20	13	6	4
A10	6.4	715	Shrub/GC	Low	Stream Spray/Rotors	3	6.96	3	5	8	13	17	21	23	20	15	10	5	3
A11	10.0	100	Tree	Med	Bubblers/Drip	4	0.62	0	0	1	1	2	2	2	2	1	0	0	0
A12	5.0	100	Tree	Med	Bubblers/Drip	4	1.25	1	1	2	3	4	4	5	4	3	2	1	1
A13	19.1	2,070	WS Turf	High	Stream Spray/Rotors	5	6.76	5	7	13	20	26	33	36	31	24	16	7	4
A14	18.6	3,425	WS Turf	High	Stream Spray/Rotors	5	11.48	8	12	22	34	45	55	61	52	40	27	12	7
A15	8.1	1,695	WS Turf	High	Stream Spray/Rotors	5	13.04	9	14	25	38	51	63	69	60	46	30	14	8
A16	9.5	1,450	Shrub/GC	Low	Stream Spray/Rotors	3	9.51	4	6	12	18	23	29	32	27	21	14	6	4
A17	6.4	665	Shrub/GC	Low	Stream Spray/Rotors	3	6.48	3	4	8	12	16	20	22	19	14	9	4	3
A18	19.2	2,380	WS Turf	High	Stream Spray/Rotors	5	7.73	5	8	15	23	30	37	41	35	27	18	8	5
A19	21.3	3,425	WS Turf	High	Stream Spray/Rotors	5	10.02	7	11	19	30	39	48	53	46	35	23	11	6
A20	7.0	140	Tree	Med	Bubblers/Drip	4	1.25	1	1	2	3	4	4	5	4	3	2	1	1
A21	18.1	2,980	Shrub/GC	Low	Stream Spray/Rotors	3	10.26	4	7	12	19	25	31	34	29	22	15	7	4
A22	24.4	3,430	WS Turf	High	Stream Spray/Rotors	5	8.76	6	9	17	26	34	42	47	40	31	20	9	5
A23	24.1	2,650	WS Turf	High	Stream Spray/Rotors	5	6.85	5	7	13	20	27	33	36	31	24	16	7	4
A24	11.5	1,335	WS Turf	High	Stream Spray/Rotors	5	7.24	5	8	14	21	28	35	39	33	25	17	8	5

MAINTENANCE PERIOD	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	PER VALVE PR (in/Yr)	MAWA (Gal/Yr)	ETWU (Gal/Yr)
MONTHLY ETO	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1			
RUN TIME IN MINUTES/DAY															
A1	2	3	5	8	11	14	15	13	10	7	3	2	18.51	10413	9256
A2	3	5	9	13	17	21	23	20	15	10	5	3	18.51	20244	17994
A3	0	1	1	2	3	3	4	3	2	2	1	0	21.67	1311	1798
A4	4	7	12	19	24	30	33	29	22	15	7	4	30.31	85765	85765
A5	0	0	1	1	1	2	2	2	1	1	0	0	21.67	1456	1998
A6	3	5	9	14	18	22	24	21	16	11	5	3	30.31	35600	35600
A7	6	9	17	25	33	41	46	39	30	20	9	5	30.31	85765	85765
A8	5	7	14	21	27	34	37	32	25	16	7	4	30.31	111009	111009
A9	3	5	9	13	17	21	24	20	16	10	5	3	18.51	27817	24726
A10	2	4	7	10	13	16	18	15	12	8	4	2	18.51	10413	9256
A11	0	0	1	1	1	2	2	2	1	1	0	0	21.67	1456	1998
A12	0	1	1	2	3	3	4	3	2	2	1	0	21.67	1456	1998
A13	4	6	10	15	20	25	28	24	18	12	6	3	30.31	66993	66993
A14	6	9	17	26	34	43	47	40	31	20	9	6	30.31	110847	110847
A15	7	11	19	30	39	48	53	46	35	23	11	6	30.31	54857	54857
A16	3	5	9	13	18	22	24	21	16	11	5	3	18.51	21118	18771
A17	2	3	6	9	12	15	17	14	11	7	3	2	18.51	9685	8609
A18	4	6	12	17	23	29	32	27	21	14	6	4	30.31	77026	77026
A19	5	8	15	23	30	37	41	35	27	18	8	5	30.31	110847	110847
A20	0	1	1	2	3	3	4	3	2	2	1	0	21.67	2039	2797
A21	3	5	10	15	19	24	26	23	17	11	5	3	18.51	43400	38578
A22	5	7	13	20	26	33	36	31	24	16	7	4	30.31	111009	111009
A23	4	6	10	16	20	25	28	24	18	12	6	3	30.31	85765	85765
A24	4	6	11	16	22	27	30	25	20	13	6	3	30.31	43206	43206
											ESTIMATED PLANTED AREA AVERAGE PRECIPITATION IN INCHES/YEAR		25.07		
												TOTAL # OF VALVES	24		

NON IRRIGATED LANDSCAPE AREA

		0	Water Feature	High	Water Feature	5																								0	0
		0	Non Irrigated		Non Irrigated																									0	
																												TOTAL # OF VALVES	0		

IRRIGATED LA		
SHRUB	9,825	S.F
ANNUALS	0	S.F
TURF	0	S.F
TREE	530	S.F.
TEMP	0	S.F.
HA	**10,355**	**S.F.**

IRRIGATED SPECIAL LA		
SHRUB	0	S.F.
TURF	30,240	S.F.
TREE	0	S.F.
EDIBLE	0	S.F.
ACTIVE	0	S.F.
SLA	**30,240**	**S.F.**

NON IRRIGATED		
WATER FEATURE	0	S.F.
NON IRRIGATED	0	S.F.
SLA	**0**	**S.F.**

TOTAL AREA	
40,595	S.F.

WATER DEMAND		
Maximum Flow Demand	20	Gpm/Day
Watering Window of	8	Hours
# of Watering Days/Wk - Turf	5	Days
# of Watering Days/Wk - Shrub	3	Days

SOILS	YEARLY ETO	
Texture	Clay and Clay Loam	Roseville 52.2

MAWA = (YEARLY ET0) (0.62) [(0.45 x LA) + (0.55 x SLA)] — **MAWA** 1,129,496

ETWU = (YEARLY ET0)(0.62)((HA x Ks/IE)+SLA) — **ETWU** 1,116,466

ETWU 1,116,466 < **MAWA** 1,129,496

NOTES:
1. Run Time in Minutes/Day shall occur on each Watering Day per Week. Run Time = Weekly ETO*60/(PR*IE)*Watering Days
2. Any irrigation valve w hose Precipitation Rate (PR) exceeds the Soil Infiltration Rate (SIR), shall be programmed using the Cycle and Soak feature.
   Run times in minutes per day shall be divided into the necessary amount of cycles to avoid runoff. Do not exceed Max Cycle Time.
   Maximum Run Time per Cycle show n becomes invalid if there is a slope involved. Visual analysis in the field w ill be needed to determine Cycle time.
3. Any landscaped area graded to a slope of 10:1 or greater shall be programed using the Cycle and Soak feature.
   Run times in minutes per day shall be divided in half for each cycle. Do not exceed Max Cycle Time.
4. Controllers need to be programmed using multiple program features in order to obtain the maximum flow demand.
   If necessary, program multiple valves to run simultaneously so that the Maximum Flow Demand is met.
5. Establishment period is 6 months.

ESTIMATED TOTAL WATER USE:
This estimate of w ater use is based on w atering properly maintained, established plantings w ith a w ater use management plan in place. In providing this estimate of w ater use, it is recognized that Fuhrman Learny Land Group does not have control over the maintenance of the landscaped areas or management of w ater use. This estimate of w ater use is based on AB1881 requirements and Fuhrman Learny Land Group's reasonable professional judgement and experience and does not constitute a w arranty, express or implied, that the actual w ater use w ill not vary from this estimate.

WATER EFFICIENT LANDSCAPE ORDINANCE

SUBMITTAL DOCUMENTATION COVERSHEET

FUHRMAN LEAMY LAND GROUP DESIGN · SERVICE · SOLUTIONS

PROJECT: W50D PARK
JOB#: 21026
DATE: 12.01.2021

APPLICANT

CONTACT NAME: ANGELA MILLER
TITLE: LANDSCAPE DESIGNER
COMPANY NAME: FUHRMAN LEAMY LAND GROUP
STREET ADDRESS: 2140 PROFESSIONAL DR., SUITE 115
CITY, STATE, ZIP: ROSEVILLE, CA 95661
TELEPHONE #: 916.783.5263
FAX #: n/a
EMAIL ADDRESS: angelam@fllandgroup.com

PROPERTY OWNER AND/OR REPRESENTATIVE

CONTACT NAME: TARA GEE
TITLE: SUPERINTENDENT
COMPANY NAME: CITY OF ROSEVILE PARKS
STREET ADDRESS: 316 VERNON STREET, SUITE 400
CITY, STATE, ZIP: ROSEVILLE, CA 95768
TELEPHONE #: 916.774.5253
FAX #: NA
EMAIL ADDRESS: Tgee@roseville.ca.us

PROJECT

STREET ADDRESS: GARLAND WAY
CITY, STATE, ZIP: ROSEVILLE, CA
PARCEL, TRACT, OR LOT NUMBER: 496-020-026
LATTITUDE/LONGITUDE (Optional): -

PROJECT TYPE: PARK
TOTAL LANDSCAPE AREA: 40,595 S.F.
WATER SUPPLY TYPE: RECYCLED

APPLICANT

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

ANGELA MILLER — Applicant Signature
12.01.2021 — Date

For Council Acceptance Only

FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263` FLLANDGROUP.COM

JOB NO. : CRV- 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT — KEVIN C. LEAMY — No. 4965 — 12/31/22 RENEWAL DATE — 3.04.2022 DATE SIGNED — STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
△	
△	
△	
△	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:
MWELO DOCUMENTATION

SHEET
LI-2.1
17 OF 25 SHEETS

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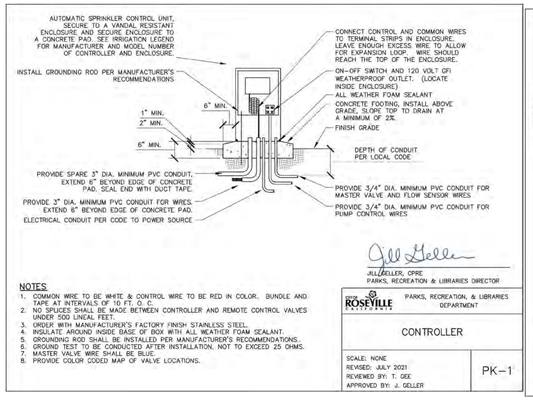


NOTES:
1. COMMON WIRE TO BE WHITE & CONTROL WIRE TO BE RED IN COLOR. BUNDLE AND TAPE AT INTERVALS OF 10 FT. O. C.
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES UNDER 500 LINEAL FEET.
3. ORDER WITH MANUFACTURER'S FACTORY FINISH STAINLESS STEEL.
4. INSULATE AROUND INSIDE BASE OF BOX WITH ALL WEATHER FOAM SEALANT.
5. GROUNDING ROD SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. GROUND TEST TO BE CONDUCTED AFTER INSTALLATION. NOT TO EXCEED 25 OHMS.
7. MASTER VALVE WIRE SHALL BE BLUE.
8. PROVIDE COLOR CODED MAP OF VALVE LOCATIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

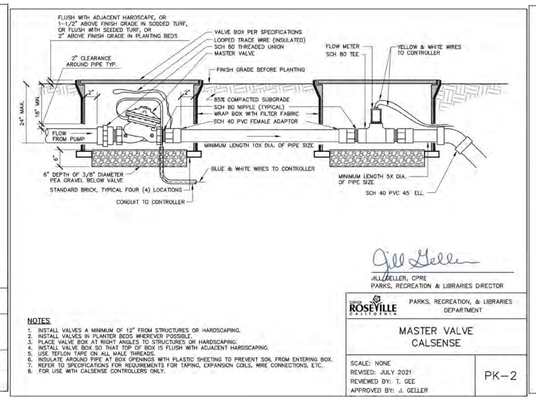
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONTROLLER

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–1

A CONTROLLER
NOT TO SCALE — CC-CI-ROS-PK-01



NOTES:
1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
7. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
8. FOR USE WITH CALSENSE CONTROLLERS ONLY.

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PARKS, RECREATION & LIBRARIES DIRECTOR

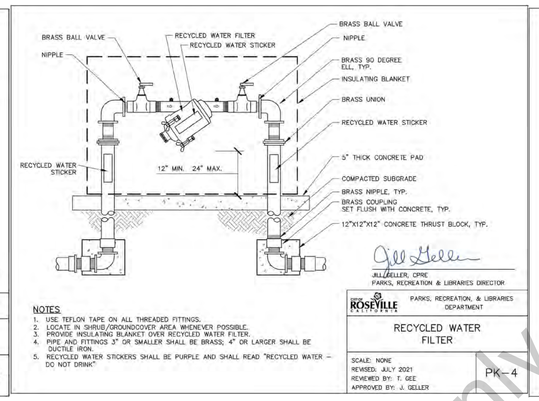
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

MASTER VALVE
CALSENSE

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–2

B MASTER VALVE
NOT TO SCALE — CC-CI-ROS-PK-02



NOTES:
1. USE TEFLON TAPE ON ALL THREADED FITTINGS.
2. LOCATE IN SHRUB/GROUNDCOVER AREA WHENEVER POSSIBLE.
3. PROVIDE INSULATING BLANKET OVER RECYCLED WATER FILTER.
4. PIPE AND FITTINGS 3" OR SMALLER SHALL BE BRASS; 4" OR LARGER SHALL BE DUCTILE IRON.
5. RECYCLED WATER STICKERS SHALL BE PURPLE AND SHALL READ "RECYCLED WATER – DO NOT DRINK"

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PARKS, RECREATION & LIBRARIES DIRECTOR

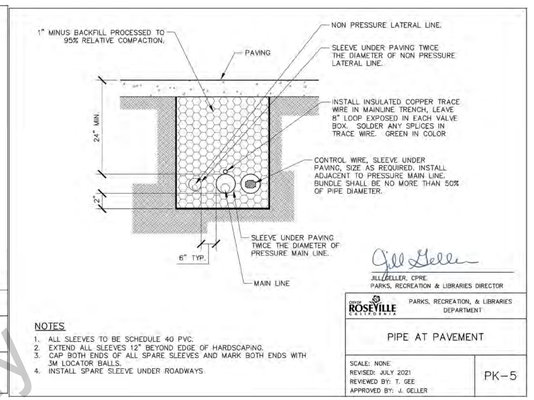
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

RECYCLED WATER FILTER

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–4

C RECYCLED WATER FILTER
NOT TO SCALE — CC-CI-ROS-PK-04



NOTES:
1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING.
3. CAP BOTH ENDS OF ALL SPARE SLEEVES AND MARK BOTH ENDS WITH 3M LOCATOR BALLS.
4. INSTALL SPARE SLEEVE UNDER ROADWAYS.

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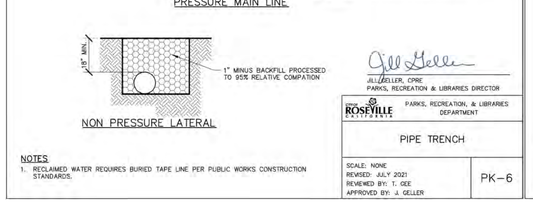
PIPE AT PAVEMENT

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–5

D PIPE AT PAVEMENT
NOT TO SCALE — CC-CI-ROS-PK-05



NOTES:
1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

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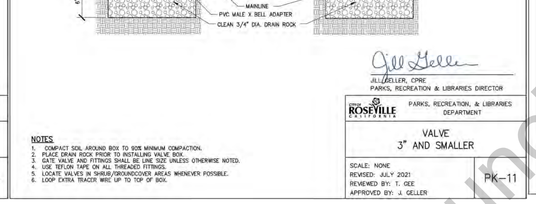
PIPE TRENCH

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–6

E PIPE TRENCH
NOT TO SCALE — CC-CI-ROS-PK-06



NOTES:
1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUNDCOVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

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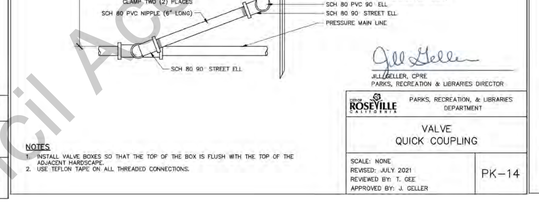
VALVE
3" AND SMALLER

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–11

F GATE VALVE (3" & SMALLER)
NOT TO SCALE — CC-CI-ROS-PK-11



NOTES:
1. INSTALL VALVE BOXES SO THAT THE TOP OF THE BOX IS FLUSH WITH THE TOP OF THE ADJACENT HARDSCAPE.
2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

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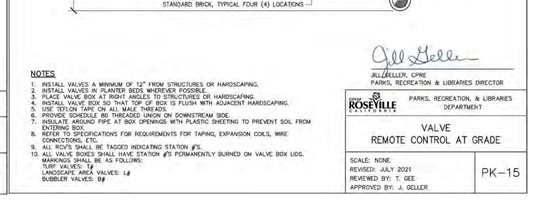
VALVE
QUICK COUPLING

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–14

G QUICK COUPLER
NOT TO SCALE — CC-CI-ROS-PK-14



NOTES:
1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. PROVIDE SCHEDULE 80 THREADED UNION ON DOWNSTREAM SIDE.
7. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
8. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
9. ALL ROV'S SHALL BE TAGGED INDICATING STATION #'S.
10. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS. MARKINGS SHALL BE AS FOLLOWS:
"TURF VALVES: T#
LANDSCAPE AREA VALVES: L#
BUBBLER VALVES: B#

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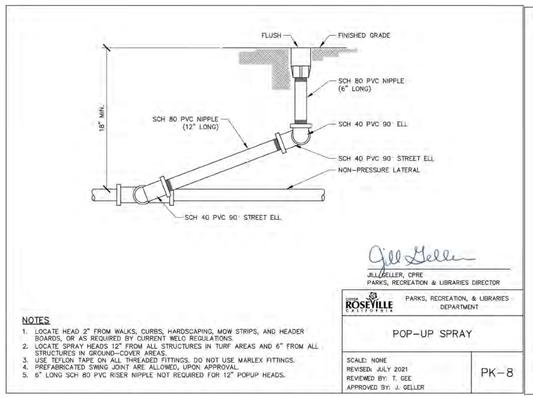
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE
REMOTE CONTROL AT GRADE

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–15

H REMOTE CONTROL VALVE
NOT TO SCALE — CC-CI-ROS-PK-15



NOTES:
1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, AND HEADER BOARDS, OR AS REQUIRED BY CURRENT WELO REGULATIONS.
2. LOCATE SPRAY HEADS 12" FROM ALL STRUCTURES IN TURF AREAS AND 6" FROM ALL STRUCTURES IN GROUND-COVER AREAS.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. PREFABRICATED SWING JOINT ARE ALLOWED, UPON APPROVAL.
5. 6" LONG SCH 80 PVC RISER NIPPLE NOT REQUIRED FOR 12" POPUP HEADS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

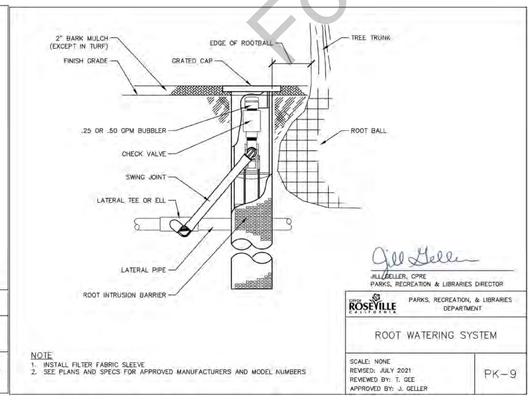
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

POP-UP SPRAY

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–8

I POP-UP SPRAY
NOT TO SCALE — CC-CI-ROS-PK-08



NOTE
1. INSTALL FILTER FABRIC SLEEVE.
2. SEE PLANS AND SPECS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

ROOT WATERING SYSTEM

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–9

J ROOT WATERING SYSTEM
NOT TO SCALE — CC-CI-ROS-PK-09

For Council Acceptance Only

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV- 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
12/31/22
3.04.2022
STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:

LANDSCAPE IRRIGATION DETAILS

SHEET

LI-3.0

18 OF 25 SHEETS

FUHRMAN LEAMY LAND GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF FUHRMAN LEAMY LAND GROUP. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

Acceptance Only

PLANT LIST & LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
	ACER RUBRUM `OCTOBER GLORY` OCTOBER GLORY RED MAPLE	24" BOX	M	11
	NYSSA SYLVATICA TUPELO	15 GAL.	M	9
	PRUNUS X YEDOENSIS `AKEBONO` FLOWERING CHERRY	15 GAL.	M	21
	QUERCUS MACROCARPA BUR OAK	24" BOX	M	3
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**QTY**
	ARCTOSTAPHYLOS X `JOHN DOURLEY` JOHN DOURLEY MANZANITA	5 GAL.	L	22
	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L	38
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL.	L	31
	RHAPHIOLEPIS INDICA 'PINK DANCER' PINK INDIA HAWTHORNE	5 GAL.	L	37
	WESTRINGIA FRUTICOSA `MUNDI` LOW COAST ROSEMARY	5 GAL.	L	51
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER USE**	**SPACING**	**QTY**
	ELYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 GAL.	L	36" o.c.	203
	MYOPORUM PARVIFOLIA 'PUTAH CREEK` PUTAH CREEK MYOPORUM	1 GAL.	L	48" o.c.	183
	NEPETA X `WALKER`S LOW` WALKER'S LOW CATMINT	1 GAL.	L	24" o.c.	283
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 GAL.	L	36" o.c.	95
	TURF HYDROSEED PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS	SEED	H	--	30,685 SF

WATER EFFICIENT LANDSCAPE ORDINANCE:
"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

Applicant Signature | 4965 License # | 10.25.2021 Date

SCALE: 1" = 20'-0"
0' 20' 80'
10' 40'

Know what's below. Call before you dig.

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CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE PLANTING PLAN & LEGEND

SHEET
LP-1.0
19 OF 25 SHEETS

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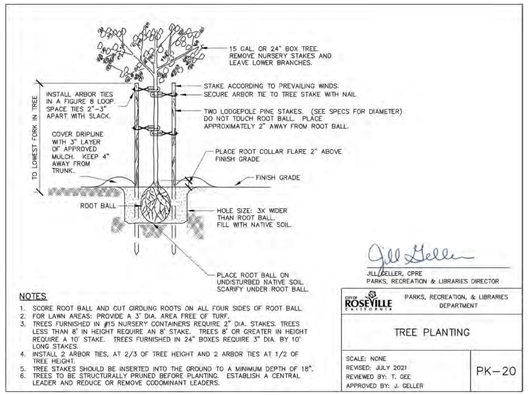


NOTES

1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 3' DIA. AREA FREE OF TURF.
3. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
4. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
6. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH A CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE — PARKS, RECREATION, & LIBRARIES DEPARTMENT

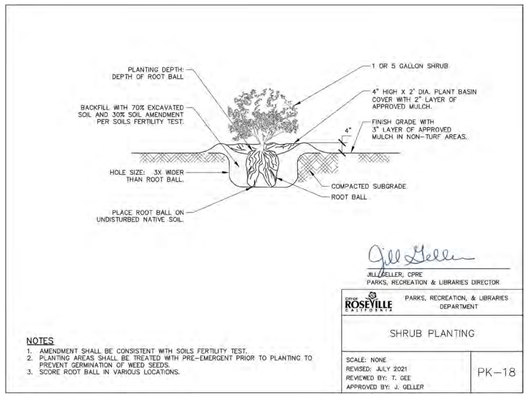
TREE PLANTING

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–20

A TREE PLANTING

NOT TO SCALE — PR-21026-01



NOTES

1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT PRIOR TO PLANTING TO PREVENT GERMINATION OF WEED SEEDS.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE — PARKS, RECREATION, & LIBRARIES DEPARTMENT

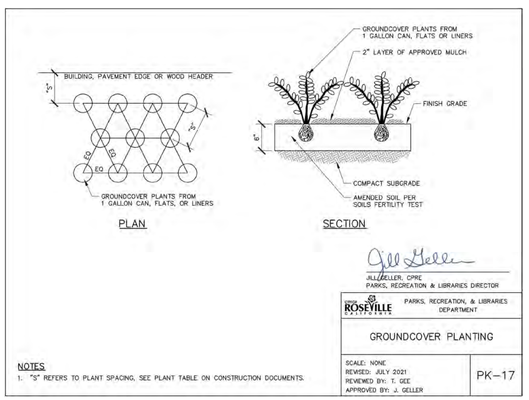
SHRUB PLANTING

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–18

B SHRUB PLANTING

NOT TO SCALE — CC-CI-ROS-PK-18



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE — PARKS, RECREATION, & LIBRARIES DEPARTMENT

GROUNDCOVER PLANTING

NOTES

1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–17

C GROUNDCOVER PLANTING

NOT TO SCALE — CC-CI-ROS-PK-17

A & L WESTERN AGRICULTURAL LABORATORIES

1311 WOODLAND AVE #1 • MODESTO, CALIFORNIA 95351 • (209) 529-4080 • FAX (209) 529-4736

REPORT NUMBER: 21-343-033 **CLIENT NO:** 1358

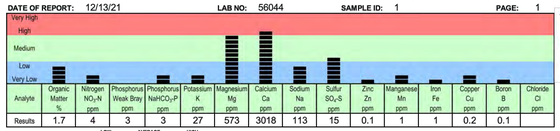
SEND TO: GRO-POWER INC
15065 TELEPHONE AVENUE
CHINO, CA 91710-9614

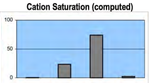
GROWER: W50B PARK/CRY:21026

SUBMITTED BY: ANGELA MILLER

Graphical Soil Analysis Report

DATE OF REPORT: 12/13/21 **LAB NO:** 56044 **SAMPLE ID:** 1 **PAGE:** 1





Analyte	Organic Matter %	Nitrogen NO_3-N ppm	Phosphorus Weak Bray ppm	Phosphorus $NaHCO_3$-P ppm	Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	Sulfur SO_4-S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Chloride Cl ppm
Results	1.7	4	3	3	27	573	3018	113	15	0.1	1	1	0.2	0.1	

Potassium K %	Magnesium Mg %	Calcium Ca %	Sodium Na %
0.3	23.2	74.1	2.4

0.5 ECe dS/m — LOW / AVERAGE / HIGH — INCREASING SALINITY

20.3 CEC me/100g

H Ex. Lime

8.2 pH — ACIDIC / BASIC — INCREASING NEED FOR LIME — Buffer pH:

Weak Bray P unreliable at M or H excess lime or pH > 7.5

Soil Fertility Guidelines

CROP: LANDSCAPE **RATE:** lb/1000 sq ft **NOTES:**

Dolomite (70 score)	Lime (70 score)	Gypsum	Elemental Sulfur	Nitrogen N	Phosphate P_2O_5	Potash K_2O	Magnesium Mg	Sulfur SO_4-S	Zinc Zn	Manganese Mn	Iron Fe	Copper Cu	Boron B	
			35	3.6	4.0	7.0			*	*	*	*	*	

C O M M E N T S: PRIOR TO PLANTING: Spread the above requirements per 1,000 sq ft and mix into the top 6-8 inches of soil. Initially, limit nitrogen to 1.5 lb/1,000 sq ft or 25-30 ppm NO3-N to avoid salt damage. SPLIT extra nitrogen as necessary over the active growing season. Adjust rate according to local conditions and requirements. Allow for adequate establishment first (up to 30 days). INCORPORATE well into the top six inches up to three yards per 1,000 sq ft (one-inch layer) of nitrified/composted organic amendment where soil organic matter level is a little low. GENERAL LANDSCAPE: It is best to start fertilizing in early spring as soon as new growth begins to develop. Apply according to growth habit, avoiding applications during winter months.

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Joe O'Brien
Joe O'Brien, CCA
A & L WESTERN LABORATORIES, INC

SOIL ANALYSIS RECOMMENDATIONS

December 15, 2021

Fuhrman Leamy Land Group
2140 Professional Drive - Suite #115
Roseville, CA 95661
Attn: Angela Miller

Project Name: W50D Park Project Number: CRV:21026

The following recommendations are based on the results of soil analysis #56044 from A & L Western Agricultural Laboratories dated December 13, 2021.

SOIL PREPARATION:

Materials recommended per 1,000 square feet
200 lbs. Gro-Power® Plus
35 lbs. soil sulfur
3 cu. yd. of nitrolized shavings or good quality compost

Apply recommended materials and rototill a minimum of two directions, to a depth of 6 inches. After soil preparation, but prior to planting, irrigate with overhead irrigation so that a minimum of 1-3 inches of good quality water passes through the soil profile, beyond the root zone.

BACKFILL:

Materials recommended per cubic yard of mix
70% native on site soil, by volume
30% nitrolized shavings or good quality compost
16 lbs. Gro-Power® Plus
2 lbs. Soil sulfur
Gro-Power® Planting Tablets for extended feed/conditioning

Dig planting pits 1½ times the width and 1 time the depth of the root ball. Fill pits with backfill mix to the depth of the root ball and irrigate thoroughly. Be sure entire root ball area is covered when planting.

**Specialty plants may require special backfill mix and planting instructions.

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15065 TELEPHONE AVENUE CHINO, CA 91710-9614 • (909) 393-3744 • FAX (909) 393-2773
www.gropower.com • e-mail: info@gropower.com

HYDROSEEDING:

For ALREADY PREPPED AREAS (i.e. turf), apply 400 lbs. Gro-Power® Controlled Release (12-8-8) per acre in the slurry.

For NON-PREPPED AREAS (i.e. slopes), apply 1,000 lbs. Gro-Power® Plus, 120 lbs. soil sulfur and 400 lbs. Gro-Power® Controlled Release (12-8-8) per acre in the slurry.

**Based on limited information about site, plant palette, irrigation, etc.
**See enclosed Hydroseeding Specifications for further recommendations.

MAINTENANCE:

Initially feed with 20 lbs. Gro-Power® Plus per 1,000 sq. ft. on day 45 and 85. Thereafter, feed with same product at same rate every 8 to 12 weeks, depending on usage and/or desired level of maintenance. You might consider alternating with a balanced chemical fertilizer, so that ½ to 1 lb. of nitrogen is applied per 1,000 sq. ft. or, Gro-Power® Premium Hi-Nitrogen (18-3-7/ER) at 8-½ lbs. per 1,000 sq. ft.

- Gro-Power® Flower 'N' Bloom (3-12-12) at 20 lbs. per 1,000 sq. ft. is an excellent product for color and blooming plants.
- See enclosed Long Term Maintenance Schedule for more specific recommendations.

EVALUATION OF SOIL ELEMENTS:

1. pH is HIGH, indicating alkaline soil. Gro-Power®, soil sulfur and leaching will help to lower levels over time.
2. Lime level is HIGH. Possible lime-induced iron chlorosis. Soil sulfur and leaching will help lower level over time.
3. EC (soluble salts) is LOW. Within good range for most plant material.
4. Boron is LOW. No toxicity problem.
5. Exchangeable sodium is LOW, with some balance provided by magnesium and calcium.
6. Major nutrients: Nitrogen is LOW - Phosphorus is LOW - Potassium is LOW. Gro-Power® products used at specified rates will provide adequate major and micronutrients for plant establishment and vigorous growth.

SPECIAL COMMENTS:

1. Selective plant palette important, re: alkalinity, elevated lime.
2. Amendments are more effective when thoroughly mixed into the soil.
3. When planting native plant material, you might consider reducing backfill specifications for Gro-Power® Plus to 8 - 10 lbs. per cubic yard of mix.

D SOILS REPORT

For Construction Acceptance Only

CITY OF ROSEVILLE GENERAL PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
2. ALL TREES SHALL BE TAGGED AND/OR APPROVED BY OWNER & LANDSCAPE ARCHITECT. NURSERY SOURCES SHALL BE AT OWNER/LANDSCAPE ARCHITECT'S DISCRETION.
3. ALL SHRUBS AND GROUND COVER AREAS SHALL BE TOP DRESSED WITH A THREE (3") INCH LAYER "SHREDDED" CEDAR BARK PER PLANS AND SPECIFICATIONS.
4. ALL TREES (EXCEPT IN TURF AREAS), SHRUBS AND GROUND COVERS (INCLUDING THOSE ON SLOPES) SHALL HAVE WATERING BASINS BUILT UP AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOTBALL. TREE AND SHRUB BASINS SHALL BE A MINIMUM OF THREE (3") INCHES HIGH. GROUND COVER BASINS SHALL BE A MINIMUM OF TWO (2") INCHES HIGH.
5. ALL PLANT MATERIALS SHALL BE IMMEDIATELY "HAND" WATERED AFTER PLANTING AND CONTINUALLY MONITORED AND SUPPLEMENTALLY "HAND" WATERED DURING THE CONSTRUCTION AND CONTRACT MAINTENANCE PHASES AS NEEDED.
6. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE ACCEPTABLE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS DELIVERED TO THE SITE MUST HAVE AT LEAST ONE OF EACH PLANT TYPE TAGGED WITH THE GENUS AND SPECIES CLEARLY MARKED. PLANTS OF THE SAME GENUS TYPE WITH DIFFERENT SPECIES TYPE WITH DIFFERENT COLOR OR SPECIES VARIATION MUST HAVE ALL OF EACH DIFFERENT SPECIES CLEARLY TAGGED.
8. ALL PLANT HOLES SHALL BE DUG TO A MINIMUM OF TWO (2) TIMES THE PLANT CONTAINER WIDTH (WIDTH ONLY, NOT DEPTH) AND ALL VERTICAL SIDES IN THE HOLES SHALL BE SHOVEL SCORED. IN NO CASE SHALL SMOOTHLY EXCAVATED SIDES BE ALLOWED FOR PLANTING.
9. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED TO MEET THIS REQUIREMENT. "FRIABLE" MEANS A SOIL CONDITION THAT IS EASILY CRUMBLED OR LOOSELY COMPACTED DOWN TO A MINIMUM PLANTING DEPTH PER PLANTING MATERIAL WHEREBY THE ROOT STRUCTURE OR NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNIMPEDED.
10. PREPARE ALL PLANTING AREAS WITH FOUR (4) CUBIC YARDS/1,000 S.F. OF NITROLIZED ORGANIC SOIL CONDITIONER. PROVIDE 200 LBS./1,000 S.F. OF GRO-POWER 5-3-1 FERTILIZER. ROTOTILL EVENLY TO A DEPTH OF SIX (6") INCHES INTO EXISTING SOIL.
11. PROVIDE SOILS FERTILITY TEST, AS PER SPECIFICATIONS, TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH WORK. PREPARE ALL PLANTING AREAS WITH THE MINIMUM OF SOIL CONDITIONER AND FERTILIZER AS STATED IN NOTE #10 ABOVE, OR AS PER RECOMMENDATIONS OF SOILS FERTILITY TEST, WHICHEVER IS GREATER. ROTOTILL EVENLY TO A DEPTH OF SIX (6") INCHES INTO EXISTING SOIL.
12. IF ANY PORTION OF THE SITE IS LIME TREATED, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING. DO NOT PROCEED WITH ANY WORK IN LIME TREATED SOIL. TYPICALLY, LIME TREATED SOILS ABOVE 1% RESULT IN PH VALUES AND COMPACTION THAT ARE DELETERIOUS TO PLANT MATERIAL, EVEN WITH AGGRESSIVE AMENDMENTS AND CONDITIONERS. THESE LIME TREATED SOILS MUST BE REMOVED AND REPLACED WITH IMPORT SOILS OF SUITABLE CHEMISTRY AND COMPATIBLE TEXTURE. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK IN LIME TREATED AREAS UNTIL A RESOLUTION IS PROVIDED IN WRITING.
13. ALL LANDSCAPE BERMS ARE TO BE GRADED SIX (6") INCHES HIGHER THAN THE HIGHEST CONTOUR SHOWN ON PLANS, TYPICAL.
14. ALL LANDSCAPE AREAS WITH A SLOPE OF TWO AND A HALF TO ONE (2-1/2:1) OR GREATER MUST HAVE JUTE NETTING INSTALLED FOR EROSION CONTROL.
15. SHRUB AND GROUND COVER AREAS SHALL BE TREATED WITH CHIPCO RONSTAR 'G' PRE-EMERGENT HERBICIDE. PROVIDE PER MANUFACTURER'S SPECIFICATIONS.

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ROSEVILLE, CALIFORNIA 95661
916.783.5263 FLLANDGROUP.COM

JOB NO. : CRV: 21026

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT — KEVIN C. LEAMY — No. 4965 — 12/31/22 RENEWAL DATE — 3.04.2022 DATE — STATE OF CALIFORNIA

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:

CITY OF ROSEVILLE

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CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:

LANDSCAPE PLANTING NOTES & DETAILS

SHEET

LP-2.0

20 OF 25 SHEETS

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

A	AMPERES
AC	ALTERNATING CURRENT
AFG	ABOVE FINISHED GRADE
AIC	AVAILABLE INTERRUPTING CAPACITY
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CU	COPPER
(E)	EXISTING
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRC	GALVANIZED RIGID STEEL CONDUIT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
MCA	MINIMUM CIRCUIT AMPS
MIN	MINIMUM
MT	EMPTY CONDUIT WITH NYLON PULL CORD
N.I.C.	NOT IN CONTRACT
N/A	NOT APPLICABLE
N	NEUTRAL
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEUT.	NEUTRAL
NP	NAMEPLATE
PH	PHASE
PVC	POLY-VINYL-CHLORIDE
QTY	QUANTITY
RSC	RIGID STEEL CONDUIT
TM	THERMAL MAGNETIC
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLTS, VOLTAGE
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER

Connections / Equipment

(J) OR [J]	JUNCTION BOX
Ø	PHASE
▽	TERMINATION LUG
(M)	UTILITY METER
(1)	EQUIPMENT TAG: SEE ONE-LINE DIAGRAM AND EQUIPMENT ELEVATION FOR LOCATIONS

General

———	EXISTING WORK
———	NEW WORK
X / X	DETAIL NUMBER AND SHEET LOCATION
(1)	KEYED NOTE
P1	CONDUIT TAG: SEE POWER CONDUIT & WIRE ROUTING SCHEDULE.

Lighting

◎	AREA LUMINAIRE POLE TOP MOUNTED WITH POLE AND CONCRETE BASE

Miscellaneous

	BRANCH PANEL
	CIRCUIT BREAKER

Raceways

———	CONDUIT CONCEALED IN WALL OR CEILING SPACE
- - - - - - -	CONDUIT ROUTED BELOW FLOOR / GRADE
———●	CONDUIT ELLED DOWN
———○	CONDUIT ELLED UP
———≀	CONDUIT/WIRING CONTINUATION
———⊣	CONDUIT/WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING
⏚	GROUNDING POINT

Switches and Receptacles

⏀	DUPLEX RECEPTACLE (MULTIPLE LETTERS INDICATE MULTIPLE OPTIONS) A = ABOVE COUNTER B = CLOCK HANGER C = FLUSH CEILING MOUNTED E = EMERGENCY F = ARC FAULT PROTECTED BY BREAKER IN PANEL G = GROUND FAULT CIRCUIT INTERRUPTER H = HOSPITAL GRADE K = CHILD RESISTANT COVER L = ISOLATED GROUND P = PENDANT MOUNTED WITH CORD GRIPS. VERIFY PENDANT LENGTH S = SPLIT WIRED T = TAMPER RESISTANT SHUTTERED RECEPTACLE W = WEATHERPROOF CONTINUOUS USE COVER, GFCI PROTECTED, WITH WEATHER-RESISTANT RECEPTACLE ? = DESIGNER DEFINED

LIGHTING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	LAMPS	WATTS	COLOR	MOUNTING	NOTES
S1	16' POLE MOUNTED POST-TOP LED AREA LIGHT, TYPE V DISTRIBUTION	HADCO RL54 B B N N 1 A W N N N A 2 N N N N SP1	LED	39	BLACK	POLE	1, 2

NOTES:

1. POLE: WHATLEY - TR34 16 DE BLK TXT 30
2. SEE SECURITY LIGHT DETAIL ON DRAWING E4

GENERAL NOTES:

A. THIS LIGHTING SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING ELECTRICAL SPECIFICATIONS.

B. SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.

C. PROVIDE SUBMITTALS THAT INCLUDE LIGHTING FIXTURE, LAMP, AND DRIVER INFORMATION FOR EACH FIXTURE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.

For Council Acceptance Only

SHEET INDEX

E1	ELECTRICAL COVER SHEET
E2	ELECTRICAL ONE-LINE DIAGRAM
E3	ELECTRICAL DETAILS
E4	ELECTRICAL TITLE 24 EXTERIOR
E5	ELECTRICAL SITE PLAN

Date Signed: 3/3/22

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916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21026

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ROSEVILLE, CA 95747

CLIENT:

CITY OF ROSEVILLE

REVISIONS	DATE
△	
△	
△	
△	

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : JRL
CHECKED : RGA
SCALE: : NO SCALE

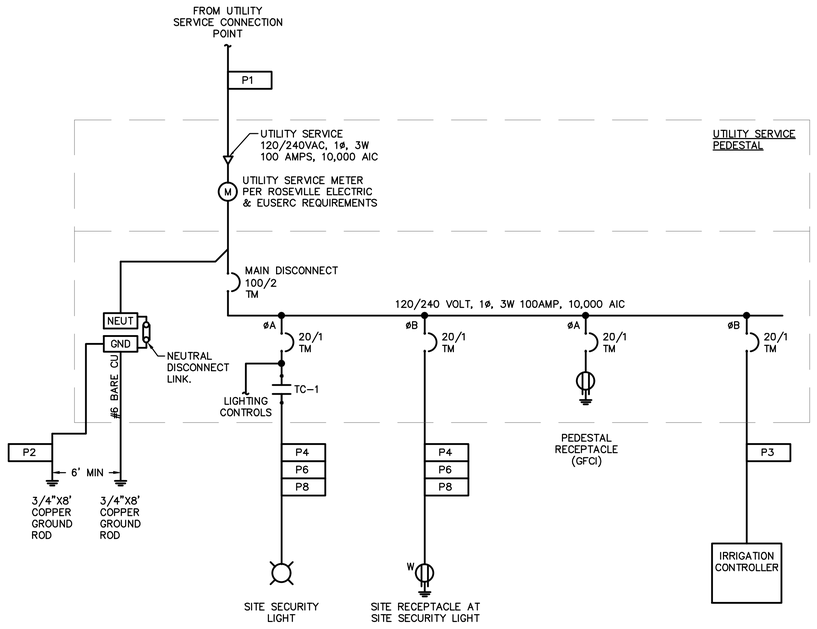
SHEET TITLE:

ELECTRICAL COVER SHEET

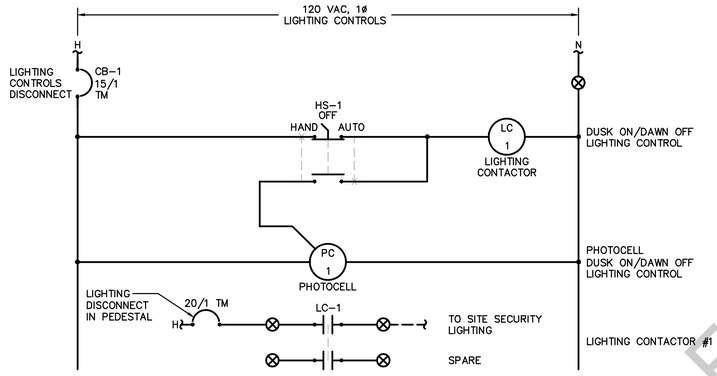
SHEET

E1

21 OF 25 SHEETS



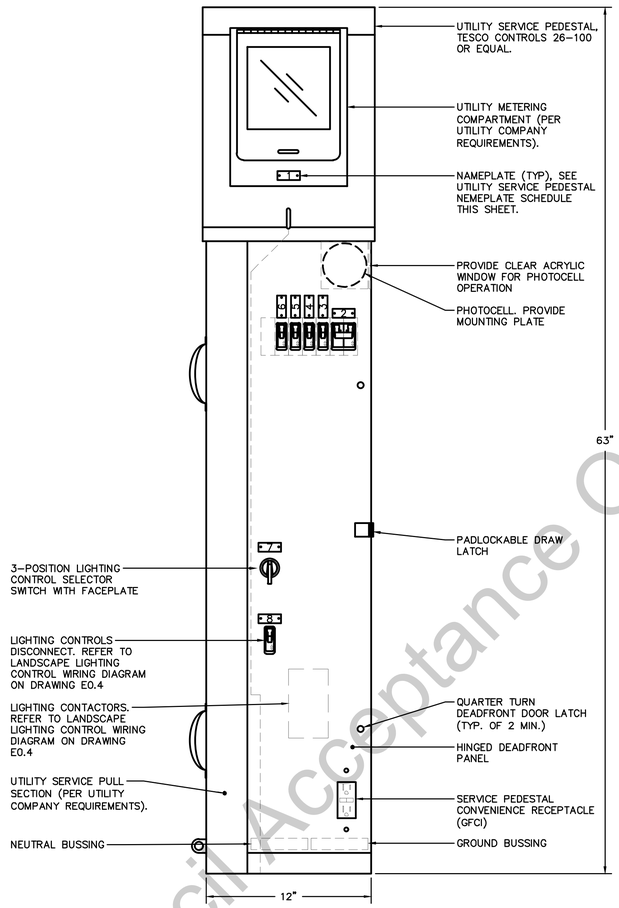
1 ELECTRICAL ONE-LINE DIAGRAM
NO SCALE



3 LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

LANDSCAPE/SIGN LIGHTING EQUIPMENT LIST

TAG	EQUIPMENT	MANUFACTURER/MODEL
PC-1	PHOTOCELL	INTERMATIC / ELC4536/K121 OR EQUAL
TC-1	TIME CLOCK (24/7 ASTRONOMIC DIAL)	INTERMATIC / ET-2815C OR EQUAL
HS-1	SELECTOR SWITCH (3-POSITION)	SQUARE D / CLASS 9001K OR EQUAL
LC-1	LIGHTING CONTACTOR (2-POLE, 30 AMP)	SQUARE D / CLASS 8903, TYPE L OR EQUAL
CB-1	MINATURE CIRCUIT BREAKER (15 AMP, 120 VAC)	SQUARE D / QOB OR EQUAL



2 UTILITY SERVICE PEDESTAL - ELEVATION
NO SCALE

UTILITY SERVICE PEDESTAL NAMEPLATE SCHEDULE

No.	LETTER SIZE	INSCRIPTION
1	1/4"	PARK SERVICE PEDESTAL
2	3/16"	MAIN DISCONNECT
3	3/16"	SITE LIGHTS
4	3/16"	SITE RECEPTACLE
5	3/16"	PEDESTAL RECEPTACLE
6	3/16"	IRRIGATION CONTROLLER
7	3/16"	LIGHTING CONTROLS HAND-OFF-AUTO
8	3/16"	LIGHTING CONTROLS DISCONNECT

UTILITY SERVICE PEDESTAL LOAD CALCULATION

SECURITY LIGHTING	=	52 VA
SITE RECEPTACLE	=	180 VA
PEDESTAL RECEPTACLE	=	180 VA
IRRIGATION CONTROLLER	=	360 VA
SUB-TOTAL	=	824 VA
+25% CONTINUOUS LOADS	=	206 VA
TOTAL	=	1030 VA

UTILITY SERVICE:
1030 VA/240 VOLTS = 4.29 AMPS
REQUIRED SERVICE = 120/240V, 1ø, 3W, 100 AMPS

POWER CONDUIT & WIRE ROUTING SCHEDULE

ID	CONDUIT NO AND SIZE	CONDUCTORS PER CONDUIT NO AND SIZE	FROM	TO	REMARKS
P1	1 2" PVC	3 #2 PWR 1 #8 GND	UTILITY SERVICE CONNECTION POINT	UTILITY SERVICE PEDESTAL	PWR: SECONDARY SERVICE
P2	1 3/4" PVC	1 #6 GND	UTILITY SERVICE PEDESTAL	GROUND ROD	PWR: GROUND
P3	1 1" PVC	2 #12 PWR 1 #12 GND	UTILITY SERVICE PEDESTAL	IRRIGATION CONTROLLER	PWR: 120VAC, 1 PH
P4	1 1" PVC	3 #12 PWR 1 #12 GND	UTILITY SERVICE PEDESTAL	UNDERGROUND CONCRETE PULLBOX	PWR: 120VAC, 1 PH
P5	1 1" PVC	1 PULLROPE	UTILITY SERVICE PEDESTAL	UNDERGROUND CONCRETE PULLBOX	PWR: SPARE
P6	1 1" PVC	3 #12 PWR 1 #12 GND	UNDERGROUND CONCRETE PULLBOX	UNDERGROUND CONCRETE PULLBOX	PWR: 120VAC, 1 PH
P7	1 1" PVC	1 PULLROPE	UNDERGROUND CONCRETE PULLBOX	UNDERGROUND CONCRETE PULLBOX	PWR: SPARE
P8	1 1" PVC	3 #12 PWR 1 #12 GND	UNDERGROUND CONCRETE PULLBOX	SECURITY LIGHTING FIXTURE & POLE MOUNTED RECEPTACLE	PWR: 120VAC, 1 PH

SERVICE PEDESTAL CONSTRUCTION NOTES

1. EXTERIOR 12 GA. H.D. GALV. STEEL AND INTERIOR 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. CONSTRUCTION SHALL BE NEMA 3R AND 12, RAINTIGHT AND DUSTTIGHT.
3. ALL NUTS, BOLTS, SCREWS AND HINGES SHALL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS SHALL NOT BE VISIBLE FROM OUTSIDE OF PEDESTAL.
5. PHENOLIC NAMEPLATES SHALL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS. STICK ON WIRE MARKERS ARE NOT ACCEPTABLE.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. PEDESTAL SHALL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA STANDARDS.
9. PUMP CONTROL PEDESTAL(S) WILL BE U.L. LISTED AS INDUSTRIAL CONTROL PANELS U.L. 508 FILE NO. E62062
10. COLOR IS ANSI 61 GREY EXTERIOR. REMOVABLE INTERIOR SHEET METAL IS WHITE

POLY-PORC COATING SYSTEM

INCLUDES A FIVE STAGE DIP TANK METAL PREPARATION PROCESS

1. ALKALINE CLEANER 180° F
2. CLEAR WATER RINSE
3. IRON PHOSPHATE APPLICATION 160° F
4. CLEAR WATER RINSE
5. INHIBITIVE RINSE TO SEAL PHOSPHATED SURFACES 140° F

FINISHED WITH AN ELECTROSTATICALLY APPLIED DRY POLYESTER POWDER COATING THEN BAKED @ 380° F TO CURE

DOORS SECURED BY HEAVY DUTY 3 POINT PADLOCKABLE LATCH

INCOMING ELECTRICAL SERVICE DIVISION OF RESPONSIBILITY

	ELEC. CONTR.	UTILITY CO.		ELEC. CONTR.	UTILITY CO.
PRIMARY CONDUIT	☐	☐	SECONDARY CONDUIT	☒	☐
PRIMARY CONDUCTORS	☐	☐	SECONDARY CONDUCTORS	☐	☒
TRANSFORMER	☐	☐	C/T ENCLOSURE	☐	☐
TRANSFORMER PAD	☐	☐	C/T's	☐	☐
PRIMARY GROUNDING	☐	☐	METER BASE	☒	☐
BOLLARDS	☐	☐	METER	☐	☒
TRANSFORMER CONNECTIONS	☐	☒	METER GROUNDING	☒	☐
ELECTRIC ROOM DOOR LOCK BOX (OBTAIN FROM POWER COMPANY)	☐	☐			

NOTES:
1. CONTACT AND COORDINATE ALL REQUIREMENTS AND RESPONSIBILITIES WITH SERVING UTILITY COMPANIES PRIOR TO SUBMITTING BID.
2. ALL SERVICE INSTALLATION WORK SHALL BE IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING UTILITIES.

POWER UTILITY CONTACT:

KEITH LITTS
ROSEVILLE ELECTRIC
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747
PHONE: (916) 580-9405
CELL:

STANTON ENGINEERING HAS NOT CONTACTED THE UTILITIES AND HAS NOT RECEIVED IN WRITING THE FINAL REQUIREMENTS FROM THE POWER UTILITY. THESE DRAWINGS INDICATE OUR BEST ESTIMATION OF THEIR REQUIREMENTS. PRIOR TO BID AND/OR PRIOR TO ANY CONSTRUCTION, CONTACT THE UTILITIES AND OBTAIN IN WRITING THEIR REQUIREMENTS.

Date Signed: 3/3/22

For Council Acceptance Only

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5		

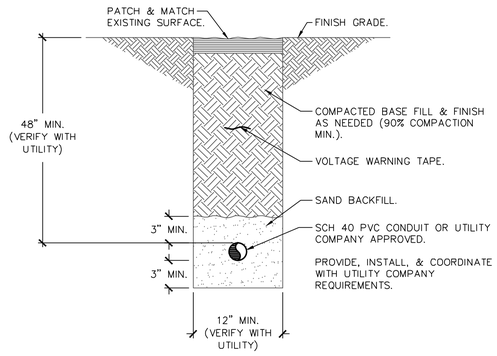
CITY OF ROSEVILLE APPROVAL

DRAWN : JRL
CHECKED : BGL
SCALE: : NO SCALE

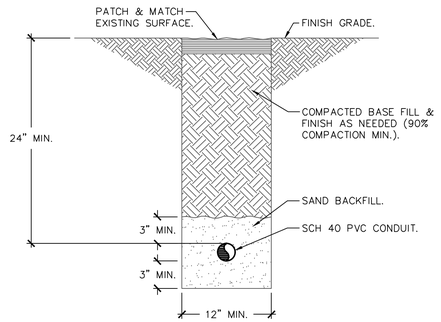
SHEET TITLE:
ELECTRICAL ONE-LINE DIAGRAM

SHEET
E2

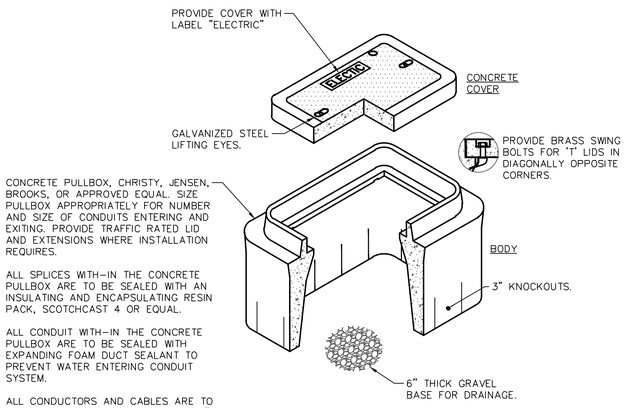
22 OF 25 SHEETS



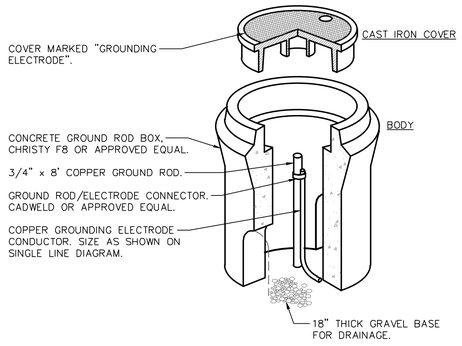
1 TYPICAL SECONDARY SERVICE TRENCH DETAIL
NO SCALE



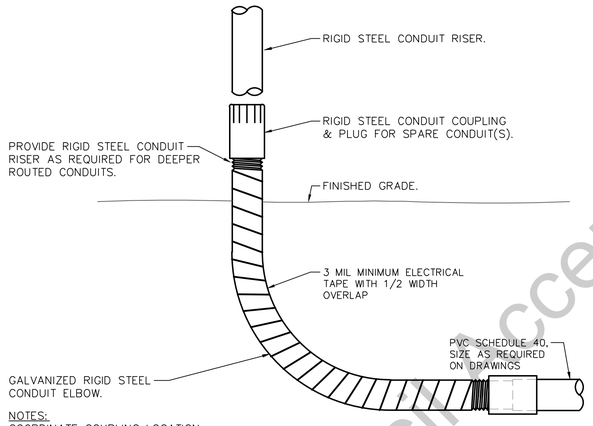
2 TYPICAL TRENCH DETAIL
NO SCALE



3 TYPICAL CONCRETE PULLBOX DETAIL
NO SCALE

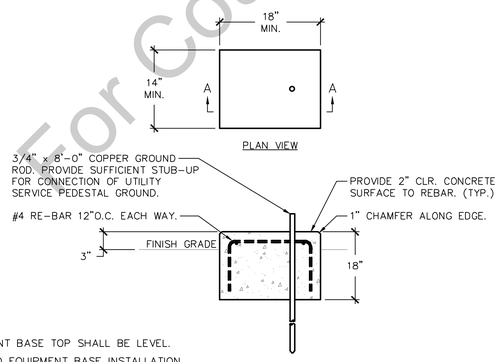


4 TYPICAL CONCRETE GROUND ROD BOX
NO SCALE



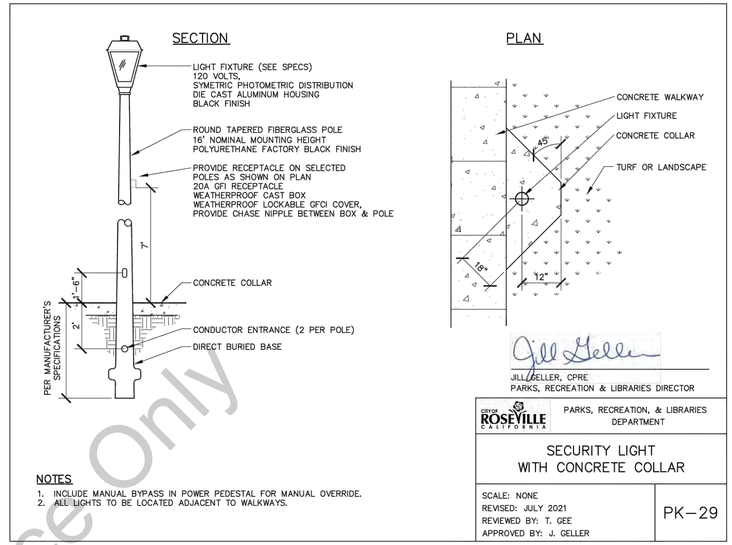
NOTES:
COORDINATE COUPLING LOCATION TO MATCH LOCATION OF FUTURE EQUIPMENT WHERE REQUIRED.

5 CONDUIT STUB-UP DETAIL
NO SCALE



NOTES
1. EQUIPMENT BASE TOP SHALL BE LEVEL.
2. PRIOR TO EQUIPMENT BASE INSTALLATION, COMPACT SOIL UNDER THE BASE TO 95% RELATIVE COMPACTION.
3. CONCRETE COMPRESSIVE STRENGTH, 3000 PSI IN 28 DAYS.

6 UTILITY SERVICE PEDESTAL CONCRETE PAD DETAIL
NO SCALE



NOTES
1. INCLUDE MANUAL BYPASS IN POWER PEDESTAL FOR MANUAL OVERRIDE.
2. ALL LIGHTS TO BE LOCATED ADJACENT TO WALKWAYS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

SECURITY LIGHT WITH CONCRETE COLLAR

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-29

7 SECURITY LIGHT WITH CONCRETE COLLAR
NO SCALE

SECTION VIEW

8 UTILITY SERVICE PEDESTAL MOUNTING DETAIL
NO SCALE

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5		

CITY OF ROSEVILLE APPROVAL

DRAWN : JRL
CHECKED : BGA
SCALE: : NO SCALE

SHEET TITLE:
ELECTRICAL DETAILS

REGISTERED PROFESSIONAL ENGINEER — BRIAN G. ANDERSON — No. E 16756 — 9-30-2022 — ELECTRICAL — STATE OF CALIFORNIA

Date Signed: 3/3/22

SHEET
E3
23 OF 25 SHEETS

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

W-50D Park
6485 Garland Way
Roseville, CA 95747

Project Designer:

FUHRMAN LEAMY LAND GROUP
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CA 95661
916.783.5263

Report Prepared by:

John Lisinski
Stanton Engineering
11344 Coloma Rd, Suite 445
Gold River, CA 95670
916-288-6250

Job Number:

21066

Date:

11/5/2021

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2019 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results		
01		02		03		04		05	OR	06	=	07	≥	08	09
General Hardscape Allowance §140.7(d)1 (See Table I)	+	Per Application §140.7(d)2 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 (See Table L)	+	Per Specific Area §140.7(d)2 (See Table M)		Existing Power Allowance §141.0(b)2L (See Table N)		**Total Allowed** (Watts)		**Total Actual** (Watts)	**07 must be >= 08**
394	+	----	+	----	+	----	+	----	OR	----	=	394	≥	39	COMPLIES
Cutoff Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b)[4]	Field Inspector	
										Pass	Fail
S1	S1	☐ Linear	39	Mfr. Spec	1	New	☐	39	NA: < 6200 lumens	☐	☐
Total Design Watts:								39			

** NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.*
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)

G. CUTOFF REQUIREMENTS (BUG)

This section does not apply to this project.

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Total Illuminated Hardscape Area (ft²)	400
02	Climate Zone	11			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Developed Parkland	☒ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My Project Consists of:

01	02		
☒	New Lighting System	Must Comply with Allowances from §140.7	
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No	
03	04		05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered		Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail
Pedestrian Hardscape	Astronomical Timer	Yes	Exempt*	☐	☐

** NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.*
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c)

Pedestrian Hardscape	Security Lighting

I. LIGHTING POWER ALLOWANCE (per §140.7)

This table includes areas using allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B . Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

	01				
	☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
		☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 0, 1 & 4)
This section does not apply to this project.
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)			Area Wattage Allowance (AWA)			
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Pedestrian Hardscape	Concrete	400	0.03	12	80	0.4	32	44
Initial Wattage Allowance for Entire Site (Watts):								350
Total General Hardscape Allowance (Watts):								394

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
●	○	NRCI-LTO-02-E- Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Yes	No	Form/Title	Field Inspector	
			Pass	Fail
●	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	☐	☐

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: John Lisinski	Documentation Author Signature: John R. Lisinski Jr.
Company: Stanton Engineering	Signature Date: 2021-11-05
Address: 11344 Coloma Rd, Suite 445	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Gold River CA 95670	Phone: 916-288-6250

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Edward J David, PE	Responsible Designer Signature:
Company: Stanton Engineering	Date Signed: 2021-11-05
Address: 11344 Coloma Road, Suite 445	License: E16706
City/State/Zip: Gold River CA 95670	Phone: (916) 288-6250

For Council Action Only

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21026

CONSULTANT

Stanton ENGINEERING M+E
PROJECT 21066
11344 Coloma Rd. Suite 445
Gold River, CA 95670
TEL 916.288.6250
www.stantoneng.com

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS DATE
1
2
3
4

ISSUE		DATE
1	30% SUBMITTAL	08.25.2021
2	75% SUBMITTAL	10.27.2021
3	99% SUBMITTAL	12.10.2021
4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

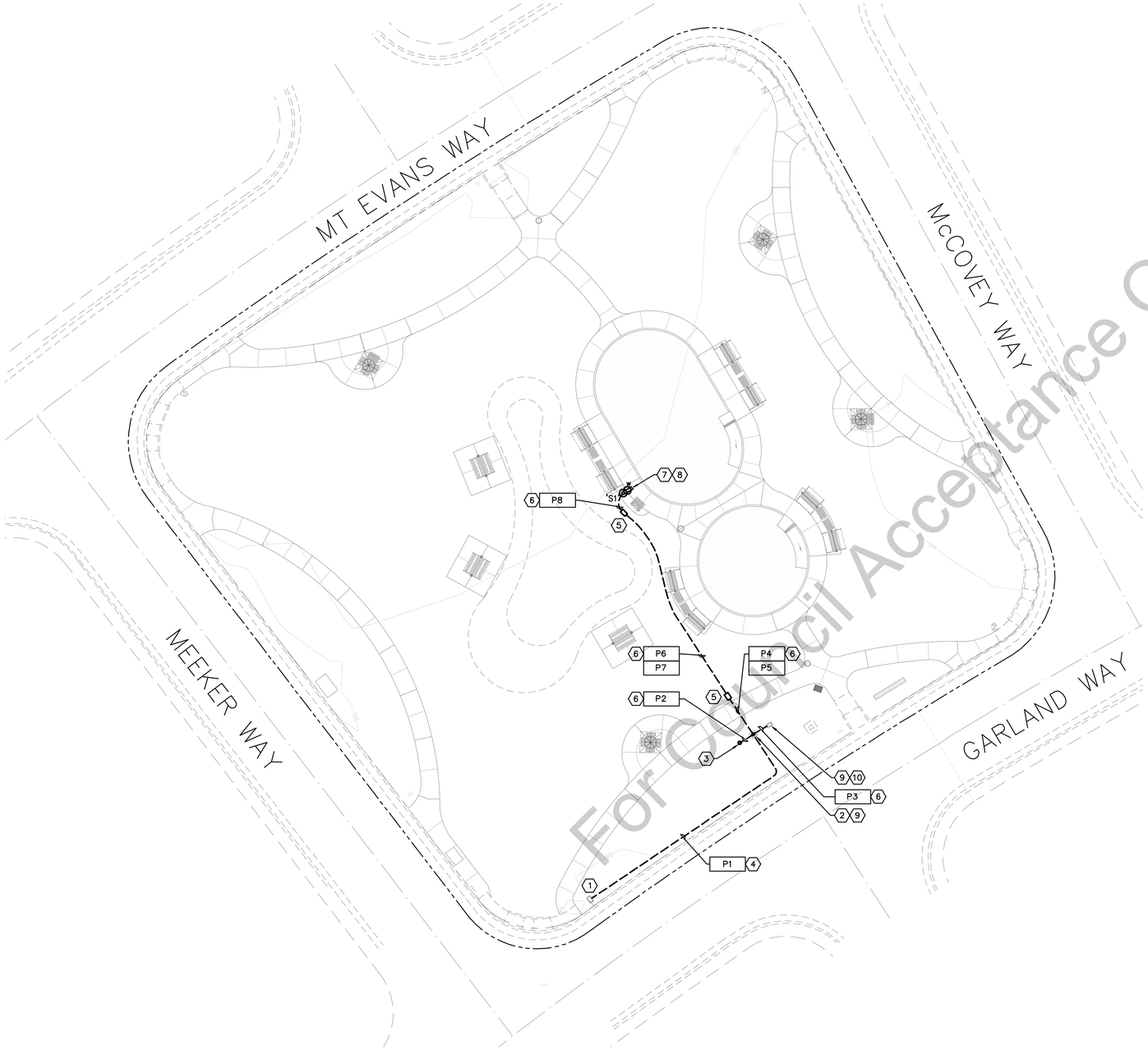
DRAWN : JRL
CHECKED : EJDJ
SCALE: : NO SCALE

SHEET TITLE:
ELECTRICAL TITLE 24 EXTERIOR

LICENSED PROFESSIONAL ENGINEER
No. E 16706
9-30-2022
ELECTRICAL
STATE OF CALIFORNIA

Date Signed: 3/3/22

SHEET
E4



For Council Acceptance Only

1 **ELECTRICAL SITE PLAN**
SCALE: 1"=30'-0"
0 30' 60'

SHEET KEYNOTES

1 EXISTING ROSEVILLE ELECTRIC PULLBOX. COORDINATE EXACT LOCATION IN FIELD WITH ROSEVILLE ELECTRIC REPRESENTATIVE.

2 NEW UTILITY SERVICE PEDESTAL. FOR CONNECTIONS & LAYOUT, SEE ELECTRICAL ONE-LINE DIAGRAM ON SHEET E2. FOR PEDESTAL PAD INSTALLATION, SEE UTILITY SERVICE PEDESTAL CONCRETE PAD DETAIL ON SHEET E3. FOR UTILITY SERVICE PEDESTAL ANCHORAGE, SEE UTILITY SERVICE PEDESTAL MOUNTING DETAIL ON SHEET E3.

3 NEW GROUND ROD BOX. FOR INSTALLATION, SEE TYPICAL CONCRETE GROUND ROD BOX ON SHEET E3.

4 NEW UNDERGROUND CONDUIT. FOR INSTALLATION, SEE TYPICAL SECONDARY SERVICE TRENCH DETAIL ON SHEET E3.

5 NEW UNDERGROUND CONCRETE PULLBOX. FOR INSTALLATION, SEE TYPICAL CONCRETE PULL BOX DETAIL ON SHEET E3.

6 NEW UNDERGROUND CONDUIT. FOR INSTALLATION, SEE TYPICAL TRENCH DETAIL ON SHEET E3.

7 NEW SECURITY LIGHT. FOR INSTALLATION, SEE SECURITY LIGHT WITH CONCRETE COLLAR ON SHEET E3.

8 NEW POLE MOUNTED RECEPTACLE IN TYPE FS/FD CAST JUNCTION BOX AT +7'-0" A.F.F. SEE SECURITY LIGHT WITH CONCRETE COLLAR ON SHEET E3.

9 FOR CONDUIT STUB-UP, SEE CONDUIT STUB-UP DETAIL ON SHEET E3.

10 NEW IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION & CONNECTION REQUIREMENTS WITH EQUIPMENT PROVIDER/INSTALLER.

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CONSULTANT

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PROJECT 21066
11344 Coloma Rd. Suite 445
Gold River, CA 95670
TEL 916.288.6250
www.stantoneng.com

PROJECT:

AUDREY HUISKING PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
1	
2	
3	
4	

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4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : JRL
CHECKED : BGL
SCALE: : AS NOTED

SHEET TITLE:
ELECTRICAL SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
BRANDON G. LOVD
No. E 18706
9-30-2023
ELECTRICAL
STATE OF CALIFORNIA

Date Signed: 3/3/22

SHEET
E5

25 OF 25 SHEETS

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UTILITY CONSTRUCTION NOTES

CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. COORDINATE WITH CITY INSPECTOR.

WATER CONSTRUCTION NOTES

(W1) CONTRACTOR SHALL PROTECT EXISTING WATER AND APPURTENANCES.

(W2) REMOVE EXISTING 2" BLOWOFF AND INSTALL RW SERVICE PER CITY STD DTL RW-6.

(W3) INSTALL WATER METER AND BACKFLOW DEVICE PER CITY STD DTL W-6.

(W4) PROVIDE DRINKING FOUNTAIN WITH BOTTLE FILLER AND RECESSED HOSE BIB PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS. SEE DETAIL "G" ON SHEET LC-2.0.
MANUFACTURER: MOST DEPENDABLE FOUNTAINS
MODEL: 10145 SMFA (FRONT APPROACH)
COLOR: AS SELECTED BY CITY

SEWER CONSTRUCTION NOTES

S1 CONTRACTOR SHALL PROTECT EXISTING SEWER LINE

S2 SSCO PER CITY STD DTL SS-5

For Council Acceptance Only

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701
TSD ENGINEERING, INC.
expect more.

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LAND GROUP
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ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. :CRV: 21026

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — CASEY S. FETCHO — No. 58930 Exp. 6-30-23 — STATE OF CALIFORNIA CIVIL

PROJECT:

AUDREY
HUISKING
PARK

6485 GARLAND WAY
ROSEVILLE, CA 95747

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
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4	100% SUBMITTAL	03.04.2022
5		

CITY OF ROSEVILLE APPROVAL

N W E S

scale: 1"=20'

20 0 10 20 40

DRAWN : DJM
CHECKED : CSF
SCALE: :1" = 20'-0"

SHEET TITLE:

WATER
& SEWER PLAN

SHEET

C2.0

12 OF 25 SHEETS

COUNCIL COMMUNICATION

CC #: 2022
File #: 0704-01

Title:	Mahany Tennis Courts Renovation Project - Approval of Plans and Specifications and Authorize Staff to Call for Bids
Contact:	Joel De Jong 916-7745924 jdejong@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Recommend Council approve the Plans and Specifications for the Mahany Tennis Courts Renovation project and authorize staff to call for bids.

BACKGROUND

The Mahany Tennis Courts are located at the Mahany regional park site located at Pleasant Grove Boulevard and Woodcreek Oaks Boulevard. The six tennis courts are located behind the aquatics complex, and are used extensively by the public as well as the Woodcreek High school tennis teams. The courts have undergone numerous repairs to address ongoing cracking in the foundation over the years, however, cracks have now become structural, making safe use of the courts a concern. The paving has reached the end of its useful life.

The tennis court renovation project includes removal and replacement of the existing tennis court surfacing and subgrade, installation of a vertical moisture barrier and concrete curbing around the perimeter of the courts, as well as modifications to the surrounding landscape and irrigation system to help prevent drainage and future cracking problems caused by excess soil moisture.

Bids are scheduled to be opened in May of 2022. Staff aims to return to Council in June to seek approval to award the project.

FISCAL IMPACT

The estimate for construction is $947,000. Funding for the park improvements will be requested from FY2020-21 General Fund surplus funds with a budget adjustment to be brought before Council in May 2022. 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 E - Deliver exceptional city services
Goal D - Enhance economic vitality
Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Joel De Jong, Park Development Project Manager

Jill Geller, Parks, Recreation & Libraries Director

ATTACHMENTS:

Description

Plans

Project Manual

Area Map

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CITY OF ROSEVILLE
CALIFORNIA
PARKS, RECREATION & LIBRARIES DEPARTMENT

MAHANY PARK TENNIS COURT RENOVATIONS

PREPARED FOR:
JOEL DE JONG
CITY OF ROSEVILLE
PARKS, RECREATION & LIBRARIES DEPARTMENT
316 VERNON STREET, SUITE 400
ROSEVILLE, CA 95678
916.774.5924

CWJ#
EN#
BD#

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ROSEVILLE, CALIFORNIA 95661
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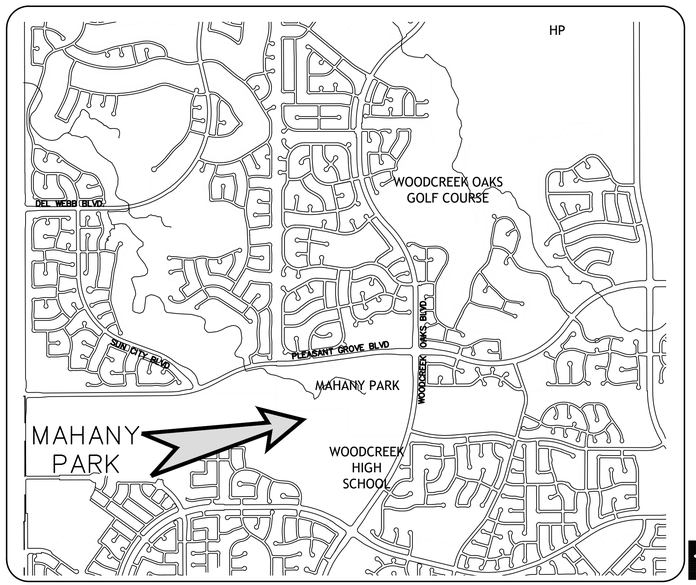
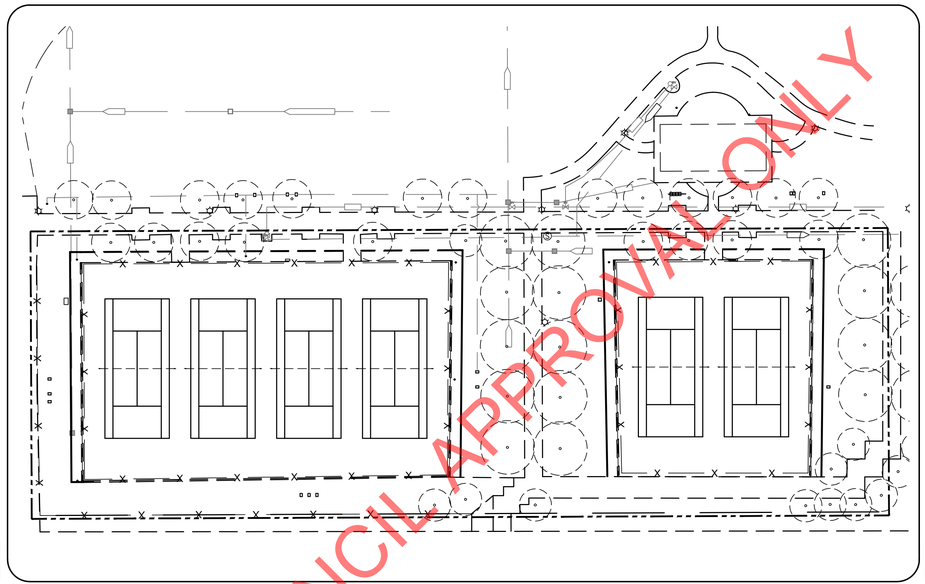


N.T.S.

VICINITY MAP



N.T.S.

SITE MAP

FOR COUNCIL APPROVAL ONLY

CITY OF ROSEVILLE GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY PLANNERS' SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.
2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, OWNER, ENGINEER, AND LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE CITY, OWNER, ENGINEER, OR LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THE PLAN. CALL UNDERGROUND SERVICE ALERT AT 800-642-2444 PRIOR TO ANY EXCAVATION.
4. EACH PHASE OF THE PROJECT MUST BE CALLED TO U.S.A. AND CONTINUING EXCAVATION REPORTED EVERY 14 CALENDAR DAYS, AS THE MARKINGS ARE NOT PERMANENT AND WILL FADE OUT. IF THE U.S.A. NOTIFICATIONS ARE NOT KEPT UP TO DATE, THE EXCAVATION MAY BE STOPPED AND A NEW TWO WORKING DAYS NOTICE WILL BE REQUIRED BEFORE CONTINUING THE EXCAVATION.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS, SPECIFICATIONS OR SPECIFIED IN THE SPECIAL PROVISIONS, THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL DRAINAGE, WATER, SEWER AND GAS LINES, INCLUDING HOUSE SERVICES, POWER, LIGHTING, TELEPHONE AND CABLE T.V. CONDUITS. CONTRACTOR MAY, AT HIS/HER COST, ARRANGE FOR DISCONNECTION OF HOUSE SERVICES OR OTHER FACILITIES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES ON ALL PROJECTS BEING CONSTRUCTED INSIDE OR OUTSIDE OF PUBLIC RIGHTS-OF-WAY. THE UTILITY OWNER MAY ELECT TO PROVIDE THE NECESSARY PROTECTIVE MEASURES THEMSELVES AND BILL THE CONTRACTOR FOR THIS COST. EXISTING UTILITIES WILL FURTHER TRAFFIC CONTROL DEVICES, CONDUITS, STREET LIGHTS, AND ANY RELATED APPURTENANCES.
7. VERIFY ALL DIMENSIONS, DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
8. PROVIDE ALL CLEARING, DEMOLITION, REMOVAL, AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
9. THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED THE SITE AND TO HAVE COMPARED IT WITH THE DRAWINGS AND SPECIFICATIONS, TO HAVE CAREFULLY EXAMINED ALL THE CONTRACTOR DOCUMENTS, AND IS TO HAVE SATISFIED THEMSELVES AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS/HER PART OR HIS/HER NEGLIGENCE OR FAILURE TO ACQUAINT THEMSELVES WITH THE CONDITIONS OF THE SITE OR THE STREETS OR ROADS APPROACHING THE SAME.
10. CONTRACTOR WILL ARRANGE FOR AND PAY ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS AND INDICATED IN THE SPECIFICATIONS.
11. CONTRACTOR WILL PROVIDE POSITIVE DRAINAGE IN ALL AREAS, MIN. 2% IN PLANTING AREAS). CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH ANY FURTHER WORK.
12. CONTRACTOR WILL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED DURING AND BY THEIR OPERATIONS.
13. CONTRACTOR SHALL PROTECT EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
14. ALL WRITTEN DIMENSIONS WILL SUPERSEDE SCALED DISTANCES. DIMENSIONS ARE FROM FACE OF BUILDINGS, CURBS, WALLS, PROPERTY LINES OR AS NOTED ON THE DRAWINGS.
15. CONTRACTOR WILL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WITH WORK. ANY DISRUPTION OR DAMAGE TO UTILITIES CAUSED BY WORK UNDER THIS CONTRACT WILL BE CORRECTED BY THE CONTRACTOR.
16. TEMPORARY WATER AND ELECTRICAL SUPPLY WILL BE MADE AVAILABLE ONSITE FROM THE OWNER. CONTACT THE OWNER'S REPRESENTATIVES FOR EXACT LOCATION.
17. CONTRACTOR WILL PROVIDE PORTABLE SANITARY FACILITIES ADEQUATE FOR ALL WORKERS. FACILITIES ARE SUBJECT TO APPROVAL BY THE HEALTH DEPARTMENT.
18. THIS PROJECT MUST COMPLY WITH ALL REQUIREMENTS OF LOCAL OR STATE (AB325) REQUIREMENTS, WHICHEVER IS APPLICABLE FOR WATER CONSERVATION OR LANDSCAPED AREAS.
19. ALL GROUND-MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH LANDSCAPING. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
20. REFER TO LANDSCAPE DRAWINGS FOR EXTERIOR LIGHTING AT ENTRIES, RECREATION CENTER, TOT LOT, AND OPEN SPACE AREAS. LIGHTING TO BE LOW VOLTAGE.
21. THE PARKING LOT STRIPING AND SIGNING SHALL BE MAINTAINED IN A VISIBLE AND LEGIBLE MANNER.
22. ALL COMPLEX SIGNAGE IS NOT A PART OF THIS SUBMITTAL. A SEPARATE SIGN PERMIT APPLICATION SHALL BE SUBMITTED.
23. BUILDING PERMIT PLANS SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS (UNIFORM BUILDING CODE - UBC, UNIFORM MECHANICAL CODE - UMC, UNIFORM PLUMBING CODE - UPC, AND NATIONAL ELECTRICAL CODE - NEC), CALIFORNIA TITLE 24 AND THE AMERICANS WITH DISABILITIES ACT - ADA REQUIREMENTS, THE ROSEVILLE BUILDING SECURITY ORDINANCE, AND ALL STATE AND FEDERALLY MANDATED REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS. (CONTACT THE BUILDING DEPARTMENT FOR APPLICABLE CODE EDITIONS).
24. PROVIDE A MINIMAL CLEARANCE OF 3' AROUND ALL FIRE HYDRANTS, FIRE SPRINKLER CONNECTIONS AND VALVES.

SHEET INDEX

CV-1.0	COVER SHEET	1
SW-1.0	SCOPE OF WORK PLAN	2
LD-1.0	LANDSCAPE DEMOLITION PLAN	3
LC-1.0	LANDSCAPE CONSTRUCTION PLANS	4
LC-2.0	LANDSCAPE CONSTRUCTION DETAILS	5
LG-1.0	LANDSCAPE GRADING & DRAINAGE PLAN	6
LL-1.0	LANDSCAPE LAYOUT PLAN	7
LI-1.0	LANDSCAPE IRRIGATION PLAN & LEGEND	8
LI-2.0	LANDSCAPE IRRIGATION NOTES & DETAILS	9
LP-1.0	LANDSCAPE PLANTING PLAN & LEGEND	10
	TOTAL SHEETS	10

CONSULTANTS/SUB-CONSULTANTS

GEOTECHNICAL ENGINEERING: ENGEO
NICK BROUSSARD
530.320.2759

ELECTRICAL ENGINEERING:

PARKS, RECREATION & LIBRARIES DEPARTMENT

SUPERINTENDENT DATE

NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS AND WORK AS DETAILED IN THE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS - JULY 2021 AND THE CITY OF ROSEVILLE DESIGN & CONSTRUCTION STANDARDS - JANUARY 2013 WITH 2021 AMENDMENTS. CONTRACTOR SHALL PROVIDE SUBMITTALS BASED ON THE PROVIDED DRAWINGS AND ALL REQUIREMENTS IN THE ABOVE MENTIONED GUIDELINES.

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. KLEIN
No. XXXXX
PRELIMINARY NOT FOR CONSTRUCTION
03/22
Expiration Date
XX/XX/XX
STATE OF CALIFORNIA

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:
CITY OF ROSEVILLE

REVISIONS DATE
1
2
3
4
5

ISSUE DATE
1 1ST SUBMITTAL 03.04.2022
2 2ND SUBMITTAL 03.15.2022
3
4
5

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : AS SHOWN

SHEET TITLE:

COVER SHEET

SHEET
CV-1.0
1 OF 10 SHEETS

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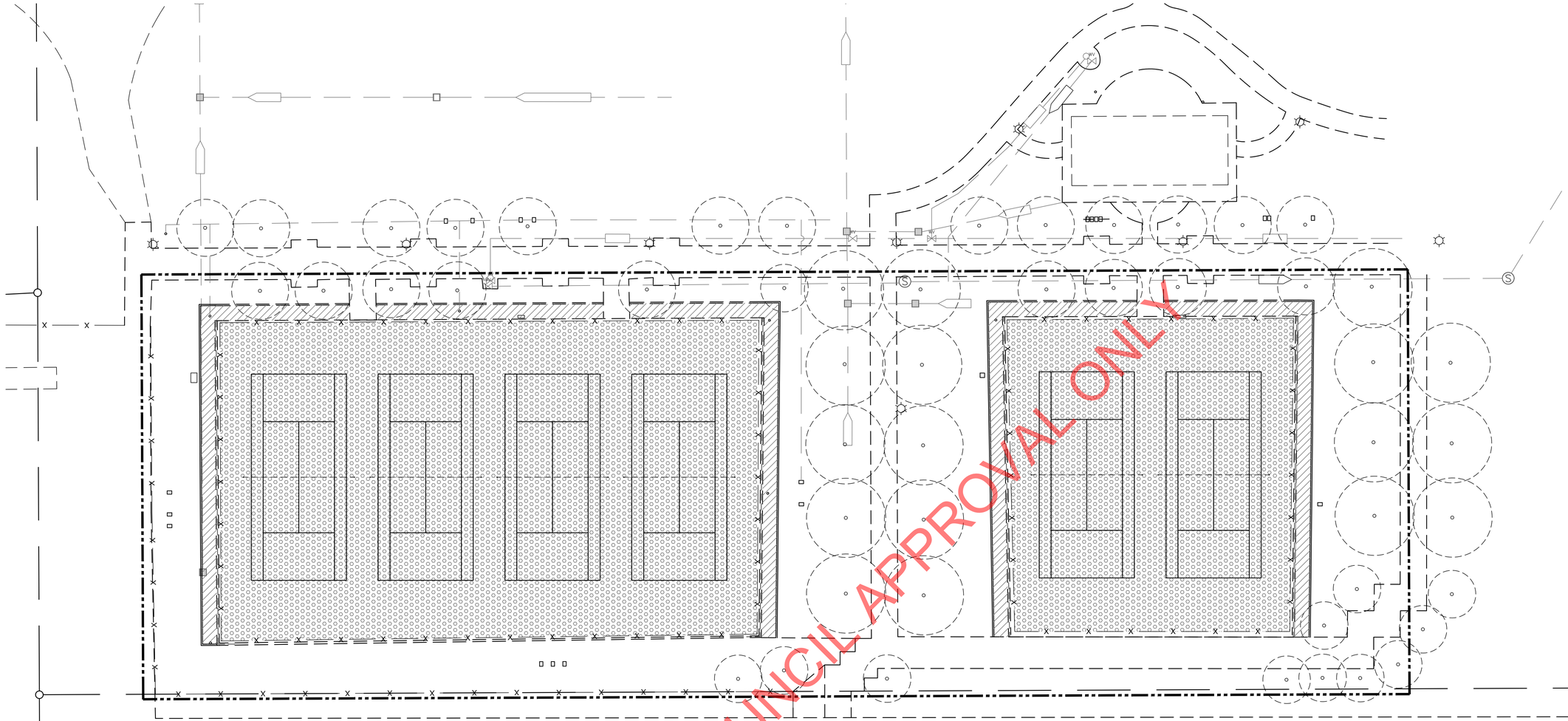

LEGEND:

- CURRENT PHASE LIMIT OF WORK
- PROPOSED NEW TENNIS COURTS
- PROPOSED NEW BARK OR GROUTED COBBLE

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

811 Know what's below. Call before you dig.

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ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. XXXXXX
03/22
XXXXXX
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
PRELIMINARY

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
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3		
4		
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : AM
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

SCOPE OF WORK PLAN

SHEET

SW-1.0

2 OF 10 SHEETS

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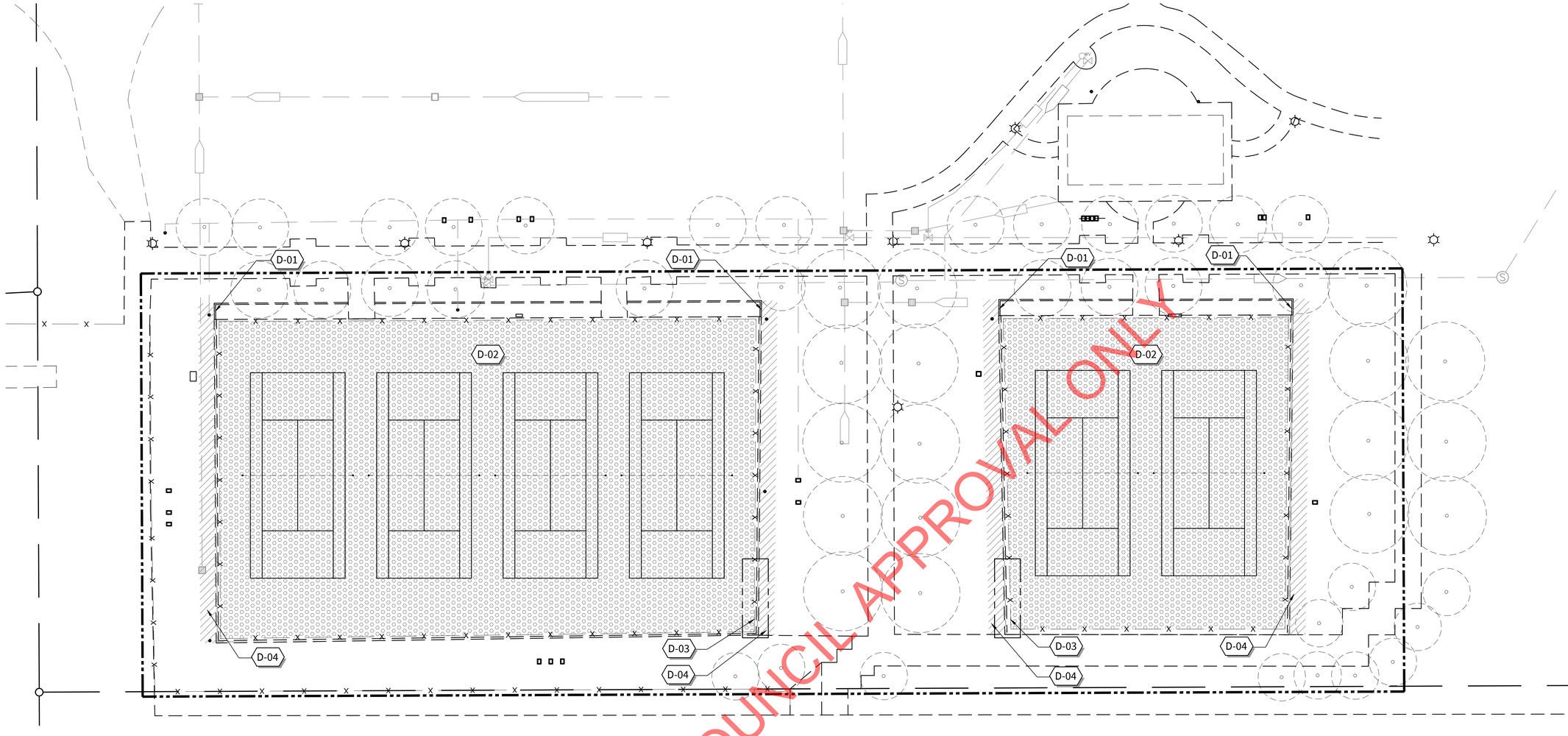

FOR COUNCIL APPROVAL ONLY

TREE PROTECTION NOTES

DURING THE PROJECT CONSTRUCTION PHASE, THE FOLLOWING MEASURES WILL BE IMPLEMENTED TO PROTECT EXISTING TREES AND TO ENSURE THE MINIMIZATION OF IMPACTS:

1. PRIOR TO THE START OF ANY GRUBBING, CLEARING OR GRADING, ORANGE CONSTRUCTION FENCING (MINIMUM FOUR FEET TALL) WILL BE INSTALLED ONE FOOT OUTSIDE THE EDGE OF THE DRIPLINE OF EACH TREE. WHEN SEVERAL PRESERVED TREES ARE GROUPED TOGETHER, THE ENTIRE STAND MAY BE FENCED OFF. A FENCING PLAN WILL BE INCLUDED IN THE CONSTRUCTION PLANS.

2. WITHIN THE ROOT ZONE OF PRESERVED TREES, NO CUT OR FILL WILL OCCUR. IF IT IS DETERMINED THAT ENCROACHMENT INTO THE DRIPLINE IS UNAVOIDABLE, AN ARBORIST WILL BE CONSULTED AND THE FOLLOWING MEASURES WILL APPLY:

   A. WHEN FILL WITHIN THE DRIPLINE IS NECESSARY, A RETAINING WALL OR AERATION SYSTEM MAY BE UTILIZED. THE AERATION SYSTEM WOULD BE LOCATED AT ORIGINAL GRADE AND WOULD INCLUDE A PERFORATED PIPE AT SIX FEET ON CENTER. VENTED PIPE OUTLETS WOULD BE LOCATED AT ENDS OF PIPE AWAY FROM THE FILL AREA.

   B. WHEN GRADE CUTS ARE REQUIRED, MEASURES TO PROTECT ROOTS FROM DESICCATION WILL BE FOLLOWED. EXPOSED ROOTS MAY REQUIRE, UPON RECOMMENDATION FROM THE PROJECT ARBORIST, A RETAINING WALL, PRUNING BACK TO UNDAMAGED TISSUE, PERIODIC WATERING OR COVERING WITH WET BURLAP TO KEEP THEM FROM DRYING OUT.

3. NO EXCAVATION FOR UTILITIES, TRENCHING, GRADE CHANGES, STORAGE OF MATERIALS OR PARKING OF VEHICLES WITHIN THE FENCED AREA. ALL SOIL WITHIN TEN FEET OF THE TREE TRUNK SHALL REMAIN UNDISTURBED (NO PLANTING OR IRRIGATION). BORING OR HAND-TRENCHING FOR UTILITIES AND IRRIGATION SHALL BE ALLOWED WITHIN THE FENCED AREAS UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

4. IF TREE ROOTS GREATER THAN TWO INCHES IN DIAMETER ARE ENCOUNTERED DURING EXCAVATION FOR THE PROJECT OR DURING ANY NECESSARY SIDEWALK, CURB, GUTTER REPAIR OR DRIVEWAY CONSTRUCTION, WORK SHALL STOP IMMEDIATELY UNTIL AN ISA-CERTIFIED ARBORIST CAN PERFORM AN ON-SITE INSPECTION. ALL ROOTS SHALL BE CUT CLEAN AND TREE AFFECTED MAY REQUIRE SUPPLEMENTAL IRRIGATION/FERTILIZATION AND PRUNING AS A RESULT OF THE ROOT CUTTING.

5. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO EXISTING TREES, I.E. TRUNK WOUNDS, BROKEN LIMBS, POURING OF ANY DELETERIOUS MATERIALS OR WASHING OUT CONCRETE UNDER THE DRIPLINE OF THE TREE. DAMAGES WILL BE ASSESSED USING 'GUIDE TO PLAN APPRAISAL'. THE PROJECT ARBORIST WILL SUBMIT A REPORT FOR REVIEW BY THE CITY TREE ARBORIST.

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THIS PLAN. CALL UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATION.

2. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFIED IN THE SPECIAL PROVISIONS, THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL DRAINAGE, WATER, SEWER, AND GAS LINES.

3. CONTRACTOR WILL VERIFY LOCATION OF ALL EXISTING UTILITIES ON BEFORE COMMENCING WITH WORK. ANY DISRUPTION OR DAMAGE TO UTILITIES CAUSED BY WORK UNDER THIS CONTRACT WILL BE CORRECTED BY THE CONTRACTOR.

4. CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES ON ALL PROJECTS BEING CONSTRUCTED. THE UTILITY OWNER MAY ELECT TO PROVIDE THE NECESSARY PROTECTIVE MEASURES THEMSELVES AND BILL THE CONTRACTOR FOR THIS COST. EXISTING UTILITIES WILL FURTHER INCLUDE TRAFFIC CONTROL DEVICES, CONDUITS, STREET LIGHTS, AND ANY RELATED APPURTENANCES.

5. PROVIDE ALL CLEARING, DEMOLITION, REMOVAL, AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE DRAWINGS.

6. CONTRACTOR WILL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED DURING AND BY THEIR OPERATIONS AND DISPOSE OF THE MATERIALS LEGALLY OFFSITE.

DEMOLITION NOTES SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION
D-01	REMOVE EX. MOWBAND.
D-02	REMOVE EX. TENNIS COURTS, NETS AND BASE.
D-03	REMOVE 2 EX. FENCE PANELS INCLUDING CENTER POST AND TOP AND MIDDLE RAIL. CONTRACTOR TO DETERMINE LOCATION IN THE FIELD.
D-04	REMOVE 6` STRIP OF EX. TURF. PROTECT IN PLACE IRRIGATION VALVES, LATERALS AND SPRINKLERS.

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

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ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. [illegible]
No. [illegible]
REV: 06/30/22
Renewal Date
XX/XX/XX
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:

CITY OF ROSEVILLE

REVISIONS	DATE
△	
△	
△	
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ISSUE		DATE
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2	2ND SUBMITTAL	03.15.2022
3		
4		
5		

CITY OF ROSEVILLE APPROVAL

DRAWN : KCL
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE DEMOLITION PLAN

SHEET

LD-1.0

3 OF 10 SHEETS

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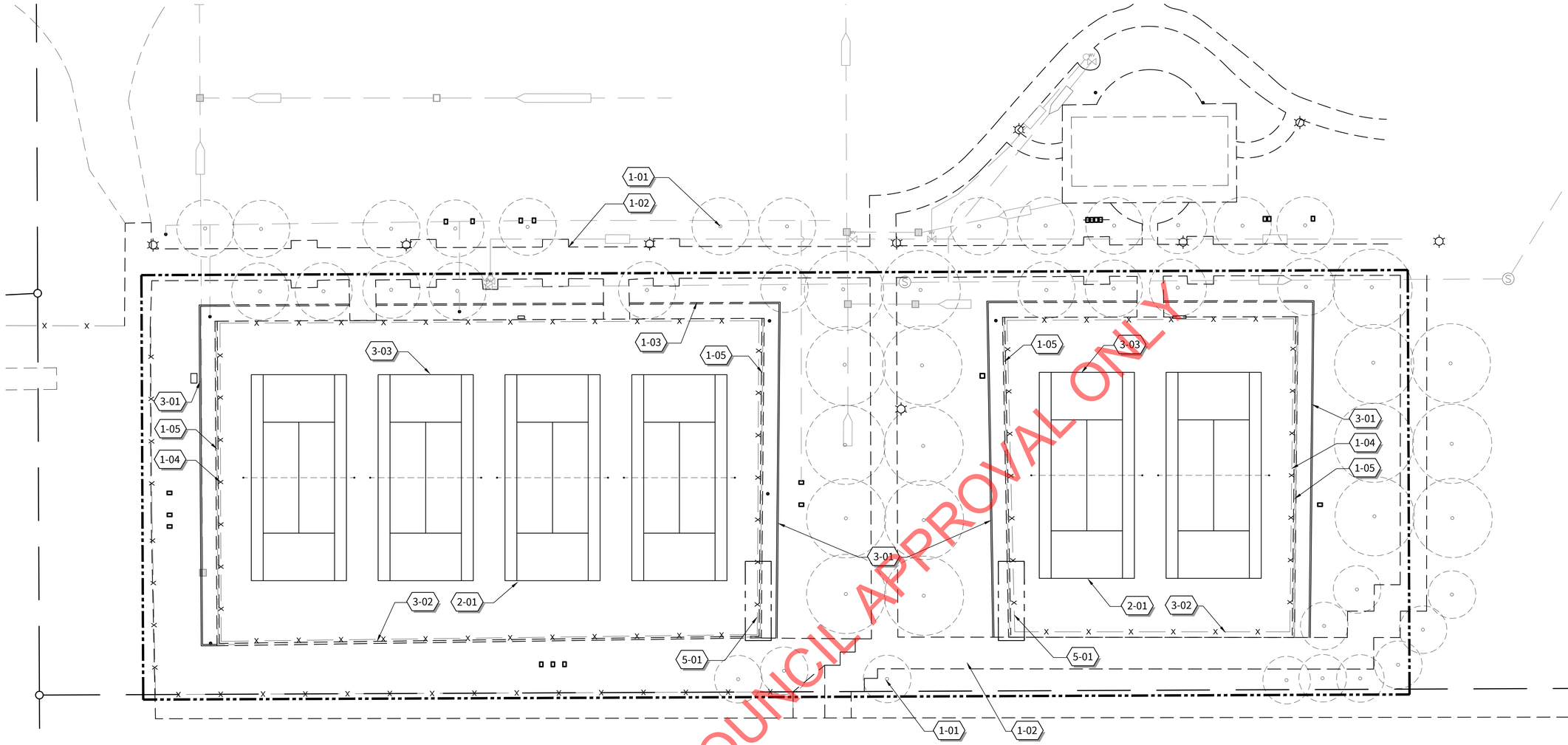

FOR COUNCIL APPROVAL ONLY

TENNIS COURT RECONSTRUCTION NOTES

CONTRACTOR SHALL REFERENCE THE MAHANY PARK TENNIS COURTS RECONSTRUCTION GEOTECHNICAL REPORT #15004.000.017 PREPARED BY ENGEO INCORPORATED, DATED FEBRUARY 25, 2022.

5.1 TENNIS COURT RECONSTRUCTION:
ONCE THE SURFACE ASPHALT CONCRETE HAS BEEN REMOVED, THE EXISTING AGGREGATE BASE CAN BE SALVAGED FOR REUSE AS ENGINEERED FILL. WE RECOMMEND THE UPPER 1 FOOT OF FILL BENEATH THE PROPOSED PAVEMENT SECTION BE REMOVED AND REPLACED WITH NON-EXPANSIVE FILL PER SECTION 5.4. THE SALVAGED AGGREGATE BASE MAY BE REUSED FOR THIS PURPOSE. PRIOR TO PLACEMENT OF THE NON-EXPANSIVE FILL, THE SUBGRADE SHOULD BE SCARIFIED AND RECOMPACTED IN ACCORDANCE WITH SECTION 5.5.1.

5.2 PERIMETER VERTICAL MOISTURE BARRIER:
TO REDUCE THE RISK OF DAMAGE INDUCED BY MOISTURE FLUCTUATION OF THE POTENTIALLY EXPANSIVE SOIL BENEATH THE COURT, WE RECOMMEND CONSTRUCTING A BELOW-GRADE VERTICAL MOISTURE BARRIER AROUND THE PERIMETER OF THE TENNIS COURTS. THIS BARRIER CAN ALSO PROTECT THE PAVEMENT SECTION FROM TREE ROOTS. WE RECOMMEND THE MOISTURE BARRIER CONSIST OF A MINIMUM 60-MIL-THICK HDPE TREE ROOT BARRIER THAT EXTENDS TO A MINIMUM DEPTH OF 3 FEET BELOW LOWEST ADJACENT GRADE. THE TOP PART OF THE ROOT BARRIER MAY BE TERMINATED JUST BELOW THE ASPHALT CONCRETE.

5.3 OVER-OPTIMUM SOIL MOISTURE CONDITIONS:
THE CONTRACTOR SHOULD ANTICIPATE ENCOUNTERING EXCESSIVELY OVER-OPTIMUM (WET) SOIL MOISTURE CONDITIONS DURING WINTER OR SPRING GRADING, OR DURING OR FOLLOWING PERIODS OF RAIN. IN ADDITION, WET SOIL CONDITIONS MAY BE FOUND IN THE EXISTING FILL. WET SOIL CAN MAKE PROPER COMPACTION DIFFICULT OR IMPOSSIBLE. WET SOIL CONDITIONS CAN BE MITIGATED BY:
1. FREQUENT SPREADING AND MIXING DURING WARM DRY WEATHER,
2. MIXING WITH DRIER MATERIALS,
3. MIXING WITH A LIME, LIME-FLYASH, OR CEMENT PRODUCT, OR
4. STABILIZING WITH AGGREGATE OR GEOTEXTILE STABILIZATION FABRIC, OR BOTH.
OPTIONS 3 AND 4 SHOULD BE EVALUATED BY ENGEO PRIOR TO IMPLEMENTATION.

5.4 ACCEPTABLE FILL:
IMPORTED FILL MATERIALS SHOULD MEET THE ABOVE REQUIREMENTS AND HAVE A PLASTICITY INDEX LESS THAN 12, AND AT LEAST 20 PERCENT PASSING THE NO. 200 SIEVE. ALLOW ENGEO TO SAMPLE AND TEST PROPOSED IMPORTED FILL MATERIALS AT LEAST 5 DAYS PRIOR TO DELIVERY TO THE SITE.

AS RECOMMENDED IN SECTION 5.1, THE UPPER 1 FOOT OF PAVEMENT SUBGRADE IN THE TENNIS COURTS SHOULD CONSIST OF NON-EXPANSIVE FILL MEETING THE REQUIREMENTS ABOVE FOR IMPORTED FILL. IF DESIRED, THE EXISTING AGGREGATE BASE CAN BE REUSED FOR THIS NON-EXPANSIVE ZONE; HOWEVER, THE EXISTING AGGREGATE BASE SHOULD NOT BE USED AS CALTRANS CLASS 2 AGGREGATE BASE IN THE NEW PAVEMENT SECTION AS DESCRIBED IN SECTION 8.0.

5.5 FILL COMPACTION:
5.5.1 STRUCTURAL FILL
PERFORM SUBGRADE COMPACTION PRIOR TO FILL PLACEMENT, FOLLOWING CUTTING OPERATIONS, AND IN AREAS LEFT AT GRADE AS FOLLOWS.
1. SCARIFY TO A DEPTH OF AT LEAST 12 INCHES.
2. MOISTURE CONDITION SOIL TO AT LEAST 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.
3. COMPACT THE SUBGRADE TO AT LEAST 90 PERCENT RELATIVE COMPACTION. COMPACT THE UPPER 12 INCHES OF FINISH PAVEMENT SUBGRADE TO AT LEAST 95 PERCENT RELATIVE COMPACTION PRIOR TO AGGREGATE BASE PLACEMENT.

AFTER THE SUBGRADE SOIL HAS BEEN COMPACTED, PLACE AND COMPACT ACCEPTABLE FILL AS FOLLOWS.
1. SPREAD FILL IN LOOSE LIFTS THAT DO NOT EXCEED 8 INCHES.
2. MOISTURE CONDITION LIFTS TO AT LEAST 1 PERCENTAGE POINT ABOVE THE OPTIMUM MOISTURE CONTENT.
3. COMPACT FILL TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION; COMPACT THE UPPER 6 INCHES OF FILL IN PAVEMENT AREAS TO 95 PERCENT RELATIVE COMPACTION PRIOR TO AGGREGATE BASE PLACEMENT. COMPACT THE PAVEMENT CALTRANS CLASS 2 AGGREGATE BASE SECTION TO AT LEAST 95 PERCENT RELATIVE COMPACTION (ASTM D1557). MOISTURE CONDITION AGGREGATE BASE TO OR SLIGHTLY ABOVE THE OPTIMUM MOISTURE CONTENT PRIOR TO COMPACTION.

8.0 FLEXIBLE TENNIS COURT PAVEMENT:
WE UNDERSTAND THE CITY'S INTENT IS TO RECONSTRUCT THE TENNIS COURT USING HOT MIX ASPHALT PAVEMENT. WE PROVIDE RECOMMENDATIONS BELOW FOR A FLEXIBLE PAVEMENT TENNIS COURT. CRACKING OF THE TENNIS COURT PAVEMENT CAN BE EXPECTED OVER TIME WITH NORMAL EXPOSURE TO WEATHER, TEMPERATURE CHANGES, AND AGING (ASBA, 2021).

WE RECOMMEND THAT THE TENNIS COURT PAVEMENT CONSIST OF A MINIMUM 1½-INCH-THICK, FINE GRADED (½-INCH MAXIMUM PARTICLE SIZE), ASPHALT CONCRETE PLAYING SURFACE OVER AT LEAST 2½ INCHES OF MEDIUM GRADED (¾-INCH MAXIMUM PARTICLE SIZE) ASPHALT CONCRETE, UNDERLAIN WITH A MINIMUM 1 FOOT OF CALTRANS CLASS 2 AGGREGATE BASE PLACED OVER A MINIMUM 1 FOOT OF NON-EXPANSIVE FILL.

THE ASPHALT CONCRETE MIX DESIGN SHOULD BE TAILORED TO THE LOW-VOLUME TENNIS COURT APPLICATION, AS RECOMMENDED BY THE AMERICAN SPORTS BUILDERS ASSOCIATION ASPHALT GUIDELINES (ASBA, 2022).

CLASS 2 AGGREGATE BASE AND THE 1 FOOT OF NON-EXPANSIVE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AT A MINIMUM MOISTURE CONTENT OF OPTIMUM. AS NOTED IN SECTION 5.1 AND 5.2, THE EXISTING AGGREGATE BASE SHOULD NOT BE USED AS PART OF THE CALTRANS CLASS 2 AGGREGATE BASE SECTION DIRECTLY BELOW THE ASPHALT CONCRETE; HOWEVER, THE EXISTING AGGREGATE BASE CAN BE USED AS THE 1 FOOT OF NON-EXPANSIVE FILL.

REFERENCE NOTES SCHEDULE

1 GENERAL

SYMBOL	DESCRIPTION
1-01	EX. TREES TO REMAIN, TYP.
1-02	EX. CONCRETE WALKS TO REMAIN, TYP.
1-03	EX. MOWSTRIP TO REMAIN, TYP.
1-04	EX. FENCE TO REMAIN, TYP.
1-05	EX. TRENCH DRAINS TO REMAIN, TYP.

2 SITE

SYMBOL	DESCRIPTION
2-01	PROVIDE (6) TENNIS COURTS AND NETS WITH CENTER COURT ANCHOR. MANUFACTURER: PW ATHLETIC MODEL: 2205-BLK-HD WITH HEAVY DUTY NET SEE DETAILS C & D, SHEET LC-2.0.

3 CONCRETE

SYMBOL	DESCRIPTION
3-01	PROVIDE 12" CONCRETE MOWBAND. SEE DETAIL A, SHEET LC-2.0.
3-02	PROVIDE CONCRETE BAND BETWEEN EXISTING FENCE POSTS. SEE DETAIL B, SHEET LC-2.0.
3-03	PROVIDE (6) TENNIS COURTS WITH SURFACING. SEE TENNIS COURT RECONSTRUCTION NOTES AND DETAIL E, SHEET LC-2.0.

5 METAL

SYMBOL	DESCRIPTION
5-01	REPAIR / REPLACE 2 PANELS OF EXSITING FENCE REMOVED DURING DEMOLITION.

SCALE: 1" = 20'-0"
0' 20' 80'
10' 40'

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JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. [illegible]
No. [illegible]
REV. 06/30/22
Professional Date
XXXXXX
Date
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:

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LANDSCAPE CONSTRUCTION PLAN

SHEET
LC-1.0
4 OF 10 SHEETS

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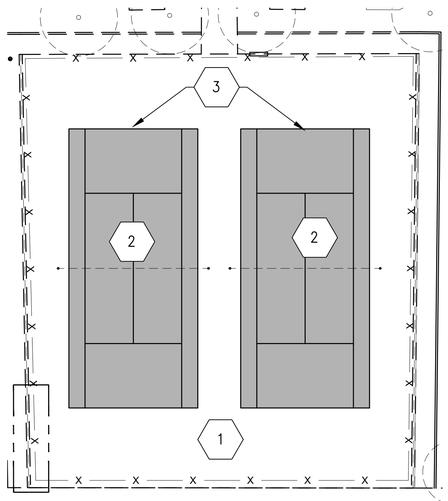
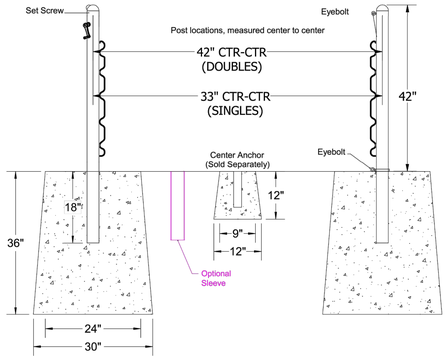
⬡X ASPHALT KEYNOTES

PROVIDE 4" AC OVER 12" AB ASPHALT COURT WITH 1ST & 2ND COAT ACRYLIC RESURFACER BY FLEXIPAVE SPORTS SURFACING SYSTEMS. CONTACT BOB DELLER AT 775.829.0719.	
1	OUTSIDE COURT COLOR: DARK GREEN
2	COURT COLOR: BLUE
3	STRIPPING: WHITE (2" THICK)
COLORS TO BE CONFIRMED BY CITY DURING SUBMITTAL PROCESS.	



E TENNIS COURT STRIPING AND COLOR FIELDS

NOT TO SCALE



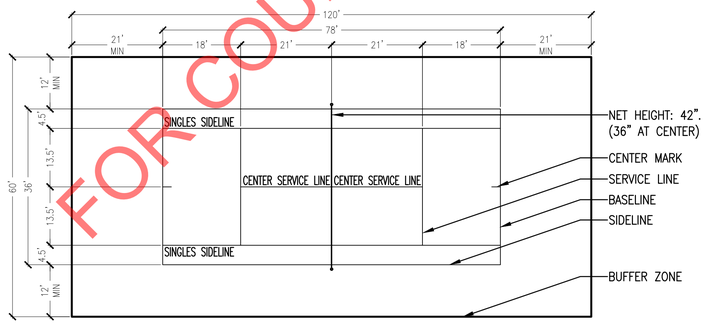
Post & Anchor Installation:

1. When installing post, make sure the height of the post is 1" above the net cord. The height will be about 3' 6" above the court surface.
2. The tennis posts footings should be placed 3' outside the court on each side.
3. Distance between post should be 42' center to center. Ground sleeves are recommended because they allow easy removal of the posts for resurfacing, maintenance, and alternate uses of the court.
4. Without optional ground sleeve: Anchor each post in a block of concrete as shown in the diagram. Pour the concrete into the hole 24" in diameter at the top and 30" in diameter at the bottom. Make the hole at least 36" deep.
5. For optional ground sleeve: While puring the concrete, hold the ground sleeve in place, plugged end down. Use a plumb line to set the sleeve pointing straight up. Let concrete dry. Carefuly set the post in ground sleeves.
6. Adjust set screw to tighten tennis post cap.
7. Screw on top and bottom eyebolts to each post.
8. For optional center anchor: The center anchor should be 16' 6" away from each post in singles and 21' for doubles. Pour concrete into the hole 9" in diameter at the top and 12" in diameter at the bottom. The hole should be 12" deep. while pouring, hold the anchor in place, with the narrowed end down. Make sure the anchor is plum and pointing straight up. Let concrete dry.
9. During the off season, it is best to winterize your court by removing the tennis posts and use sleeve plugs to prevent moisture and dirt from falling in.

ATHLETIC MFG. CO.	Date: 01-03-13 Rev: 02-19-15 Drawn: AMC Sheet: 2 of 3	SPECIFICATION/INSTALLATION INSTRUCTIONS SQUARE TENNIS POST MODEL NO. 2205-BLK & 2205-GR

D TENNIS COURT - NET POST FOOTING

NOT TO SCALE



NET SPECIFICATIONS:

1. MATERIAL: THE NET MUST BE AN OFFICIAL TENNIS NET.
2. NET SIZE: LENGTH SHALL BE AT LEAST 36' EXTENDING FROM ONE SIDELINE TO THE OTHER.
3. MESH SIZE: MUST BE SUFFICIENTLY SMALL TO PREVENT A BALL FROM PASSING THROUGH IT.
4. HEIGHT: NET SHALL BE SUSPENDED OVER CENTER OF COURT, SHALL BE 42" HIGH AT SIDELINES AND 36" HIGH AT CENTER OF COURT. NET SHALL TOUCH THE GROUND.
5. NET EDGE: TOP OF NET SHALL BE EDGED WITH 2" WHITE BINDING OVER A CORD OR CABLE RUNNING THROUGH THE BINDING.
6. POSTS: SHALL BE PLACED 3' OUTSIDE THE SIDELINES. RECOMMENDED HEIGHT OF POST IS 42".

NOTE:

1. COURT MEASUREMENTS SHALL BE MADE TO THE OUTSIDE OF THE LINES. ALL STRIPING LINES SHALL BE 2" IN WIDTH AND THE SAME COLOR, CLEARLY CONTRASTING WITH THE COLOR OF THE COURT SURFACE.

C TENNIS COURT SPECIFICATIONS

SCALE: 3/4" = 1' - 0"

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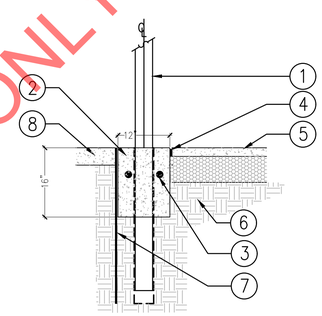
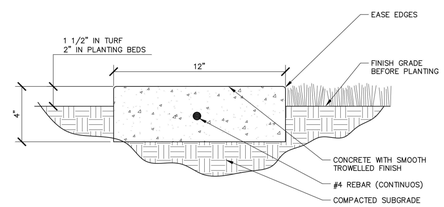


LEGEND:

1. EXISTING FENCE POSTS.
2. 12" WIDE X 16" DEEP CONCRETE BAND.
3. 2 - #4 REBAR @ MID DEPTH CONTINUOUS.
4. 3/4" FELT EXPANSION JOINT WHERE BAND IS ADJACENT TO ANY OTHER CONCRETE FINISH SURFACE.
5. TENNIS COURT - SEE GEOTECHNICAL REPORT FOR SECTION.
6. COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.
7. ROOT BARRIER PANELS - 36" DEPTH MIN. MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM OF 60-MIL-THICK HDPE.
8. EXISTING SIDEWALK OR TRENCH DRAIN (WHERE APPLICABLE)

B TENNIS - CONCRETE BAND @ FENCE

SCALE: 3/4" = 1'-0"



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
MOWBAND	
SCALE: NONE REVISED: JULY 2021 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK-27

NOTES

1. WHERE VEHICULAR SERVICE/MAINTENANCE TRAFFIC WILL CROSS MOWBANDS, CONCRETE SECTIONS SHALL BE THICKENED TO 6" (SELECT AREAS ONLY).
2. PROVIDE 1/2" SCORE JOINTS AT 20' O.C.

A CONCRETE MOWBAND

NOT TO SCALE

SCALE: 1" = 20'-0"

0' 20' 80'
10' 40'

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JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 5497
06/30/22
Renewal Date
XXXXXX
License
PRELIMINARY - NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

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CITY OF ROSEVILLE APPROVAL

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SCALE: : AS SHOWN

SHEET TITLE:

LANDSCAPE CONSTRUCTION DETAILS

SHEET

LC-2.0

5 OF 10 SHEETS

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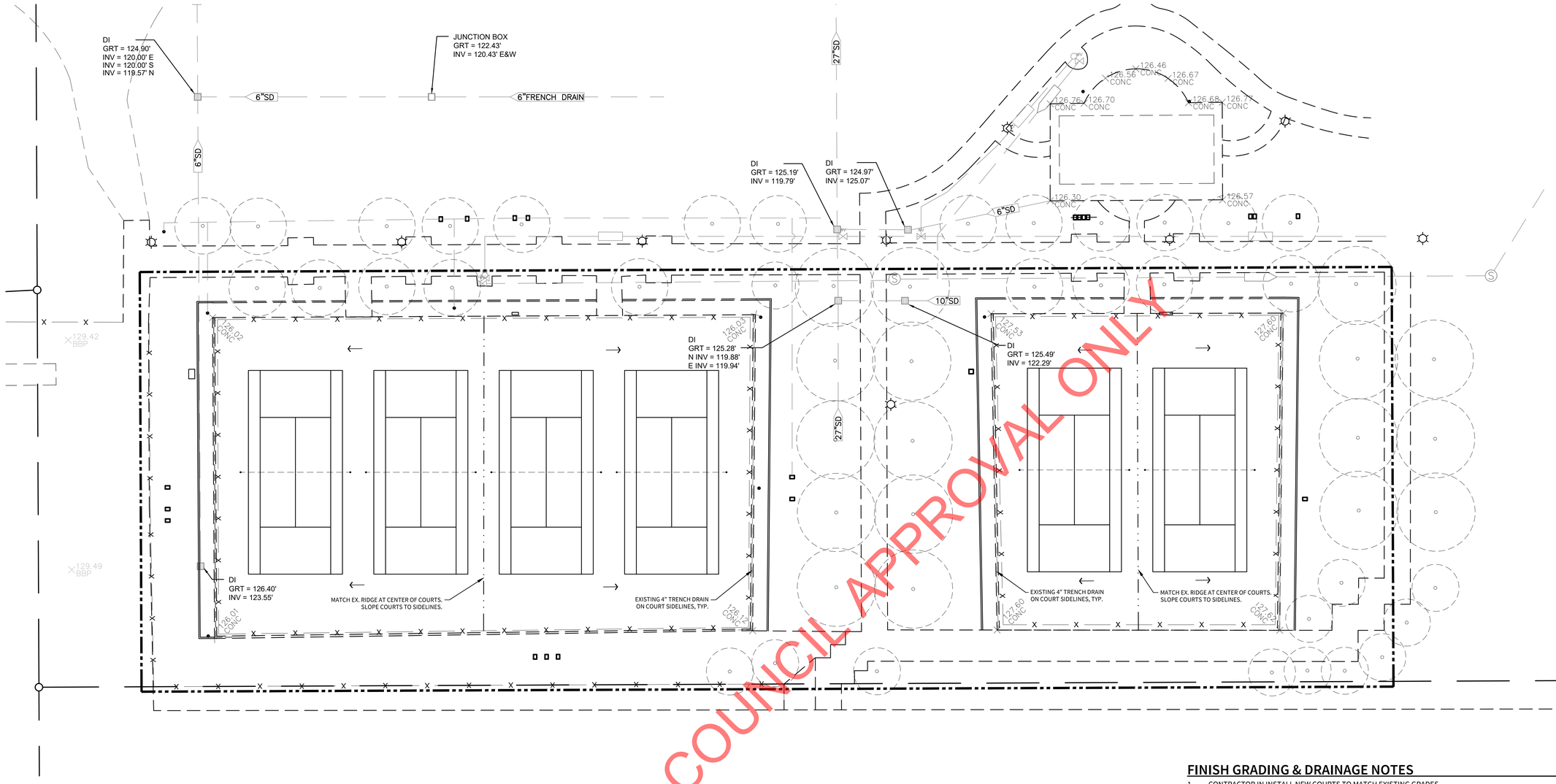

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FINISH GRADING & DRAINAGE NOTES

1. CONTRACTOR IN INSTALL NEW COURTS TO MATCH EXISTING GRADES.
2. CONTRACTOR TO ENSURE THAT EXISTING 4" TRENCH DRAIN SURROUNDING COURTS IS FUNCTIONAL. IF ANY EXISTING DRAINAGE LINE OR INLET IS DAMAGED DURING CONSTRUCTION, CONTRACTOR TO REPAIR AND REPLACE.
2. EXISTING DRAIN LINES, DRAIN INLETS, MANHOLES, ETC. ARE APPROXIMATE. VERIFY LOCATION IN FIELD.
3. IF ANY OF THE CONSTRUCTION WORK REQUIRED BY THESE PLANS SHOULD UNDERMINE ANY STREET CURBS, GUTTERS OR SIDEWALKS THEN THE CONTRACTOR WILL BE REQUIRED TO PLACE CONCRETE SLURRY IN THE UNDERMINED AREAS TO THE SATISFACTION OF THE LOCAL GOVERNING AGENCY.
4. ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE STORED BEHIND STREET CURB AND GUTTERS. NO STORAGE WILL BE ALLOWED IN THE ROADWAYS AT ANY TIME.
5. NO OPEN TRENCHES SHALL BE ALLOWED TO REMAIN OPEN (EXCEPT DURING ACTIVE CONSTRUCTION WITH ADEQUATE SAFETY MEASURES IN PLACE) IN THE ROAD TRAVEL WAYS OR WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
6. IF LIME TREATMENT MATERIAL IS ENCOUNTERED DURING LANDSCAPE CONSTRUCTION, CEASE ALL WORK AND NOTIFY LANDSCAPE ARCHITECT, AND PROJECT CONSTRUCTION REPRESENTATIVE.

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

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JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 5653
Renewal Date
06/31/22
XXXXXX
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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ISSUE		DATE
1	1ST SUBMITTAL	03.04.2022
2	2ND SUBMITTAL	03.15.2022
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CITY OF ROSEVILLE APPROVAL

DRAWN : KCL
CHECKED : KCL
SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE GRADING & DRAINAGE PLAN

SHEET

LG-1.0

6 OF 10 SHEETS

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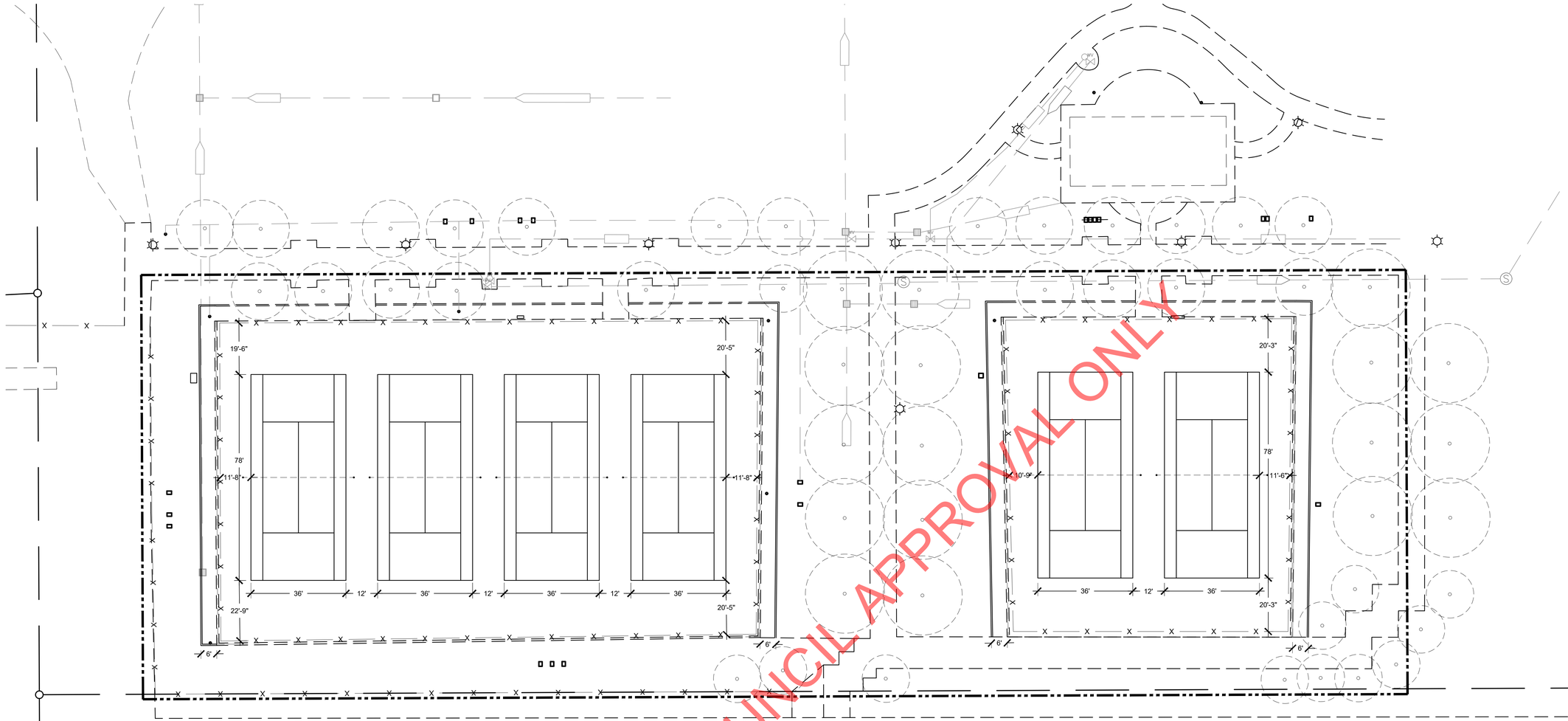

FOR COUNCIL APPROVAL ONLY

LAYOUT NOTES

1. CONTRACTOR TO CENTER NEW COURTS BETWEEN EXISTING FENCE LINES. DIMENSION SHALL BE 12' BETWEEN EACH COURT. DIMENSIONS TO SIDELINES AND ENDLINES CAN VARY SLIGHTLY DUE TO EXISTING FENCE LAYOUT.
2. COMPLY WITH ALL LOCAL CODES AND ORDINANCES. IF THERE IS A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT/PROJECT MANAGER IMMEDIATELY IN WRITING.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES. DAMAGE CAUSED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY OF ROSEVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF SUCH REPAIRS.
4. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY LANDSCAPE ARCHITECT/PROJECT MANAGER IF THERE ARE SUBSTANTIAL DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT NO ADDITIONAL COST TO THE CITY OF ROSEVILLE, ANY EXISTING LANDSCAPE AREA, CONCRETE SIDEWALK, CONCRETE CURB OR OTHER PUBLIC IMPROVEMENT DESIGNATED TO REMAIN WHICH IS DAMAGED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
6. ALL MATERIALS AND FINISHES SHALL BE PER THE DRAWINGS, DETAILS AND SPECIFICATIONS. SOME MATERIALS MAY REQUIRE A SEVERAL WEEK ORDER LEAD TIME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY AND ALL ORDERING LEAD TIMES AND PROVIDING REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. NO UNAPPROVED SUBSTITUTIONS WILL BE ALLOWED. CONTACT THE LANDSCAPE ARCHITECT/ PROJECT MANAGER IMMEDIATELY IF A SPECIFIED MATERIAL IS NOT AVAILABLE.

SCALE: 1" = 20'-0"

0' 20' 80'

10' 40'

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FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS

2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. KLEIN
No. XXXXX
03/31/22
Renewal Date
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:
CITY OF ROSEVILLE

REVISIONS	DATE
△	
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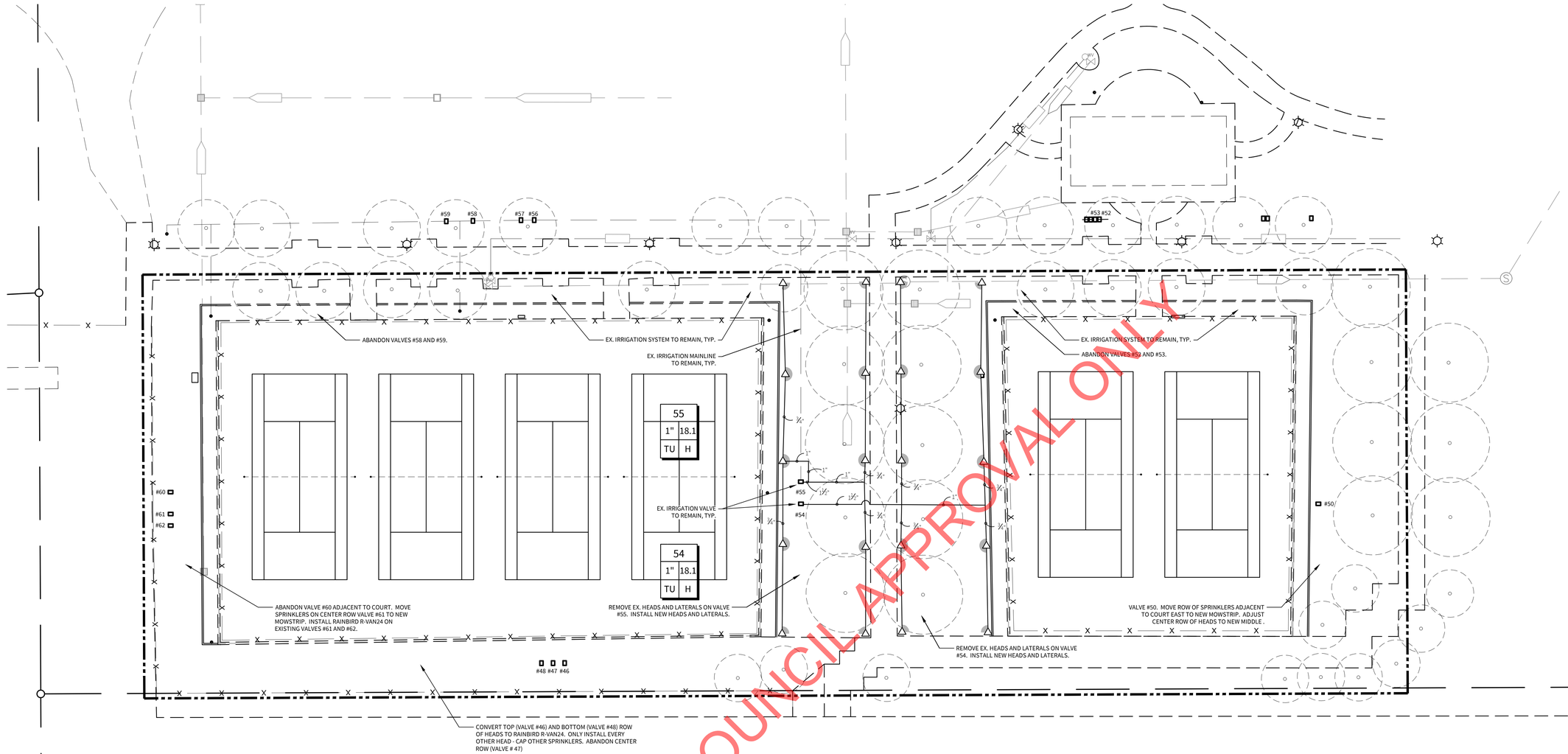
SHEET TITLE:

LANDSCAPE LAYOUT PLAN

SHEET

LL-1.0

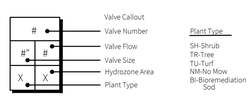
7 OF 10 SHEETS



FOR COUNCIL APPROVAL ONLY

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ON OFF	RAIN BIRD R-VAN24 RD-12-SAM-P45 SHRUB ROTARY, 17` -24` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 SHRUB SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	35
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
△	RAIN BIRD 5006-PL-PC, FC-SAM-R TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	35
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	



NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING PLANT MATERIAL AND IRRIGATION SYSTEM TO REMAIN. THE IRRIGATION SYSTEM SHALL REMAIN FUNCTIONAL FOR THE PLANT MATERIAL TO REMAIN. CONTRACTOR IS RESPONSIBLE TO REPLACE / REPAIR ANY PLANT MATERIAL OR IRRIGATION COMPONENTS DAMAGED DURING CONSTRUCTION.

SCALE: 1" = 20'-0"
0' 20' 80'
10' 40'

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ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. XXXXX
03/31/22
Renewal Date
XX/XX/XX
Date
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:
CITY OF ROSEVILLE

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SCALE: : 1"=20'-0"

SHEET TITLE:

LANDSCAPE IRRIGATION PLAN

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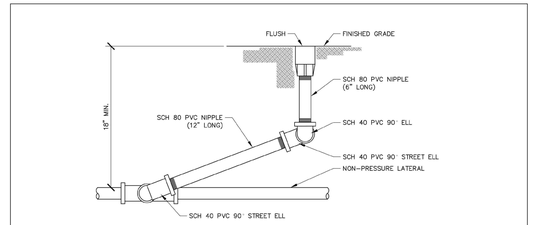
GENERAL IRRIGATION NOTES

1. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUNDCOVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE.
2. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
4. ALL SPRINKLERS SHALL BE INSTALLED WITH A 'CHECK VALVE' TO PREVENT DRAINAGE FROM SPRINKLER HEAD WHEN THE SPRINKLER IS OFF. DRAINAGE OF IRRIGATION WATER THROUGH SPRINKLER HEADS WILL NOT BE ALLOWED.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE OF XX PSI AND THE MAXIMUM FLOW OF XX GPM AS SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
8. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
9. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
10. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
11. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
12. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.
13. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER TO OPERATE AS FOLLOWS POST-CONSTRUCTION: SPRAY VALVES SHALL ONLY BE TURNED ON BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. BUBBLER AND DRIP VALVES CAN OPERATE AT ANY TIME.
14. PER MWELO, IRRIGATION HEADS MUST BE PLACED SO THAT HARDSCAPED AREAS DRAIN TOWARD LANDSCAPED AREAS, AND WITH NO OVERSPRAY. OTHERWISE A SETBACK FROM HARDSCAPE OF 24" MINIMUM IS REQUIRED.
15. ALL LANDSCAPE AUDITS SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.
16. THE PROJECT APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE RESPONSIBLE LOCAL AGENCY PER WELO REQUIREMENTS.

FOR COUNCIL APPROVAL ONLY



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

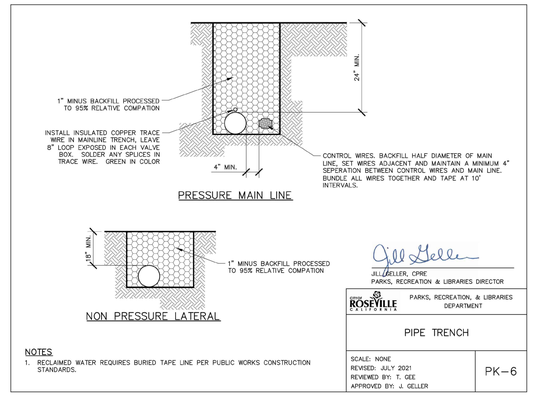
POP-UP SPRAY

NOTES:
1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, AND HEADER BOARDS, OR AS REQUIRED BY CURRENT WELO REGULATIONS.
2. LOCATE SPRAY HEADS 12" FROM ALL STRUCTURES IN TURF AREAS AND 6" FROM ALL STRUCTURES IN GROUND-COVER AREAS.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. PREFABRICATED SWING JOINT ARE ALLOWED, UPON APPROVAL.
5. 6" LONG SCH 80 PVC RISER NIPPLE NOT REQUIRED FOR 12" POPUP HEADS.

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-8

C **POP-UP SPRAY**
NOT TO SCALE PR-21099-08



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PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

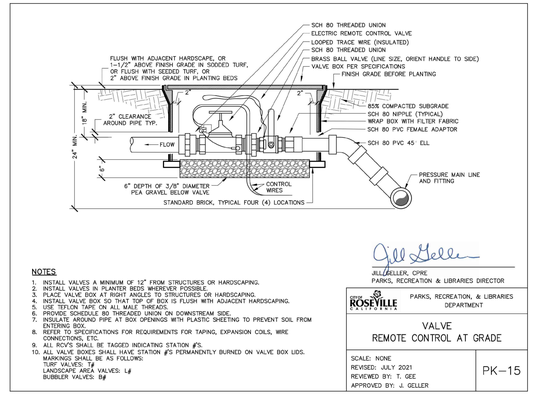
PIPE TRENCH

NOTES
1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-6

B **PIPE TRENCH**
NOT TO SCALE PR-21099-06



NOTES
1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. PROVIDE SCHEDULE 80 THREADED UNION ON DOWNSTREAM SIDE.
7. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
8. SEE SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
9. ALL RCV'S SHALL BE TAGGED INDICATING STATION #'S.
10. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS. MARKINGS SHALL BE AS FOLLOWS:
TURF VALVES: T#
LANDSCAPE AREA VALVES: L#
BUBBLER VALVES: B#

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE
REMOTE CONTROL AT GRADE

SCALE: NONE
REVISED: JULY 2021
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-15

A **REMOTE CONTROL VALVE**
NOT TO SCALE PR-21099-15

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LAND GROUP
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2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CALIFORNIA 95661
916.783.5263 • FLLANDGROUP.COM

JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 5494
PRELIMINARY NOT FOR CONSTRUCTION
03/31/22
Professional Date
XX/XX/XX
Date
STATE OF CALIFORNIA

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

CLIENT:
CITY OF ROSEVILLE

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SHEET TITLE:

LANDSCAPE IRRIGATION NOTES & DETAILS

SHEET

LI-2.0

9 OF 10 SHEETS

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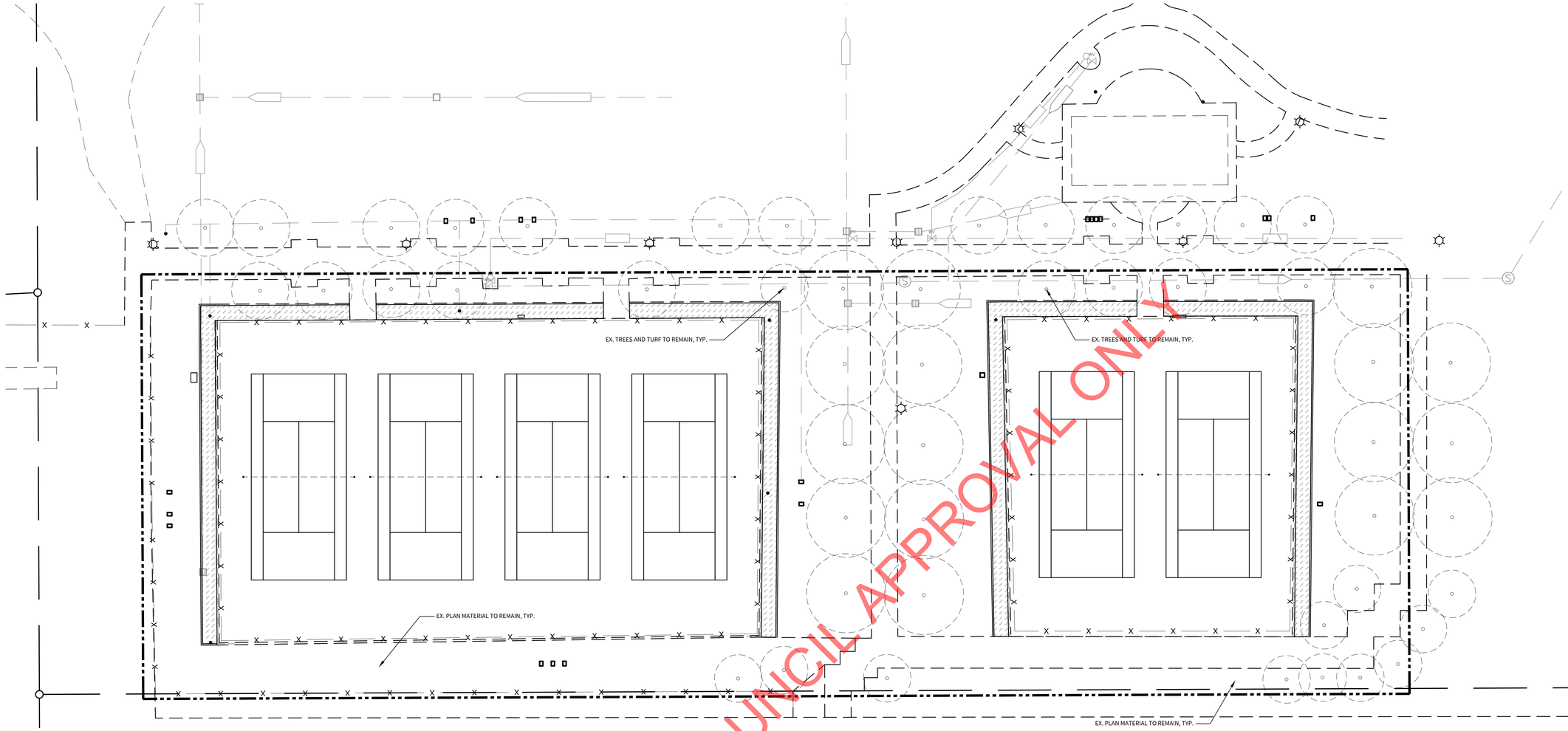

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PLANT SCHEDULE

	BARK 3" LAYER OF WALK ON BARK.	4,414 SF

NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING PLANT MATERIAL AND IRRIGATION SYSTEM TO REMAIN. THE IRRIGATION SYSTEM SHALL REMAIN FUNCTIONAL FOR THE PLANT MATERIAL TO REMAIN. CONTRACTOR IS RESPONSIBLE TO REPLACE / REPAIR ANY PLANT MATERIAL OR IRRIGATION COMPONENTS DAMAGED DURING CONSTRUCTION.

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0' 20' 80'
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JOB NO. : CRV: 21099

CONSULTANT

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 5555
03/22
Renewal Date
XXXXXX
License
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:

MAHANY PARK TENNIS COURT RENOVATIONS

3501 WOODCREEK OAKS BLVD.
ROSEVILLE, CA

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SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET

LP-1.0

10 OF 10 SHEETS

FOR COUNCIL APPROVAL ONLY

Project Manual for the

Mahany Tennis Courts Renovation Project

April 2022

The latest edition of the City of Roseville Parks Construction Standards are incorporated by reference as a part of this Project Manual. The Parks Construction Standards can be purchased at the address listed below.

Parks, Recreation & Libraries
316 Vernon Street, Suite 400
Roseville, California 95678
www.roseville.ca.us

CITY OF ROSEVILLE CALIFORNIA

CITY OF ROSEVILLE CALIFORNIA
Parks, Recreation & Libraries
316 Vernon Street, Suite 400
Roseville CA 95678

Notice to Bidders

DATE: April 7, 2022

TO: Prospective Bidders

FROM: Joel De Jong, Park Development Project Manager

RE: Mahany Tennis Courts Renovation Project

FOR COUNCIL APPROVAL ONLY

Project Description: The City of Roseville is now accepting bid proposals for the Mahany Tennis Courts Renovation project. The scope of work for this project generally includes removal and replacement of the existing asphalt tennis courts, including new concrete curbs, new moisture barriers and associated striping for six total tennis courts. The project also includes renovations to existing irrigation system adjacent to courts. An additive alternate includes installation of grouted cobble around the tennis courts.

Contract Documents: A Project Manual, including all Contract Documents and the Proposal forms for bidding this project, may be obtained online from the City of Roseville's website at www.roseville.ca.us/business/bids_rfps_rfqs_andrfis.asp. All communications relative to this project shall be conducted through Public Purchase.

Potential bidders are advised to obtain all documents and specifications related to this project directly from the City of Roseville. The City of Roseville does not guarantee the accuracy of any forms, plans, or project manuals obtained through outside sources other than the City of Roseville. Furthermore, the City does not guarantee the distribution of any addendums or the accuracy of their content if obtained from a third party.

Bidders expressly assume the risk that their bid will be rejected from the use of project manuals or project plans obtained from third parties other than the City of Roseville.

Engineer's Estimate: The engineer's estimate for construction of the base bid items is $947,000.

Pre-Bid Meeting: Not applicable.

Questions: All questions prior to the deadline for bid submissions shall be directed to the attention of Joel De Jong via Public Purchase at https://roseville.ca.us/rfp. The deadline for submission of questions and clarifications regarding the Contract Documents is 10 calendar days before the deadline for bid submissions. Only Addenda issued by the City are binding.

Bid Deadline: Proposals shall be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 p.m. on May 02, 2022. The proposals will be publicly opened and read by the City Clerk or designee of the City of Roseville in the City Clerk's Office at 3:05 p.m. on that same day.

The July 2021 edition of the City of Roseville Parks Construction Standards will be applicable to this project. The successful bidder will be required to use the standards contained in the book for the construction of this project.

Parks, Recreation & Libraries
Park Development
316 Vernon Street, Suite 400
Roseville CA 95678

Notice to the apparent low bidder for the Mahany Tennis Courts Renovation:

In order to move forward with the award of this project, the City of Roseville requests that you submit the following documents:

1. Agreement (two sets of originals) with either:
   - wet signatures from two corporate officers, or
   - wet signature from one corporate office plus the corporate seal

2. Public Works Faithful Performance Bond – fully executed and notarized.

3. Public Works Labor and Materials Payment Bond – fully executed and notarized.

4. Insurance - fully executed and notarized.

The Agreement, bond forms and insurance requirements are contained in this Project Manual.

We will request that all documents be received by May 11, 2022.

Please contact us if you are unable to meet this deadline.

Send completed forms to:

City of Roseville - Parks, Recreation & Libraries Department
Attn: Joel De Jong
316 Vernon Street, Suite 400
Roseville CA 95678

The Parks, Recreation & Libraries Department requires submittal of all of the above executed documents prior to City Council bid award.

FOR COUNCIL APPROVAL ONLY

916.774.5505 phone
916.774.5251 fax
www.roseville.ca.us

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Supplemental Conditions	SC
Specifications	SPEC
Drawings	DRAW
Assembly Bill No. 626	AB 626

FOR COUNCIL APPROVAL ONLY

CITY OF ROSEVILLE

DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Name of Project: MAHANY TENNIS COURTS RENOVATION

NOTICE TO CONTRACTORS

NOTICE IS HEREBY GIVEN THAT sealed Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until MAY 02, 2022 at 3:00 p.m. Late Proposals will be rejected. No exceptions.

The Proposals will be publicly opened and read by the City Clerk or designee of the City of Roseville at 3:05 p.m. on MAY 02, 20 22 at the Office of the City Clerk located at 311 Vernon Street, Roseville California for the following project:

MAHANY TENNIS COURTS RENOVATION.

A pre-bid meeting will be held at N/A - NO PRE-BID MEETING.

A Project Manual, including all Contract Documents and the Proposal forms for bidding this project, may be obtained on-line from the City of Roseville's website at https://www.roseville.ca.us/business/procurement_services/bids_rfps. All communications relative to this project shall be conducted through Public Purchase.

Bids shall be submitted on the City's Proposal Forms included in the Project Manual, plainly endorsed with the Bidder's name together with signed acknowledgement of any and all addenda. Proposal Forms shall be securely sealed in a suitable envelope marked with the name and address of the Bidder, and marked in capital letters on the front and back of the envelope as

FOR COUNCIL APPROVAL ONLY

follows:

[NAME OF PROJECT]

(Name of Bidder)

(Address of Bidder)

Whether mailed or personally delivered, all bids shall be addressed to the City of Roseville, Office of the City Clerk, 311 Vernon Street, Roseville, California, 95678.

Each bid must be accompanied by a Bid Guaranty in the form of a Certificate of Deposit, Certified or Cashier's Check, Bidder's Bond or Irrevocable Standby Letter of Credit in an amount equal to at least ten percent (10%) of the Bidder's Grand Total Price. The Bid Guaranty will be retained by the City and applied to any and all damages sustained by the City in the event that the successful Bidder fails or refuses to enter into the Contract awarded to it and to furnish all required bonds and Certificates of Insurance. The City intends to award the Contract to the lowest responsible Bidder based on the Grand Total Bid Price for all components of the Project. To the extent allowed by law, the City reserves the right to reject any and all bids and/or to waive any irregularities or informalities in any bid or in the bidding procedure. The City specifically reserves the right to not award the Contract after the opening of bids.

Any bid may be withdrawn at any time prior to the time fixed in the public notice for the deadline submission of bids only by written request for the withdrawal of the bid filed with the City Clerk. The request shall be executed by the Bidder or his or her duly authorized representative. The withdrawal of a bid does not prejudice the right of the Bidder to file a new bid by the submission deadline. Whether or not bids are opened exactly at the time fixed in the public notice for opening bids, a bid will not be received after the deadline submission of bids

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nor may any bid be withdrawn after the time fixed in the public notice for deadline for submission of bids. Immediately following the deadline for submission of bids all bids shall become the property of the City of Roseville and the City is under no obligation to return bids.

Bids will be examined and reported to the City Council within sixty (60) business days after the bid opening. Except as permitted by applicable law, no Bidder may withdraw its bid for a period of sixty (60) business days after the date of bid opening. Each Bidder will be notified of any award of the Contract by the City.

The City will affirmatively ensure non-discrimination on the basis of one or more of the following: 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 in the award and administration of contracts that it awards.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit certain securities in lieu of the City withholding retention of payments during the Project.

The City has determined that the Contractor shall possess a valid Class A, GENERAL ENGINEERING Contractor's license at the time that the bid is submitted, as well as any other license classification as may be required by the laws of the California for the performance of the work specified in the Contract Documents. Said license shall be maintained during the Contract period. Failure to possess the specified license shall render the bid nonresponsive and will act as a bar to the award of the Contract to any Bidder not possessing such a license at the time of bid submittal. The Contractor shall provide certification of the license, its number and the expiration date on the proposal form.

The work is to be done in Placer County. Pursuant to California Labor Code Section 1773, the City has ascertained the General Prevailing Rate of Wages in the County in which the

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work is to be done to be as determined by the Director of Industrial Relations of the State of California. The Contractor is hereby made aware that information regarding 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. The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 5 "Legal Relations and Responsibility" of the General Conditions.

Pursuant to Labor Code Section 1771.1(b), notice is hereby given that a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in Labor Code Sections 1720, et seq., unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5 or exempt from registration requirements pursuant to Labor Code Section 1725.5(f). It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform work pursuant to Labor Code Section 1725.5 at the time the contract is awarded or is exempt from registration requirements pursuant to Labor Code Section 1725.5(f). The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

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All questions prior to the deadline for bid submissions shall be directed to the attention of JOEL DE JONG via E-MAIL at JDEJONG@ROSEVILLE.CA.US. The deadline for submissions of questions and clarifications regarding the Contract Documents is 10 calendar days before the deadline for

bid submissions. Only Addenda issued by the City are binding.

_____
City Clerk, City of Roseville

Dated: _____

Published: _____

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INSTRUCTIONS TO BIDDERS

SECTION 1. GENERAL

1-1.01 **GENERAL.** These Instructions to Bidders form a part of the Contract Documents. Capitalized terms are defined in the General Conditions Section 1.

1-1.02 **EXAMINATION OF PLANS, CONTRACT DOCUMENTS AND SITE OF THE WORK.** The Bidder shall examine carefully the site of the Work and all the Contract Documents, including these Instructions to Bidders, and shall inform itself of the conditions relating to the execution of the Work. Failure to do so will not relieve the successful Bidder of its obligation to enter into an Agreement and complete the Work in strict accordance with the Contract Documents. Conditions relating to the execution of the Work include the requirements of federal, state, and local laws, statutes and ordinances relative to the execution of Work, including, but not limited to, applicable regulations concerning prevailing wage rates, non-discrimination in the employment of labor, protection of the public, employee health and safety, and environmental protection.

The submission of a bid shall be conclusive evidence that the Bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work to be performed, the quantities of materials to be furnished, and as to the requirements of all the Contract Documents.

1-1.03 **EXISTING INFORMATION.** Where the Department has made investigations of site conditions, including subsurface conditions in areas where Work is to be performed under the Contract, such investigations are made only for the purpose of study and design. City does not represent that such conditions as found in these investigations or inferences or conclusions drawn as a result of these investigations will represent actual site

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conditions and hereby disclaims any liability as a result of Contractor's or Bidder's reliance on such investigations. City will presume that all Bidders have conducted their own site investigations, including investigations of subsurface conditions. Where such investigations have been made, Bidders or Contractors may, upon written request, inspect the records of the Department as to such investigations subject to the conditions set forth in these Instructions to Bidders. Such inspection of records may be made only at the location noted above. The records of such investigations are not a part of the Contract Documents and are shown solely for the convenience of the Bidder or Contractor. The City assumes no responsibility whatsoever with respect to the sufficiency or accuracy of the investigations made, the records thereof, or of the interpretations set forth therein or made by the City in its use thereof. The City makes no warranty or guarantee, either express or implied, that the conditions indicated by such investigations or records are representative of those existing throughout such areas, or any part thereof, or that unforeseen developments may not occur, or that materials other than, or in proportions different from those indicated, may not be encountered.

No information derived from such inspection of records of investigations or compilation thereof made by the City, the Department or from the Engineer, or his or her assistants, will in any way relieve the Bidder or Contractor from properly examining the site and making such additional investigations as it may elect, or from properly fulfilling the terms of the Contract.

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SECTION 2: BID REQUIREMENTS

2-1.01 **PROPOSAL FORMS.** The Department will furnish to each Bidder standard Proposal Forms, which, when filled out and executed may be submitted as the bid. Proposals shall include all pages in the Project Manual with page numbers marked "PROP" plus the Addendum acknowledgment form (front sheet) from all Addenda received by the Bidder. Proposals shall be removed from the Project Manual. The full Project Manual shall not be submitted with the proposal. Bids not presented on forms so furnished will be disregarded.

The Proposal and one (1) copy thereof shall be submitted as directed in the "Notice to Contractors" under sealed cover plainly marked as a Proposal, and identifying the project to which the Proposal relates and the date of the bid opening therefor. Proposals which are not properly marked may be disregarded.

All blank spaces in the Proposal must be completed, as required, in ink. All price information shall be shown, clearly legible, in figures where required.

The Bidder shall sign the Proposal in the blank space provided therefor. If the Bidder is the sole owner, the Proposal shall be signed by the owner. If the Bidder is a corporation, the legal name of the corporation and its State of incorporation shall be set forth and the Proposal shall be signed by at least two officers authorized to sign contracts on behalf of the corporation. If the Bidder is a partnership, the true name of the firm shall be set forth, the names and addresses of all partners shall be given and the Proposal shall be signed by a partner in the firm authorized to sign contracts on behalf of the partnership. If the Bidder is a joint venture, the Proposal shall be signed on behalf of each participating company by officers or other individuals who have the full and proper authorization to do so. If the Proposal is signed by an agent of the Bidder other than an officer of a corporation or a member of a partnership, a notarized Power of

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Attorney must be on file with the City prior to opening of bids or must be submitted with the Proposal. If requested by the City, the Bidder shall promptly submit evidence satisfactory to the City of the authority of the person signing the Proposal.

2-1.02 **SUBMISSION OF BIDS.** Bids must be submitted at the prescribed time and location specified in the Notice to Contractors. Any submission received after the prescribed time shall be rejected, regardless of whether or not bids are opened exactly at the prescribed time.

Any unauthorized conditions or qualifications entered on, or changes made to, the Proposal may render it invalid and may cause its rejection.

No telegraphic, telephonic, or facsimile or other electronically transmitted bids will be considered.

2-1.03 **REQUIRED LISTING OF PROPOSED SUBCONTRACTORS.** Each Proposal shall list the name, address and Contractor license number of each Subcontractor to whom the Bidder proposes to subcontract portions of the Work in an amount in excess of one-half of one percent (0.5%) of its total bid, in accordance with Section 4100 to 4114, inclusive, of the Public Contract Code for the State of California. The Bidder shall list the Subcontractor's license number and the portion of the Work that will be done by each Subcontractor. If the Bidder fails to specify a Subcontractor for any portion of the Work, the Bidder agrees to perform that portion of the Work itself, and represents that it is qualified to perform that portion of the Work itself. The Bidder's attention is invited to other provisions of the Public Contract Code related to the imposition of penalties for a failure to observe its provisions by using unauthorized Subcontractors or by making unauthorized substitutions.

2-1.04 **CONTRACTOR'S LICENSING LAWS.** Attention is directed to the

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provisions of Business and Professions Code Chapter 9 of Division 3 concerning the licensing of Contractors.

All Bidders at the time of bid submittal shall be licensed as Contractors in accordance with the laws of this State. Any Bidder or Contractor not so licensed is subject to the penalties imposed by such laws. The form of Contractor's license required is stated in the Notice to Contractors, provided that the City makes no representation as to whether the State may require other or additional licenses. It is the Bidder's and Contractor's responsibility to obtain the correct Contractor's licenses. Bidders shall be skilled and regularly engaged in the general class or type of Work called for under this Contract.

All Bidders and Contractors, including Subcontractors, shall have a current City business license before undertaking any Work.

2-1.05 **NONCOLLUSION DECLARATION.** By submitting a bid, the Bidder represents and warrants that such bid is genuine and not a sham or collusive or made in the interest or on the behalf of any person therein named, and that the Bidder has not, directly or indirectly, included or solicited any other Bidder to put in a sham bid, or any other person, firm, or corporation to refrain from bidding, and that the Bidder has not in any manner sought collusion to secure the Bidder an advantage over any other Bidder.

Bidders shall submit a properly completed and executed "Noncollusion Declaration" in the form required by Public Contract Code Section 7106 and provided with the Proposal (PROP-11).

2-1.06 **DISQUALIFICATION, REMOVAL OR OTHER PREVENTION OF BIDDING.** A bid may be rejected on the basis of a Bidder, any officer of such Bidder, or any employee of such Bidder who has a proprietary interest in such Bidder, having been disqualified,

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removed, or otherwise prevented from bidding on, or completing a federal, state, or local project because of a violation of law or a safety regulation.

2-1.07 **PROPOSAL GUARANTY.** All bids shall be accompanied by one of the following forms of Bidder's security: Cash, a cashier's check, a certified check, or a Bidder's bond executed by an admitted California surety insurer, made payable to the City of Roseville, or any other form of security deemed acceptable by the City Attorney. The security shall be in an amount equal to at least ten percent (10%) of the amount bid. A bid will not be considered unless one of the form of Bidder's security is enclosed with it.

A Bidder's bond shall conform to the City's bond form in the Proposal and shall be properly filled out and executed.

2-1.08 **SCHEDULE OF BID PRICES.** Bidders are directed to submit unit and lump sum prices for all Work set forth in the Contract Documents on the Proposal Form entitled "Schedule of Bid Prices."

Unit prices and lump sum prices, as indicated, must be entered in the appropriate spaces provided in the Schedule of Bid Prices. If applicable, unit prices shall be multiplied by the quantities shown, and the total shall be inserted in the Amount column. In the event of any error or discrepancy between the unit price and the calculated amount, the unit prices shall govern. The City may correct any mathematical errors apparent on the face of the bid.

The amounts shown in the Amount column must be added together in arriving at the Grand Total Bid Price.

Amounts for Allowance bid items must be entered in the exact amount in the Amount column.

The prices included within the Schedule of Bid Prices shall include all costs for labor,

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materials, tools, equipment, services, Subcontractors, suppliers, taxes, insurance, shipment, delivery, overhead, profit, and all other costs necessary to perform the Work in accordance with the Contract Documents.

The Grand Total Bid Price shall be indicated in the Summary table form included with the Schedule of Bid Prices. The Grand Total Bid Price shall be the sum of the amounts bid for each of the designated portions of the Work, as more specifically described on the Schedule of Bid Prices form itself.

Full compensation for complying with the Contract Documents, including requirements of the Standard Specifications, the General Conditions, Supplemental Conditions, and all warranties, shall be considered included in the bid items and no additional compensation shall be allowed therefor.

Full compensation for completion of all work as shown on the plans, as specified in the Specifications, and as directed by the City, shall be considered included in the bid items and no additional compensation shall be allowed.

Bidders are strongly discouraged from submitting unbalanced bids. As used herein, the term "unbalanced bid" is defined as any bid that does not include a reasonable proportionate allocation of indirect costs and profit of each bid item indicated in the Schedule of Bid Prices. The City reserves the right to reject any unbalanced bid if the City determines that there is a reasonable doubt that an acceptance of the bid will not result in the lowest ultimate cost to the City with regard to the work or a disproportionate distribution of contract funds.

The City reserves the right to delete any bid item in its entirety and/or significantly reduce the quantity of Work under a bid item. The City makes no representation that any Work under a bid item will be performed during the course of the Project or that the Work will be

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performed at the quantities included in the Schedule of Bid Prices. As provided in the General Conditions, for any deleted Work, Contractor shall not be entitled to payment of the indirect costs and profit included for said bid item. All bid items shall be considered distinct and severable from the remaining bid items, and each Bidder acts at its peril if its bid is unbalanced.

The City shall compare bids on the basis of the Grand Total Bid Price, which includes the base bid and any alternates designated on the Schedule of Bid Prices. Alternates may or may not be awarded, or may be awarded in any combination, at the City's discretion.

2-1.09 **WITHDRAWAL OF PROPOSALS.** Any bid may be withdrawn at any time prior to the time fixed in the Notice to Contractors for the opening of bids, provided that a request in writing, executed by the Bidder or its duly authorized representative, for the withdrawal of such bid is filed with the City Clerk. Facsimile and electronic mail requests are not acceptable. The withdrawal of a bid shall not prejudice the right of a Bidder to file a new bid. The withdrawal of any bid after the time fixed in the Notice to Contractors for the opening of bids will not be permitted.

2-1.10 **ADDENDUM.** Proposals shall include all costs and account for all Addenda issued prior to opening of bids. The Bidder is responsible for verifying that all issued Addenda have been received. An Addendum acknowledgment form for each Addendum shall be included as part of the Proposal submittal.

2-1.11 **PUBLIC OPENING OF PROPOSALS.** Proposals will be publicly opened and read at the time and place indicated in the Notice to Contractors. Bidders or their authorized agents are invited to be present.

2-1.12 **TRENCHING AND EXCAVATION WORK.** In accordance with the provisions of California Labor Code Section 6707, if the Work involves construction of a

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pipeline, sewer, sewage disposal system, boring or jacking pits, or similar trenches or open excavations, which are five feet (5') or deeper, each bid submitted shall contain, as a bid item, adequate sheeting, shoring, and bracing, or equivalent method, for the protection of life or limb, which shall conform to all applicable safety orders.

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SECTION 3: EVALUATION OF BIDS

3-1.01 **BID EVALUATION PROCESS.** Bids will be evaluated to determine the apparent low Bidder. The apparent low Bidder will be determined on the basis of the Grand Total Bid Price, as shown in the Schedule of Bid Prices. If additive or deductive alternates are used in the Schedule of Bid Prices, the apparent low Bidder will be the Bidder with the lowest total of the bid prices for base contract items plus the alternates designated by the City as those that will be used for determining the lowest bid price. However, the City reserves the right to (1) not award any alternates or (2) award any combination of alternates.

In case of discrepancy between the total of the base contract items and any specified alternates and the stated Grand Total Bid Price, the total of the base contract items plus specified alternates shall prevail. Any mathematical errors that appear on the face of the bid will be corrected by the City and the City will use the mathematically corrected addition. For example, if the mathematical total of Bidder's base contract items plus specified alternates equals $1,000,000, but the Bidder has written $1,250,000 as the Grand Total Bid Price, the City will consider $1,000,000 to be the Bidder's Grand Total Bid Price for purposes of comparison to other Bidders and actual bid award. The City reserves its rights to reject or accept bids based on discrepancies between the stated Grand Total Bid Price and the actual mathematical total of the base contract bid items, plus specified alternates.

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3-1.02 **REJECTION OF IRREGULAR PROPOSALS.** Proposals may be rejected in the City's sole discretion if they show any alterations of form, additions not called for, conditional bids, incomplete bids, erasures, or irregularities of any kind. However, the City reserves the right to waive any minor irregularities and informalities in any bid or in the bid procedure for any reason.

3-1.03 **COMPETITIVE BIDDING.** If more than one proposal is offered by any individual, firm, partnership, corporation, association, or any combination thereof, under the same or different names, all such proposals may be rejected. A party who has quoted prices on materials or Work to a Bidder is not thereby disqualified from quoting prices to other Bidders, or from submitting a bid directly for the materials or Work.

All Bidders are put on notice that any collusive agreement to control or affect the awarding of this Contract is in violation of the competitive bidding requirements of the City Charter, State Contract Act and the Business and Professions Code and may render void any Contract let under such circumstances.

3-1.04 **RELIEF OF BIDDERS.** If the Bidder claims a mistake was made in its bid, the Bidder shall give the Department written notice within five (5) Days after the opening of the bids of the alleged mistake, specifying in the notice in detail how the mistake occurred. No relief from a claimed mistaken bid shall be granted unless such mistake clearly appears on the face of the bid submitted to the City. Claimed mistakes on backup worksheets, spreadsheets, computerized bidding programs, or any other similar calculative bidding mistake which is not apparent on the face of the bid shall not under any circumstance be considered as a basis for relief. The burden of proving the occurrence of a mistake entitling a Bidder to relief from its bid rests entirely on the Bidder. Relief from bids shall be in the City's sole discretion.

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SECTION 4: AWARD AND EXECUTION OF CONTRACT

4-1.01 **AWARD OF CONTRACT.** The City reserves the right to reject any and all proposals and to award (or not award) any combination of bid items at its option. Any such award will be to the lowest responsible Bidder whose proposal complies with the requirements prescribed for the bid items awarded. Such award, if made, will be made within sixty (60) business days after the opening of the proposals. If the lowest responsible Bidder refuses or fails to execute the Contract, or provide an acceptable Performance Bond, Payment Bond, and insurance certificate(s), the City may award the Contract to the second lowest responsible Bidder. Such award, if made, will be made within eighty-two (82) business days after the opening of proposals. If the second lowest responsible Bidder refuses or fails to execute the Contract, or provide an acceptable Performance Bond, Payment Bond, and insurance certificate(s), the City may award the Contract to the third lowest responsible Bidder. Such award, if made, will be made within one hundred four (104) business days after the opening of the proposals. The above time periods within which the award of Contract may be made are subject to extension for such further period as may be agreed upon in writing between the City and the Bidder concerned.

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4-1.02 **RETURN OF BIDDER'S SECURITIES.** Within ten (10) Days after the award of the Contract, the City Clerk will return all Bidders' securities, other than Bidders' bonds, accompanying the proposals that are not to be further considered in making the award. Retained Bidders' securities will be held until the Contract has been fully executed, after which all Bidders' securities, except Bidders' bonds and any Bidders' securities that have been forfeited, will be returned.

4-1.03 **CONTRACT BONDS.** The successful Bidder shall furnish two (2)

bonds in the form contained in the section entitled Insurance Broker Information Packet and Bonds. One (1) bond shall secure the payment of the claims of laborers, mechanics or materialmen employed on the Work under the Contract, and the other bond shall guarantee the faithful performance of the Contract.

Each of the two (2) bonds shall be in a sum equal to one hundred percent (100%) of the Contract Price. If the Contract Price increases by the issuance of Change Orders, the penal amounts of the bonds required shall increase accordingly. Sureties on each of said bonds shall be satisfactory to the City.

All alterations, extensions of time, extra and additional Work, and other changes authorized by the Standard Specifications, the General Conditions, the Supplemental Conditions or any part of the Contract may be made without securing the consent of the surety or sureties on the Contract bonds.

Furthermore, the successful Bidder shall furnish a certificate from the County Clerk as required by California Civil Code of Procedure Section 995.660(a)(3).

4-1.04 **INSURANCE.** At the time of the execution of the Contract, the Contractor shall, at its own expense, procure, and at all times during the prosecution of the Work maintain in full force and effect Worker's Compensation Insurance, and Liability Insurance as specified in the General Conditions. The Contractor shall provide a Certificate of Insurance in the form contained in the section entitled Insurance Broker Information Packet.

4-1.05 **EXECUTION OF CONTRACT.** The Contract shall be signed by the successful Bidder and returned, together with all the required Contract bonds and insurance certificates, within fifteen (15) Days after the Contract has been awarded, or as otherwise directed, in writing, by the City.

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If the Bidder is an individual, the Contract shall be executed personally by the Bidder. If the Bidder is a partnership, it is desirable that the Contract be executed by all of the partners, but it may be executed by one of them. If the Bidder is a corporation, it must be executed by two officers of the corporation consisting of (1) the chairman of the board, president or vice president; and (2) the secretary, assistant secretary, chief financial officer, treasurer or assistant treasurer, or by a person authorized by the corporation to execute written contracts on its behalf, and the corporate seal affixed thereto. In the alternative, a person other than an officer may sign the Contract, provided evidence satisfactory to the City is provided indicating the individual's authority to bind the corporation. If the corporate seal is not affixed to the Contract, or if it is executed by a person other than officers, or only by one officer, there must be attached to the Contract a certified copy of a resolution of the corporation authorizing such officer or person to execute written contracts for and on behalf of the corporation. If the Bidder is a joint venture, the Contract must be executed on behalf of each participating firm by officers or other individuals who have the full and proper authorization to do so.

4-1.06 **FAILURE TO EXECUTE CONTRACT.** Failure of the lowest responsible Bidder, the second lowest responsible Bidder, or the third lowest responsible Bidder to execute the Contract and file acceptable bonds and insurance as provided within fifteen (15) Days after the Contract has been awarded, or as otherwise directed, in writing, by the City, shall be just cause for annulment of the award and forfeiture of the Bidder's security. The successful Bidder may file with the City Clerk a written notice, signed by the Bidder or Bidder's authorized representative, specifying that the Bidder will refuse to execute the Contract if presented to Bidder. The filing of such notice shall have the same force and effect as the failure of the Bidder to execute the Contract and furnish acceptable bonds within the time prescribed.

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SECTION 5: BID PROTEST PROCEDURES

5-1.01 **POLICY/PROCEDURES.** It is the policy of the City to consider fully and adjudicate promptly protests filed by prospective Bidders relating to the City's bidding procedure or award of the Contract. Protests shall be filed and processed in accordance with Section 4.12.150 of the Roseville Municipal Code. A Bidder's failure to follow the bid protest procedures may result in rejection of the protest by the City.

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PROPOSAL TO THE DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Project: MAHANY TENNIS COURTS RENOVATION

Name of Bidder _____ Business Phone _____

Business Address _____

Place of Business _____

Contractor's License No. _____

License Expiration Date_____

License Classification Type _____

DIR Registration No. _____

Type of business organization: _____

*If a Corporation, incorporated under the laws of the State of: _____

City of Roseville Business License No._____

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The undersigned Bidder herewith submits this Proposal and binds itself on award by the City of Roseville under this bid to execute a Contract in accordance with its bid and the Contract Documents.

The Notice to Contractors, Instructions to Bidders, Form of Agreement, Specifications, General Conditions, Supplemental Conditions, Contract Drawings, and Addenda, if any, are made part of this bid and all provisions thereof are hereby accepted, and all representations and warranties are required thereby are hereby affirmed.

The work to be done is described in the Bidding Documents entitled _____

_____, City of Roseville, California.

This offer shall be irrevocable for a period of sixty (60) Days after the date on which bids are opened.

The undersigned Bidder understands that any clarification made to the above or any new and different conditions or information submitted on or with its Proposal, other than that requested, may render the bid non-responsive.

The undersigned, as Bidder, declares that the only persons or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm, or corporation; that the Bidder has carefully examined the location of the proposed Work, the attached Form of Agreement, and the plans, Specifications, and other Contract Documents; and agrees if this Proposal is accepted, that it will contract with the City of Roseville, in the form of a copy of the Agreement contained in the Project Manual, to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the Contract Documents, in the manner and time therein prescribed, and according to the requirements of the Director, as therein set forth, and that the Bidder will take in full payment therefore prices indicated in the Schedule of Bid Items, including all work modified by addendum numbers _____. (IF NONE, STATE NONE).

Bids are required for all Bid Items. The amount of the Bid for comparison purposes will be the total of all items awarded.

The Bidder shall set forth for each item of work, in clearly legible figures, an item ("unit") price and a total for the item in the respective spaces provided for this purpose in the Schedule of Bid Items.

The prices included within the Schedule of Bid Items include all costs for labor, materials, tools, equipment, services, Subcontractors, suppliers, taxes, insurance, shipment, delivery, overhead, profit, and for all other costs necessary to perform the Work in accordance

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with the Contract Documents.

Accompanying this Proposal is _____.

(Notice: Insert the words "Cash $_____," "Cashier's Check," "Certified Check," or "Bidder's Bond," as the case may be, in an amount equal to at least ten percent (10%) of the total of the Bid.)

The names of all persons interested in the foregoing Proposal as Principals, are as follows: _____

_____

_____

_____

If SOLE OWNER, execute here:

I sign as sole owner of the business named above:

_____

If PARTNERSHIP, one or more partners sign here:

The undersigned certify that we are partners in the business named above and that we sign this bid with the full authority to do so:

_____

_____

If CORPORATION, execute here:

Corporate Name: _____

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Incorporated under the laws of the State of _____

The undersigned certify that they sign this bid with the full and proper authorization so to do:

By_____	By_____
*Signature of Authorized Official**	*Signature of Authorized Official**
_____	_____
Title	*Title*
_____	_____
Typewritten or Printed Name	*Typewritten or Printed Name*

If JOINT VENTURE, execute here:

Joint Venture name composed of: _____

The undersigned certify that they sign this bid with the full and proper authorization so to do:

_____	_____
*Signature of Authorized Official**	*Signature of Authorized Official**
_____	_____
Title	*Title*
_____	_____
Typewritten or Printed Name	*Typewritten or Printed Name*

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*If Bidder is a partnership or Joint Venture, give the full names of all partners and/or Joint Ventures in the space provided (use additional sheet if required). If Bidder is a corporation, two signatures are required as follows: (1) the Chairman, President, or Vice-President and (2) the Secretary, Assistant Secretary, Chief Financial Officer, Treasurer, or Assistant Treasurer. In the alternative, this Agreement may be executed by a single officer or a person other than an officer provided that evidence satisfactory to City is provided demonstrating that such individual is authorized to bind the corporation (example, a copy of a certified resolution from the corporation's board or a copy of the corporation's bylaws).

[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.]

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LIST OF SUBCONTRACTORS

Contractor's Name: _____

The Bidder is required to furnish the following information in accordance with the provisions of Section 4100 and 4114, inclusive, of the Public Contract Code of the State of California. This list and information shall include all Subcontractors that perform work, provide labor or render services to the Bidder in connection with the Project in an amount in excess of one-half of one percent (0.5%) of the total amount of the Bidder Grand Total Price.

FOR COUNCIL APPROVAL ONLY

PORTION/ TYPE OF WORK	% OF CONTRACT	SUB-CONTRACTOR'S NAME	CONTRACTOR LICENSE NO.	DIR REG NO.	BUSINESS ADDRESS (CITY, STATE)

SECURITY FOR COMPENSATION CERTIFICATE

(Required by California Labor Code Section 1861)

TO: City Council
City of Roseville

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

FOR COUNCIL APPROVAL ONLY

_____

_____
(Signature of Bidder)

_____

_____
Business Address

_____
Telephone

BIDDER'S BOND

City Council of the City of Roseville

KNOW ALL MEN BY THESE PRESENTS:

That we _____

_____, as PRINCIPAL, and

_____

a, _____ and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto the City of Roseville in the penal sum of _____ dollars ($_____), being at least TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Roseville, acting by and through the Public Works Director, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, to the Director of the Department to which said Bid was submitted, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

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THE CONDITION OF THIS OBLIGATION IS SUCH,

That whereas the Principal has submitted the above-mentioned Bid to the City Council of the City of Roseville, as aforesaid, for certain construction specifically described as follows, for which Bids are to be opened at the Office of the City Clerk located at 311 Vernon Street, Roseville, California, on _____, 20__ FOR

_____

(Copy here the exact title of work as it appears on the Proposal.)

NOW, THEREFORE, IF THE AFORESAID PRINCIPAL is awarded the Contract and, within the time and manner required under the Contract Documents, after the prescribed forms are presented for signature, enters into a written Contract, in the prescribed form, in accordance with the Bid, and files all insurance and two (2) Bonds with the Department, one (1) to guarantee Faithful Performance and the other to guarantee Payment for Labor and Materials, as required by law, then this obligation shall be null and void; otherwise, it shall be and remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this _____ day of _____, 20___.

_____(Seal)

_____(Seal)

_____(Seal)

Principal

_____(Seal)

_____(Seal)

_____(Seal)

Surety

_____

_____

Business Address

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NOTE: To be considered complete, both the Principal and the Surety must sign this Bidder's Bond. In addition, signatures of those executing for the Surety must be properly acknowledged.

Project MAHANY TENNIS COURTS RENOVATION

Contractor _____

SCHEDULE OF BID ITEMS

FOR COUNCIL APPROVAL ONLY

SCHEDULE OF BID ITEMS

MAHANY TENNIS COURTS RENOVATION

The bidder, in compliance with the published Notice to Contractors, having examined the Plans and Specifications, any and all addenda, any related documents, and all of the sites of the proposed work, and being familiar with all the conditions surrounding the construction of the proposed project, including the availability of material, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time period set forth therein, and at the prices stated. This is a lump sum bid project. These prices are to include all labor, materials, supplies, and all other expenditures incidental to complete compliance to the Contract Documents.

The work to be included in the Contract shall be determined by the City prior to award of Contract. **The amount of the bid for comparison and award purposes shall be the total amount set forth in the "Total Lump Sum Bid".** The City reserves the right to award none, all or selected add alternates as the budget permits.

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BASE BID:

Base bid includes all work as shown on the plans, project manual, and addenda to **construct the Mahany Tennis Courts Renovation** project.

Numerical **Base** Bid: $_____

Written **Base** Bid: _____ dollars and _____

ADD ALTERNATES:

Add Alternate #1 – Landscape and Irrigation Modifications Outside of Tennis Courts

Numerical **Additive Alternative #1** Bid: $_____

Written **Additive Alternative #1** Bid: _____ dollars and _____

Add Alternate #2 – Grouted Cobble in Lieu of Bark Mulch in Landscape Modifications from AA1

Numerical **Additive Alternative #2** Bid: $_____

Written **Additive Alternative #2** Bid: _____ dollars and _

TOTAL LUMP SUM BID:

Base Bid plus Add Alternate #1 and Add Alternate #2

Numerical **Total Lump Sum** Bid: $_____

Written **Total Lump Sum** Bid: _____ dollars and _____

The additions/deletions sheets (**PROP 10C**) are required to be completed in their entirety. Failure to do so would be interpreted as an incomplete/non-responsive bid.

The additions/deletions sheets will not be considered for bid award but will be used for contract change orders.

Contractor Name (print or type): _____

Signature (by authorized representative): _____

Date: _____ License No.: _____ Class: _____

FOR COUNCIL APPROVAL ONLY

MAHANY TENNIS COURTS RENOVATION

For Additions and Deletions Only.

Contractor shall provide itemized costs as shown below for use during the construction for additions and deletions only. Unit costs to be listed are based on the project plans, specifications, Parks Construction Standards and Design & Construction Standards, unless otherwise noted. Items listed are not necessarily shown on the plans or identified in the Technical Specifications.

Item	Description	Unit	Unit Cost
1	SE-5 Fiber Rolls	LF	
2	SE-10 Storm Drain Inlet Protection	EA	
3	Clear/Grub	SF	
4	Demolition	SF	
5	Grading	SF	
6	AC pavement	SF	
7	Multi-part acrylic color and surfacing system	SF	
8	Tennis net and posts	EA	
9	Court striping	LF	
10	36" moisture barrier	LF	
11	12x16 Concrete curb	LF	
12	4x12 Concrete mow band	LF	
13	Turf removal and disposal	SF	
14	Bark mulch- 3" depth	SF	
15	Grout set cobble	SF	
16	Rainbird 5006 Rotor w/ swing joint	EA	
17	Rainbird 1806 Pop-up with R-Van nozzle w/ swing joint	EA	
18	PVC Lateral -1" Sch 40	LF	
19	Turf- Sod	SF	
20	Not used		

Items 1and 2 are to be consistent with requirements detailed in California Stormwater Quality Association Stormwater Best Management Practice Handbook, latest edition.

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PROJECT QUALIFICATIONS/EXPERIENCE SHEET

Project Name: _____ Company Name: _____ License Type: _____

The following shall be fully completed by the Contractor detailing previous experience which satisfies the project prerequisite. This prerequisite includes park projects of similar size and scope to that of the current project and which has been completed by your company within the last three (3) years. This form shall be fully completed and submitted as a part of the Proposal/Bid Schedule. Failure to do so could be interpreted as an incomplete/non-responsive bid.

1. Project Name: _____ Acres _____ Location: _____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

2. Project Name: _____ Acres _____ Location: _____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

3. Project Name: _____ Acres _____ Location: _____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

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NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

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Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____ [date], at _____ [city], _____ [state].

_____
(Signature of Declarant)

DISQUALIFICATION QUESTIONNAIRE

The Bidder shall complete, under the penalty of perjury, the following questionnaire:

Has the Bidder, any officer of the Bidder, or any employee of the Bidder who has proprietary interest in the Bidder, ever been disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation?

Yes_____ No_____

If the answer is yes, explain the circumstances in the following space.

_____

_____

_____

_____

_____

_____

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NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

ACKNOWLEDGEMENT OF INSURANCE AND BOND REQUIREMENTS

Included in the Bid Price is full compensation for the requirements set forth in the INSURANCE BROKER INFORMATION PACKET of the Project Manual.

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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DISCLAIMER OF WARRANTIES AND ACCURACY OF DATA

Although soil and site investigation reports have been obtained from sources believed to be reliable, no warranty expressed or implied is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information contained therein. These reports are subject to change at any time, may be incomplete, and/or may contain errors. This information is provided for informational purposes only. The City of Roseville provides this information on an "as is" basis. Warranties of any kind, express or implied, or statutory, including but not limited to the implied warranties of merchantability, and fitness for a particular purpose ARE DISCLAIMED to any party viewing these documents or to any third party.

The City of Roseville does not accept and expressly disclaims liability to any party viewing such information, or to any third party whatsoever, for any loss, damage, or injury (including incidental or consequential damages) whether such loss, damage, or injury is the result of negligence, willful or intentional misconduct, or any other cause.

I have read and acknowledged the above disclaimer and agree to hold harmless the City of Roseville on any theory of liability for any loss, damage or injury whether in contract, strict liability or tort arising in any way out of the use or contents of the released information or documents described above or the performance of the work called for herein.

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Print Name	Signature
Name of Business/Company/Corporation	Date
Address	Phone

END OF PROPOSAL

FOR COUNCIL APPROVAL ONLY

A G R E E M E N T

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

W I T N E S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the ____day of _____, 20_____, approved plans and specifications for the _____

and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the _____ day of _____, 20_____; 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

FOR COUNCIL APPROVAL ONLY

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 _____ _____ 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 _____ _____ dollars ($_____) 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

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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 $_____ 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 _____ 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.

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CITY OF ROSEVILLE	CONTRACTOR
_____	_____
_____	_____
_____	_____
_____	_____

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

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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.

FOR COUNCIL APPROVAL ONLY

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

_____, a
_____

BY: _____
its: _____

and

BY: _____
its: _____

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name:_____

Title:_____

FOR COUNCIL APPROVAL ONLY

INSURANCE BROKER INFORMATION PACKET

Project:_____

NOTICE TO CONTRACTOR:

For your convenience, this package contains the Requirements for Insurance and Bonds for this project, including the necessary City forms. You are required to return these forms in addition to the executed Contract within fifteen (15) calendar days after the award of the Bid, unless otherwise directed by City in writing. (See the Instructions to Bidders.)

Please insert the dollar amount of your accepted Bid into the blank on page INS-1 and present this entire package to your insurance broker if you are awarded the Bid.

FOR COUNCIL APPROVAL ONLY

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Insurance Requirements	INS 2
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FOR COUNCIL APPROVAL ONLY

NOTICE TO INSURANCE BROKER

Your client has been awarded a bid by the City Council of the City of Roseville to perform a public works project known as _____. The Contract Conditions for that project require your client ("the Contractor") to return certain evidence of insurance and bonds to the City Attorney of the City within fifteen (15) days after the Bid award, unless otherwise directed by the City in writing, or else the Bid award may be terminated and awarded to another company.

This package contains the information you will need as an insurance broker to provide the appropriate insurance and bonds to the City. The insurance coverages the Contractor needs are specified in the section entitled "Insurance Requirements." Please note that, in addition to the insurance certificate itself, copies of several endorsements must be actually furnished.

Please refer to the Supplemental Conditions for modifications of the General Conditions, if any, and the requirements of this insurance packet.

Please use the standard City of Roseville Bond Forms provided in this package.

The Bonds required must each be in the penal amount of: $_____.

Bonds must be sent to the following staff person:

_____

_____

_____

Insurance documents must be provided using one of the following methods:

a. By email to roseville@ebix.com and riskmanagement@roseville.ca.us

b. By fax to (770) 335-5727 and (916) 774-5461

After using one of these methods, please **DO NOT** send the insurance certificate(s) by mail.

When forwarding the documents, please refer to the project name so that the documents can be matched with the Contract for which they are submitted.

Thank you.

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INSURANCE REQUIREMENTS

The following sections are quoted from the General Conditions:

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an “occurrence” basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and

FOR COUNCIL APPROVAL ONLY

limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of

FOR COUNCIL APPROVAL ONLY

the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9 (non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. **Workers' Compensation:** In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. **Professional Liability:** Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

FOR COUNCIL APPROVAL ONLY

5. **Builder's Risk/Course of Construction Insurance Is ____ OR Is Not ____ Required by Risk Management:** The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. **Pollution Coverage:** Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or

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pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. **Higher Coverage Limits:** If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. **Claims Made Coverage:** Liability insurance coverage may not be written on a "claims made" or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any

FOR COUNCIL APPROVAL ONLY

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.

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

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

E. The limits of insurance required in this Contract may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be

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endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City (if agreed to in a written contract) before the City's own insurance shall be called upon to protect it as a named insured.

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

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Bond No. _____
Premium $_____

PUBLIC WORKS
FAITHFUL PERFORMANCE BOND

(Project: _____)

WHEREAS, the City of Roseville ("CITY") has awarded a bid and contract to _____ as contractor ("PRINCIPAL") for the public work described as _____ _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to Surety being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of the PRINCIPAL and SURETY under this Bond shall remain in effect for a period of one (1) year after the completion and acceptance of the WORK. During that time, if the PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect the CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in

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this paragraph to the contrary notwithstanding, the obligation of the SURETY shall continue so long as any obligation of the PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the follow at CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.

2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

[SIGNATURES NEXT PAGE]

FOR COUNCIL APPROVAL ONLY

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the ____ day of _____, 20___.

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE:_____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

FOR COUNCIL APPROVAL ONLY

Bond No. _____
Premium $_____

PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND
(Project: _____)

WHEREAS, the City of Roseville ("CITY"), has awarded a bid and contract to _____ as contractor ("PRINCIPAL"), for the public work described as _____ _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing payment of persons who provide labor and material; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of the obligation is such that if the PRINCIPAL, its subcontractors, heirs, executors, administrators, successors or assigns fails to pay any of the persons named in Section 8004 or 9100 of the Civil Code of the State of California, or the amounts due under the Unemployment Insurance Code of the State of California, or any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the PRINCIPAL and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to work or labor performed by any such claimant, that the SURETY will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, shall pay reasonable attorneys' fees, to be fixed by the Court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file a Stop Payment Notice pursuant to the provisions of Section 9350 et seq. of the Civil Code of the State of California, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the _____ day of _____, 20__.

FOR COUNCIL APPROVAL ONLY

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE:_____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

FOR COUNCIL APPROVAL ONLY

CITY OF ROSEVILLE
GENERAL CONDITIONS
FOR
BUILDINGS AND GROUNDS

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SECTION 1

DEFINITIONS AND TERMS

1-1.01 **GENERAL.** When the following abbreviations and terms or pronouns in place of them appear in the Contract Documents, the intent and meaning shall be interpreted as provided in this Section 1.

1-1.02 **ACCEPTANCE.** Formal Acceptance by resolution by the Roseville City Council of the Contract when completed in all respects in accordance with the Contract Documents and any modifications previously approved.

1-1.03 **ADDENDUM.** Written interpretation or revision to any of the Contract Documents issued by the City before the bid opening.

1-1.04 **AS-BUILT DOCUMENTS, AS-BUILT DRAWINGS AND RECORD DOCUMENTS.** As-Built Documents, As-Built Drawings and Record Documents are all contract documents modified to reflect changes during the construction phase. Specifically, As-Built Documents/Drawings are a revised set of drawings submitted by the Contractor upon Final Completion of a project. They reflect changes made in the Specifications and Working Drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the Contract. Record Documents, on the other hand, are compiled by the Engineer or Architect based on the As-Built Documents/Drawings submitted by the Contractor. They reflect the Engineer or Architect's concurring review of what changes were denoted, why they were made and where they occurred and create a record set of drawings.

1-1.05 **ASSESSMENT.** A cost imposed on the Contractor for non-compliance

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with certain contractual requirements.

1-1.06 **BENEFICIAL OCCUPANCY.** The taking possession of a portion of the Work by the City for its use and/or occupancy on other than a temporary or emergency basis.

1-1.07 **BID GUARANTY.** The cashier's, certified check, irrevocable standby letter of credit, deposit of securities, or Bidder's Bond, accompanying the bid submitted by the Bidder, as a guaranty that the Bidder will enter into an agreement with the City for the performance of the Work, if the Agreement is awarded to Bidder, and the Bidder will submit the required Contract Bonds and Certificate of Insurance. Also referred to as the Bidder's Security.

1-1.08 **BIDDER.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, submitting a Proposal for the Work, acting directly, or through a duly authorized representative.

1-1.09 **BIDDING DOCUMENTS.** Includes the Notice to Bidders, Bidding Requirements, Contract Conditions, Drawings, and Addenda.

1-1.10 **CHANGE ORDER.** Any written order to the Contractor directing an addition, deletion, or modification of the Work, or an adjustment in the Contract Price or Contract Time provided in the Contract Documents and issued after the Agreement has been signed.

1-1.11 **CITY.** The City of Roseville.

1-1.12 **CITY ATTORNEY.** The City Attorney of the City.

1-1.13 **CITY CLERK.** The City Clerk of the City.

1-1.14 **CLAIM.** A separate demand by Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following: (a) a time extension, including, without limitation, for relief for damages or penalties for delay assessed by

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the City; (b) payment by the City of money or damages arising from work done by, or on behalf of, Contractor pursuant to the Contract Documents and payment for which is not otherwise expressly provided or to which Contractor is not otherwise entitled; and (c) payment of an amount that is disputed by the City.

1-1.15 **CONSTRUCTION SCHEDULE.** A list or graphic display of construction activities required for completing the Work, in a format required by the Contract Documents. The duration, start and finish date, and sequence of significant activities, critical path, float and milestones must be indicated in the Construction Schedule.

1-1.16 **CONTRACT OR AGREEMENT.** The written agreement relating to the Work to be performed, the labor, materials, and equipment to be furnished, and the payment to be made therefor. The Agreement/Contract is part of and incorporates all of the Contract Documents.

1-1.17 **CONTRACT CONDITIONS.** Includes the General Conditions, Supplemental Conditions, and Specifications.

1-1.18 **CONTRACT DOCUMENTS.** Includes those documents that form the basis of the Contract, including but not limited to, Bidding Documents, the Bid or Proposal, Contract Bonds, the Contract, all required insurance certificates or endorsements, all bonds, all required certifications or statements, Change Orders, any Contract Amendment, any City Standard which is incorporated by reference and these City of Roseville General Conditions for Buildings and Grounds.

1-1.19 **CONTRACT DRAWINGS.** The official drawings including plans, elevations, sections, detail drawings, diagrams, plated, General Notes, information and schedules thereon, or exact reproductions thereof, showing the location, character, dimension, and details

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of the Work. The Contract Drawings include any drawings or plates bound within the Supplemental Conditions.

1-1.20 **CONTRACT PRICE.** The total compensation to be paid to the Contractor in accordance with the terms of the Agreement.

1-1.21 **CONTRACT TIME.** The number of Days, or portion thereof, allowed for completion of the Work, including all authorized time extensions. The effective date for commencement of the Work specified in the Notice to Proceed shall define the beginning of the Contract Time.

1-1.22 **CONTRACTOR.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, who has entered into the Agreement with City.

1-1.23 **DAY OR DAYS.** Unless otherwise designated, Day or Days as used in the Contract Documents will be understood to mean calendar Day or Days.

1-1.24 **DEPARTMENT.** The Department for Contract Administration, as identified in the Supplemental Conditions.

1-1.25 **DIRECT COSTS.** Those cost items (including labor, materials, equipment and any subcontractor's work) that are used in the actual performance of, and are specifically and uniquely attributable to the Work or changed Work. Direct Costs do not include Overhead. Direct Costs only include the following:

A. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by City and Contractor. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include salaries and

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wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto. Such employees may include superintendents and foremen at the site. The expenses of performing work after regular working hours, on Saturday, Sunday or legal holidays shall be included in the above only to the extent authorized by City in writing.

B. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and suppliers' field services required in connection therewith. All trade discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to City, and Contractor shall make provisions so that they may be obtained.

C. Payments made by Contractor to the subcontractors for work performed by subcontractors. If required by City, Contractor shall obtain competitive bids from subcontractors acceptable to Contractor and shall deliver such bids to City who will then determine which bids will be accepted. If a subcontract provides that the subcontractor is to be paid on the basis of cost of the work plus a fee, the subcontractor's cost of the work shall be determined in the same manner as Contractor's cost of the work. All subcontracts shall be subject to the other provisions of the Contract Documents insofar as applicable.

D. Costs of special consultants (including engineers, architects, testing laboratories, surveyors, and accountants) employed for services specifically, and only, related to the Work.

E. Supplemental costs including the following:

1. The proportion of necessary transportation, travel and subsistence

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expenses of Contractor's employees incurred in discharge of duties connected with the Work.

2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value of such items used but not consumed which remain the property of Contractor.

3. Rentals of all construction equipment and machinery and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by City, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.

4. Sales, consumer, use or similar taxes related to the Work, and for which Contractor is liable, imposed by laws and regulations.

5. The cost of utilities (including the meter and all associated installation costs), fuel and sanitary facilities at the site.

6. Cost of premiums for additional bonds and insurance required because of changes in the Work.

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1-1-26 **DIRECTOR.** Director of the Department for Contract Administration or his or her designee.

1-1.27 **EMERGENCY.** Any sudden generally unforeseen occurrence (such as a fire, flood, storm, earthquake, civil disorder, or other natural and/or man-made disaster) that has the potential to adversely affect the safety of life, the Work, and/or adjacent property; to interrupt contracts essential to the performance of the Work; and/or to cause catastrophic failure of City

equipment and/or facilities.

1-1.28 **ENGINEER OR ARCHITECT.** Professional Engineer or Architect designated for a particular project responsible for signing and sealing the permit drawings, interpretation of the drawings where ambiguities exist, review of requests for information, design Change requests and Shop Drawings, resolution of errors and omissions, and finalization of Record Documents.

1-1.29 **FINAL COMPLETION.** When the project has been completed according to the terms and conditions set forth in the Contract Documents. Final Completion is not the same as Acceptance.

1-1.30 **FORCE ACCOUNT.** Payment by force account shall mean payment on the basis of the Contractor's time and materials.

1-1.31 **GENERAL NOTES.** The written instructions, provisions, conditions or other requirements appearing on the Contract Drawings and so identified thereon, which pertain to the performance of the Work.

1-1.32 **INSTALLATION, INSTALL.** Completely assembling, erecting, and/or connecting materials, parts, components, supplies, and related equipment specified or required for the completion of the Work.

1-1.33 **LABORATORY.** Established professional laboratories authorized by the City to test materials and Work involved in the Contract.

1-1.34 **LEGAL HOLIDAYS.** Those days designated as Federal holidays or declared by the City, or otherwise specified in the Contract Documents.

1-1.35 **LIQUIDATED DAMAGES.** The amount prescribed in the Contract Documents to be paid to the City or to be deducted from any payments due or to become due the

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Contractor for each day's delay in completing the whole or any specified portion of the Work beyond the time allowed in the Supplemental Conditions.

1-1.36 **NOTICE OF COMPLETION.** A legal notice filed by the City with the Placer County Recorder's Office stating that construction has been completed and accepted by the City.

1-1.37 **NOTICE TO PROCEED.** A written notice given by the City to the Contractor fixing the date on which the Contract Time will commence to run.

1-1.38 **NOTICE OF TERMINATION.** Written notice from the City to the Contractor and/or its Surety terminating the Agreement, or a portion thereof, either for convenience of the City or for default due to the Contractor's failure to perform its contractual obligations.

1-1.39 **OVERHEAD.** Business or administrative expenses (including but not limited to office expenses, administrative staff, rent, insurance, utilities) not chargeable to a particular part of the Work. The term "Overhead" shall include all of the following:

A. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor whether at the Work Site or in Contractor's principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications, all of which are to be considered administrative costs covered by the Contractor's fee.

B. Expenses of Contractor's principal and branch offices other than Contractor's office at the site.

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C. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

D. Cost of premiums for all bonds and for all insurance whether or not Contractor is required by the Contract Documents to purchase and maintain the same, except as provided in section 1-1.25.

E. Other overhead or general expense costs of any kind.

1-1.40 **PREMISES.** Shall mean the area within construction easements, easements, rights of entry and City owned property which surrounds the Work Site, limited by the property lines thereof. In some cases Premises may coincide with the Work Site.

1-1.41 **PROFESSIONAL ENGINEER.** An engineer licensed by the Board of Registration for Professional Engineers, State of California.

1-1.42 **PROJECT MANUAL.** A book containing all Contract Documents.

1-1.43 **PROPOSAL FORMS.** The approved forms upon which the City requires that each Bidder submit its bid with regard to the Agreement.

1-1.44 **REQUEST FOR INFORMATION (RFI).** A document issued by the Contractor requesting information concerning the Contract Documents.

1-1.45 **SAFETY.** Includes the practice of identifying potential hazards, assessing their risk, taking corrective action where possible, including and providing control measures such as engineering design, written procedures, and the personal protective equipment for workers in order to eliminate or reduce the risk for exposure in the workplace.

1-1.46 **SCHEDULE OF VALUES.** The breakdown of the Contract Price that will serve as the basis for Contractor's Applications of Payment. Any lump sum bid item

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included within the Contract Price will be apportioned among values relating to specific components of the Work covered by said lump sum.

1-1.47 **SHOP DRAWINGS.** Drawings, plans, diagrams, schedules, and other data specifically prepared and submitted to the City by the Contractor, showing in detail: (a) the proposed fabrication and assembly of a special component of the Work; and (b) the Installation (form, fit and attachment details) of a special component of the Work. Shop Drawings shall be deemed to include Working Drawings, Product Data, literature, and applicable performance and test data.

1-1.48 **SPECIFICATIONS.** The technical Specifications for the Work prepared by the Director or an Engineer or Architect describing in detail the nature of the Work, its components, any performance standards, and how the Work is to be constructed.

1-1.49 **SUBCONTRACTOR.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, engaged by the Contractor to furnish services, labor, equipment and materials for a portion of the Work.

1-1.50 **SUBMITTALS.** Those documents required to be submitted by the Contractor for review by the City in accordance with the Contract Documents.

1-1.51 **SUPPLEMENTAL CONDITIONS.** The Supplemental Conditions are specific clauses modifying or supplementing these General Conditions.

1-1.52 **SUPPLIER.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, that supplies a tangible product as a portion of the Work, with services usually limited to delivery and/or required testing, and with manufacturing, fabrication, or production facilities located off

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the Work Site.

1-1.53 **WORK.** The furnishing of all labor, and the furnishing and Installing of all materials, articles, supplies and equipment as specified, designated, or required by the Contract Documents.

1-1.54 **WORK SITE.** All or portion of the Premises that the Work is limited to as shown on the Contract Drawings or designated by the Director. Public streets are not included unless Work is being done within the street right-of-way.

1-1.55 **WORKING DRAWINGS.** Original drawings prepared by the Contractor and/or its Subcontractors or Suppliers, of any tier, illustrating Work required for construction that will not become an integral part of the completed Work. This includes, but is not limited to, drawings for temporary structures such as decking, bulkheads, excavation supports, utility support, groundwater control, forming, falsework, access roads, staging areas, staging plans, and diversion plans. A Working Drawing is one type of a Shop Drawing.

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SECTION 2

CONTROL AND SCOPE OF THE WORK

2-1.01 **AUTHORITY OF DIRECTOR.** The Contract shall be performed in a manner satisfactory to the Director who shall decide all questions which may arise as to the quality or acceptability of materials furnished and Work performed and as to the manner of performance and rate of progress of the Work; all questions which may arise as to the interpretation of the Contract Documents; all questions as to the acceptable fulfillment of the Contract on the part of the Contractor; and all questions as to compensation. The Director shall have authority to enforce and make effective such decisions and orders in the event the Contractor fails to promptly carry out the same.

2-1.02 **INTENT OF CONTRACT DOCUMENTS.** The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all. The intent of the Contract Documents is to describe the details for the construction and completion of the Work. Where the Contract Documents describe portions of the Work in general terms, but not in complete detail, it is understood that only the best general practice shall be followed and that only materials and workmanship of the best quality are to be used. Any Work, materials, or equipment that are customarily provided, or that are reasonably inferable from the Contract Documents as being required to produce the intended result, shall be supplied, whether or not specifically called for. When words, which have a well-known technical or trade meaning are used to describe work, materials, or equipment, such words shall be interpreted in accordance with that meaning. Unless otherwise specified, the Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the Work involved in executing the Contract in a

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satisfactory and workmanlike manner.

Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code, laws, or regulations in effect on the first published date of the Notice to Contractors, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of City or Contractor, or any of their consultants, agents, or employees from those set forth in the Contract Documents, nor shall it be effective to assign to City, or City's designated representative, any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility contrary to other provisions of the Contract Documents.

The Contract Documents are divided into parts, divisions, sections and articles for convenience, organization and reference. Generally, there has been no attempt to divide the Specifications sections into work performed by the various building trades, work by separate Subcontractors, or work required for separate facilities in the project.

2-1.03 **EXAMINATION AND VERIFICATION OF CONTRACT DOCUMENTS.** The Contractor shall thoroughly examine and become familiar with all of the various parts of the Contract Documents and shall determine the nature and location of the Work, the general and local conditions (including applicable laws) and all other matters which can in any way affect the cost, progress or performance of the Work under this Agreement. Failure to make an examination necessary for this determination shall not release the Contractor from the obligations of the Agreement. No oral agreement or conversation with any officer, or employee

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of the City, or with the City's designated representative either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations contained in the Contract Documents.

2-1.04 **CONTRACT DRAWINGS.** The Contract Drawings consist of general drawings and show such plans, elevations, sections, details and schedules as are necessary to give a graphic and pictorial description of the contemplated construction. All authorized alterations affecting the requirements and information given on the Contract Drawings shall be in writing.

2-1.05 **COORDINATION AND INTERPRETATION OF CONTRACT DOCUMENTS.** All Contract Documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary, and to describe and provide for a complete Work.

In the event of inconsistencies between requirements contained in different components of the Contract Documents, the precedence of the Contract Documents shall be as follows to resolve conflicts:

1. Change Orders
2. The Contract (including Addenda)
3. The Supplemental Conditions
4. Specifications
5. Contract Drawings
6. The General Conditions

Should it appear that the Work to be done or any of the matters relative thereto are not sufficiently detailed or explained in the Contract Documents, the Contractor shall submit a

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Request for Information ("RFI") to the Director for such further explanations as may be necessary and shall conform to the written explanation given as if part of the Contract Documents. The decisions of the Director shall be final.

Contractor shall anticipate that it will be necessary to prepare and submit RFIs regarding the Contract Documents. The City will respond to each RFI by no later than fourteen (14) Days after receipt of the RFI, unless the RFI is of significant complexity. Furthermore, in the event that there are numerous RFIs pending, Contractor shall cooperate with the City in establishing a priority for responding to the RFIs, and potentially some RFIs may be responded to beyond the fourteen (14) Day period.

Each RFI prepared by Contractor shall be full and complete. Contractor shall prepare RFIs so as to not cause any delay to the progress of the Work and to not cause any impact to Contractor's labor productivity in the field. Contractor shall not assert any Claims for delay or interference against the City if Contractor fails to timely submit any RFI to the City, after consideration of the response period allowed for by the City.

The response to an RFI shall not, by itself, constitute a writing that authorizes Contractor to perform any Work that causes an adjustment to either the Contract Price or the Contract Time. If Contractor believes that any response to any RFI should constitute a compensable change, Contractor shall provide a Notice of Potential Claim as provided in Section 7-1.03, below. Contractor's failure to provide the required written notice shall constitute a waiver of the Contractor's right to seek a compensable change based on the RFI response.

The Contractor shall examine all Contract Documents; shall verify all figures in the Contract Documents before laying out the Work; shall promptly notify the City of all errors, inconsistencies, and/or omissions that it discovers; and, in instances where such non-

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conformities are discovered, shall obtain specific instructions in writing from the City before proceeding with the Work. Contractor's performance of any Work affected by such non-conformities prior to the City's decision shall be at the Contractor's risk. Any Work that is customarily provided or that is reasonably inferable shall not relieve the Contractor from performing such work at no additional expense and/or delay, and such Work shall be performed as if fully set forth in the Contract Documents.

2-1.06 **INDEPENDENT CONTRACTOR STATUS.** The Contractor shall independently perform all Work required by the Contract Documents and shall not be considered as an agent or employee of the City, nor shall the Contractor's Subcontractors or employees be considered as subagents of the City.

The Contractor and Contractor's Subcontractors shall be licensed in accordance with the laws of the State of California and as more particularly described in the bidding documents or elsewhere in the Contract Documents.

2-1.07 **ORDER OF WORK.** When required by the Contract Documents, the Contractor shall follow the sequence of operations set forth therein. Full compensation for conforming to such requirements will be considered as included in the prices paid for the various Contract items of work, and no additional compensation will be allowed therefor.

2-1.08 **SUBMITTALS.** It shall be the Contractor's responsibility to timely submit, so as to cause no delay in the Work, all Shop Drawings, descriptive data, manuals, instructions, affidavits, samples for the various trades as required by the Supplemental Conditions and Specifications, and offers of alternatives, if any. Such Submittals shall be checked and coordinated by the Contractor with the Work of other trades involved before they are submitted to the Director for examination.

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The Contractor shall deliver at least one (1) electronic copy of the Submittals to the Director, and one (1) hard copy if requested. Work requiring the submittal of working drawings, descriptive data or samples shall not begin prior to approval of said Submittal by the Director.

The time allowed for review of each Submittal will be as indicated in the Supplemental Conditions. Review time will start upon receipt of the Submittal by the Director and will end upon the Director's mailing of the Submittals to the Contractor. Defective, incomplete or partial Submittals will be returned to the Contractor unreviewed.

Submittals shall be made by a letter of transmittal that shall contain a list of all matter submitted and identification of all variations from the Contract Documents contained in the Submittal. The letter and all items accompanying the same shall be fully identified as to project name and location, Contractor's name, district, county, and Contract number, with ample cross-references to the Contract Documents, to facilitate identification of items and their location in the Work.

All Shop Drawings and supporting data, catalogs, schedules, shall be submitted as the instruments of the Contractor, who shall be responsible for their accuracy and completeness. These Submittals may be prepared by the Contractor, Subcontractors, or Suppliers, but the Contractor shall ascertain that Submittals meet all of the requirements of the Contract Documents, while conforming to structural, space, and access conditions at the point of Installation. The Contractor shall check all Submittals before submitting them to the Director.

2-1.08A **SHOP DRAWINGS.** The Contractor shall submit an electronic copy (searchable PDF) of all Shop Drawings required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. Shop Drawings shall also be provided separately in AutoCAD format using the latest version of AutoCAD. An electronic

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copy will be returned to the Contractor either approved for use, as demonstrated by a stamp, or returned for correction and resubmittal. Materials, colors and/or samples will not be returned to the Contractor. Shop Drawings include any drawing, which requires execution by a draftsman as distinguished from printed matter. The size of Shop Drawings shall not exceed twenty-four inches (24") by thirty-six inches (36").

2-1.08B **DESCRIPTIVE DATA.** The Contractor shall submit an electronic copy (searchable PDF) of each set of manufacturer's brochures or other data required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. The City will examine such Submittals and return either an electronic copy or a hard copy approved for use or returned for correction and resubmittal.

2-1.08C **SAMPLES.** The Contractor shall submit samples of articles, materials or equipment as required by the Supplemental Conditions or Specifications. The Work shall be in accordance with the approved samples. Samples shall be removed from City property when directed or may be incorporated in the Work if approved by the Director. Samples not removed by the Contractor will become the property of the City or, at the City's option, will be removed or disposed of by the City at the Contractor's expense.

2-1.08D **MANUALS, INSTRUCTIONS AND AFFIDAVIT.**

A. Manuals and Instructions. Where operation and maintenance manuals are required by the Supplemental Conditions, the Contractor shall submit two (2) sets of manuals, suitably bound, along with two (2) electronic copies in an approved format, to the Director within forty-five (45) Days after favorable review of the equipment or facilities. If operation and maintenance manuals are approved to be provided in PDF format, text shall be provided in searchable PDF format, making proper use of PDF for headings and heading levels,

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paragraphs, tables, and lists. Submitted operation and maintenance manuals shall be a collected, organized, and indexed set of bookmarked PDF documents comprising each operation and maintenance manual that corresponds to a hardcopy binder. All manuals shall be marked to indicate the specific equipment furnished for this project and shall include at a minimum:

1. Equipment summary form
2. Cover/Title page
3. Table of contents
4. Operating procedures including start-up, shutdown, normal operation, all operating modes, emergency shutdown, and safety precautions
5. Lubrication instructions (if required)
6. Preventative maintenance procedures
7. Troubleshooting and corrective maintenance procedures
8. Reinstallation instructions
9. Overhaul instructions (if applicable)
10. Parts identification list with exploded view and associated cross references
11. Recommended spare parts list
12. Operator safety requirements
13. Electrical and control system wiring drawings, including panel wiring control (ladder) diagrams, logic diagrams, loop diagrams, and interconnection diagrams
14. Panel layout and assembly drawings

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15. Mechanical drawings

16. Printouts of all software programs and configuration files

17. Factory and field test procedures and results

Operation and maintenance manuals for complex equipment shall also include:

18. Alternate specified operating modes

19. Emergency shutdown instructions

20. Normal shutdown instructions

21. Long term shutdown instructions

Operation and maintenance manuals for systems comprised of separate pieces of equipment shall include a system explanation of items 4, 7, 18, 19, 20, and 21 as well as the instructions for the separate pieces of equipment.

B. Affidavits. Where required in the Supplemental Conditions or Specifications, manufacturers of equipment shall provide field service as a part of this project. Equipment shall not be considered ready for full time operation until after the authorized factory-trained and qualified manufacturer's representative for the specific equipment has checked and adjusted the equipment and certified by written affidavit that the equipment has been properly Installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. Acceptable affidavits shall be submitted prior to completion of the Work. Affidavits shall contain the following specific wording:

"The (Name of Equipment) has been properly installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. The installation has been inspected and has been found to be in conformance with our (the manufacturer's) standards and requirements."

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No amplification, dilution, or modification of this specific wording will be permitted.

2-1.08E **ALTERNATIVES.** For convenience in designation in the Contract Documents, certain materials, articles, or equipment may be designated by a brand or a trade name or the name of the manufacturer together with catalog designation or other identifying information, hereinafter referred to generically as "designated by brand name." Except in those instances where the product is designated to match others in use in a particular improvement, either completed or in the course of completion, an alternative material, article, or equipment which is of equal quality and of the required characteristics for the purpose intended may be proposed for use provided the Contractor complies with the following requirements:

A. The Contractor shall submit its proposal for an alternative in writing. Such request shall be made in ample time to permit review and approval without delaying the Work. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price based on any Contractor-proposed substitution.

B. No such proposal will be considered unless accompanied by complete information and descriptive data, necessary to determine the equality of the offered materials. The Contractor shall satisfy the Director as to the comparative quality, suitability, or performance of the offered material, articles, or equipment. In the event that the Director rejects the use of such alternative materials, articles, or equipment, then one of the particular products designated by brand name shall be furnished.

C. The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor and it shall furnish all information necessary as required by the Director. The Director shall be the sole judge as to the quality and suitability of alternative articles or materials and such decisions shall be final. Where use of an alternative material

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involves redesign of, or changes to, other parts of the Work, the cost and time required to effect such redesign or changes will be considered in evaluating the suitability of the alternative material. Cost of redesign by the City will be borne by the Contractor.

D. Whenever classification, rating or other certification by a body such as Underwriters Laboratories (UL) or the National Electrical Manufacturers Association (NEMA) is a part of the specification for any material, Contractor's request for use of alternative articles or materials shall be accompanied by reports from the listed or equivalent independent testing Laboratory indicating compliance with the Contract Documents. The cost of all testing required to prove equality of the material proposed shall be borne by the Contractor. Approval of an alternative shall be only for the characteristics or use named in such approval, and shall not be used to change or modify any requirement of the Contract Documents.

E. At its election, the City reserves the right to consider any Contractor proposed substitution as a Cost Reduction Proposal under Section 3-1.07 of these General Conditions in the event that there is a significant savings resulting from the substitution.

The Director will examine, with reasonable promptness, such Submittals, and return of Submittals to the Contractor shall not relieve the Contractor from responsibility for deviations and alternatives from the Contract Documents, nor shall it relieve the Contractor from responsibility for errors in the Submittals. A failure by the Contractor to identify in its letter of transmittal material deviations from the Contract Documents shall void the Submittal and any action taken thereon by the Director. When specifically requested by the Director, the Contractor shall resubmit such Shop Drawings, descriptive data and samples as may be required.

If any mechanical, electrical, structural, or other changes are required for the proper Installation and fit of alternative materials, articles, or equipment, or because of deviations from

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the Contract, such changes shall not be made without the approval of the Director and shall be made without additional cost to the City.

2-1.09 **DISPOSAL OF MATERIAL OUTSIDE THE WORK SITE.** Unless otherwise stated elsewhere in the Contract Documents, the Contractor shall, at its own cost and expense, make its own arrangements for disposing of materials outside the Work Site.

Except when material is to be disposed of at a landfill or recycling center, when any material is to be disposed of outside the Work Site, the Contractor shall first obtain written permission from the City to dispose of the material at the intended location. The City's approval will be contingent upon the Contractor obtaining a written permit from the property owner on whose property the disposal is to be made. Prior to the disposal of any material at the intended location, the Contractor shall submit such permit or a certified copy thereof to the City, together with a written release from the property owner absolving the City from any and all responsibility related to the disposal of material on said property.

Disposal of Hazardous Materials must be done in accordance with all laws and regulations. Copies of all required regulatory documentation including copies of final manifests shall be supplied to the City.

2-1.10 **ACCESS TO THE WORK.** The Contractor shall satisfy itself that the jurisdictions through which its operations and haul routes pass will permit such operations with respect to the type of vehicle, laden weights, frequency and dimensions of loads, hours of operation and required traffic control. All necessary permits, licenses or bonds shall be obtained and paid for by the Contractor.

2-1.11 **TEMPORARY UTILITIES.** The Contractor shall make its own arrangements with utility companies for any temporary services it may require in performance of

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the Work and shall pay all costs of these services directly to these utility organizations.

2-1.12 **UTILITY FACILITIES.** The Contractor shall protect from damage those utility facilities that are to remain in place, be Installed, relocated or otherwise arranged.

The Contractor's attention is directed to the possible existence of facilities not shown, and of facilities in a location different from that, which is indicated. The Contractor shall take steps to ascertain the exact location of all facilities prior to doing any Work, which may damage such facilities or interfere with their service. Where the location of a facility is indicated or inferred from the presence of visible facilities such as buildings, meters, and junction boxes, the Contractor shall make such excavations and explorations as are necessary to ascertain the correct location. Unless provided for elsewhere in the Contract Documents, the cost of such excavations and explorations will be considered as a part of the cost of other items of Work and no additional payment will be made. Such excavations and exploratory Work shall not entitle the Contractor to an extension of time.

If the Contractor discovers underground facilities not indicated or inferred from the Contract Documents, the Contractor shall immediately give the Director written notification of the existence of those facilities. The Contractor shall determine the exact location of the underground facilities and the cost of the work will be paid for in accordance with the Contract Documents. The underground facilities shall be protected from damage as directed by the Director and the cost of that work will be paid for as extra work. The Contractor shall, if directed by the Director, repair any damage, which may occur to the underground facilities. The cost of that repair work, not due to the failure of the Contractor to exercise reasonable care, will be paid for as extra work. Damage due to the Contractor's failure to exercise reasonable care shall be repaired at the Contractor's cost and expense.

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Where it is determined by the City that the rearrangement of an underground facility, the existence of which is not shown on the Contract Drawings, is essential in order to accommodate the Work, the City will provide for the rearrangement of such facility by other forces or, when so ordered by Change Order, such rearrangement shall be performed by the Contractor and will be paid for as provided under a Change Order.

The Contractor shall be responsible for the maintenance of all utility facilities placed by the Contractor in temporary locations, and all utilities within the construction area not required to be relocated but which are required to be shored or supported during the construction period. The cost of such maintenance shall be borne by the Contractor, and no other compensation shall be due the Contractor for this Work.

The cost of providing and maintaining all necessary or required temporary structures, of making any necessary repairs, replacements, or similar operations, or furnishing indemnity or other bonds, if required, and all costs required by this Section shall be paid by the Contractor and shall be included in the prices bid in the schedule for other items of work.

2-1.13 **PRESERVATION AND CLEANING.** The Contractor shall clean up the Work at frequent intervals and at other times when directed by the Director. While finish Work is being accomplished, floors, Work areas and finished areas shall be kept clean, free of dust, construction debris and trash. Upon completion of the Work, the Contractor shall remove from the Premises its construction equipment and any waste materials not previously disposed of, leaving the Premises thoroughly clean and ready for final inspection.

2-1.14 **LIMITATIONS ON WORK SITE AND PREMISES.** The Contractor shall limit its construction operations to the Work Site unless otherwise shown on the Contract Drawings or specified. The Contractor shall perform no operation of any nature over or on the

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Premises except such operations as are authorized by the Contract Documents or as authorized by the Director.

2-1.15 **DUST CONTROL.** During the performance of all Work under this Contract, the Contractor shall assume all responsibility for dust control and shall furnish all labor, equipment, and means required to carry out proper and efficient measures wherever and whenever dust control is necessary to prevent the operations from producing dust damage and nuisance to persons and property. Any claims resulting from dust damage or nuisance shall be borne solely by the Contractor. The Contractor shall comply with all applicable Air Quality Act requirements.

2-1.16 **SANITATION.** The Contractor shall provide sanitary facilities for all persons working on the Work.

2-1.17 **NIGHT WORK AND NORMAL WORKING HOURS.** Normal working hours at the construction site shall be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Legal holidays are excluded. Certain utility connections and street operations are anticipated to require night Work by the Contractor during low usage periods. The Contractor may also be required to prosecute the Work at night if, at any time, the Director shall deem it necessary for the progress of the Work, or if emergencies arise. The Contractor shall promptly comply with any such requirements made in writing by the Director. The Contractor will also be permitted to Work at night if Contractor satisfies the Director of the need therefor, in order to maintain the required progress or protect the Work from the elements. Certain activities are required to be performed at night for nominal progress of the Work and/or are specified to be performed at night by other portions of the Supplemental Conditions. When required, ordered, or permitted to Work at night, the Contractor shall provide sufficient and

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satisfactory lighting and other facilities therefor. The Contractor shall receive no extra payment for night Work, if specified or if required to be performed during the normal progress of the Work, but compensation shall be considered as having been included in the price stipulated for the Work.

If Contractor performs work during weekends, holidays or any non-normal work hours, Contractor shall pay for required City Inspectors.

2-1.18 **LINES AND GRADES.** Unless otherwise provided in the Supplemental Conditions, the Contractor shall lay out all Work, including structures and pipelines, and shall be responsible for any errors resulting therefrom. In all questions arising as to proper location of lines and grades, the Director's decision will be final.

As part of the bid price for the construction of the improvements, the Contractor shall provide and be responsible for the layout of all Work on this project. The Contractor shall provide all necessary surveys, field staking, and positioning for the construction of all components at the proper alignment, elevations, grades, and positions, as indicated on the Contract Drawings and as required for the proper operation and function. The Contractor shall stake its Work area limits. Contractor shall perform all construction staking using a land surveyor licensed in the State of California. Contractor shall provide a staking plan prior to commencement of Work for the City's review and maintain monuments, stakes, and marks, and shall update the plan as necessary. Director, or Director's designated representative, may verify the field condition. Errors or inconsistencies in the Contract Documents discovered by the Contractor shall be reported to the Director within twenty-four (24) hours and prior to constructive forms or related improvements. Any work Installed with this requirement shall be subject to removal and replacement at the Contractor's expense.

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The Contractor's lay-out shall be based on existing structures, property lines, survey control, and bench marks established by the City. All structures and pipeline connections shall be Installed based on actual elevation of existing structures to which connections are made.

The Contractor shall supply such labor as required, at no extra charge, to aid and assist the Director in checking location and grades of the Work as set by the Contractor if the Director desires to perform this checking. This shall include moving materials and equipment located between monuments and the construction Work.

2-1.19 **ARCHEOLOGICAL DISCOVERIES.** Upon discovery of prehistoric or historic artifacts, or other indicators or examples of cultural resources discovered during the course of site preparation, grading, excavation, construction or other development activities, all operations within fifty feet (50') of the find shall cease until such time as the City provides the services of a qualified archeologist to evaluate the finds and recommend appropriate action.

Prehistoric materials can include flaked stone tools (e.g., projectile points, knives and choppers) or tool making debris of obsidian, chert, quartzite and other materials, culturally darkened soil (i.e., midden, which often contains heat affected rock, ash and charcoal, shellfish remains, and cultural materials), and stone milling equipment such as mortars, pestles and hand stones. Historic material may include wood, stone, concrete or adobe footings, walls and other structural remains; debris filled wells or privies; and deposits of wood, metal, glass, ceramics and other refuse.

2-1.20 **PRESERVATION OF MONUMENTS.** Any monuments or bench marks disturbed by construction operations shall be repaired per the City's standard and promptly re-established by a registered land surveyor or civil engineer. A plat for each monument shall be furnished to the Director after the plat has been recorded with the Placer

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County Recorder's Office at no additional cost to the City. The recorded plat shall serve as a record of the re-establishment of said existing survey points.

2-1.21 **CONFORMITY WITH CONTRACT DOCUMENTS.** Work and materials shall conform to the lines, grades, cross sections, dimensions and material requirements, including tolerances, required by the Contract Documents. Although measurement, sampling and testing may be considered evidence as to such conformity, the City shall be the sole judge as to whether the Work or materials deviate from the Contract Documents. At its option, the City may elect to accept deviations from the Contract Documents with appropriate backcharge Assessments against the Contractor, and, if such an election is made, the City will provide written notice to the Contractor of such acceptance.

2-1.22 **FINAL CLEANUP.** Prior to final Acceptance of the Work, the Contractor shall thoroughly clean the Premises, remove all temporary structures built by or for the Contractor, and remove all equipment and surplus construction material and debris from the area. The entire project, before Acceptance by the City, shall be left in a neat and clean condition. All Work areas and temporary construction areas shall be returned to essentially the same conditions existing before the commencing of project construction.

2-1.23 **AS-BUILT DOCUMENTS AND DRAWINGS.** The Contractor shall maintain one set of the full size prints furnished by the City and mark thereon in color any deviations from plan dimensions, elevations, or orientations. Also, the Contractor shall locate on said prints, all underground facilities, such as piping, conduits and tanks by accurate field measurement from structure walls, corners, etc. The Contractor shall submit the prints and an electronic CD (searchable PDF or source file format such as AutoCAD) in good condition to the Director upon completion of the job as a condition of Acceptance of the project. Marked prints

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shall be updated at least once each week and shall be available to the Director for review as to currency prior to developing partial payment estimates. After the completion of testing, but prior to Acceptance, the Contractor shall submit As-Built electrical drawings in color and an electronic CD showing all components and their wiring, and as specified in the Supplemental Conditions.

2-1.24 **SUPERINTENDENCE.** The Contractor shall supervise and direct the Work, which shall be performed in accordance with the requirements of the Contract Documents. The Contractor shall be solely responsible for implementation of all construction means, methods, techniques, sequences, and procedures and for coordination of all portions of the Work under the Agreement. The Contractor shall be solely responsible for the safety of its employees, Subcontractors of any tier, Suppliers, visitors to the Contractor, and other third parties associated with the Contractor.

The Contractor shall designate in writing before starting Work, an authorized representative who shall have the authority to represent and act for the Contractor.

When the Contractor is comprised of two (2) or more persons, firms, partnerships, or corporations functioning on a joint venture basis, said Contractor shall designate in writing before starting Work, the name of one authorized representative who shall have the authority to represent and act for the Contractor. Instances of misconduct, contract non-compliance, unsatisfactory performance, or incompetence by these personnel shall be grounds for the City to direct Contractor to dismiss them from the Project. Contractor shall immediately comply with the City's request for dismissal, at no cost to the City, and shall designate a replacement, which shall be subject to approval by the City.

Said authorized representative shall be present at the site of the Work at all times while Work is actually in progress on the Contract. When Work is not in progress and during periods

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when Work is suspended, arrangements acceptable to the Director shall be made for any Emergency Work that may be required.

Whenever the Contractor or its authorized representative is not present on any particular part of the Work where it may be desired to give direction, orders will be given by the Director, which shall be received and obeyed by the superintendent or foremen who may have charge of the particular Work in reference to which the orders are given.

Any order given by the Director, not otherwise required by the Supplemental Conditions to be in writing, will on request of the Contractor, be given or confirmed by the Director in writing.

2-1.25 **CHARACTER OF WORKER.** If any Subcontractor or person employed by the Contractor shall appear to the Director to be incompetent or to act in a disorderly or improper manner, he or she shall be removed immediately on the requisition of the Director, and such person shall not again be employed on the Work.

2-1.26 **INSPECTION.** The Contractor shall at all times permit the Director to inspect the Work or any part thereof. The Contractor shall maintain proper facilities and provide safe access for such inspection by the Director to all parts of the Work, and to the shops where the Work is in preparation. Work shall not be covered up until authorized by the Director and the Contractor shall be solely responsible for notifying the Director where and when such Work is in readiness for inspection and testing. Should any such Work be covered without authorization, it shall, if so ordered, be uncovered at the Contractor's expense.

Unless otherwise designated as normal working hours, whenever the Contractor intends to perform Work on Saturday, Sunday, or a Legal Holiday, the Contractor shall give notice to the Director of such intention forty-eight (48) hours prior to performing such Work, or such longer

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period as may be specified so that the Director may make necessary arrangements.

The observation and/or approval of the workmanship or materials by the City shall not relieve the Contractor of any obligations to fulfill the requirements of the Contract Documents. Workmanship and materials not meeting such requirements shall be corrected and unsuitable Work or material may be rejected, notwithstanding that such Work or materials have been previously observed and/or approved by the City, or payment therefor has been included in a progress estimate.

The City may order re-examination of questioned Work at any time before final Acceptance. If so ordered, the Contractor shall uncover the Work. If such work is found to be in accordance with the Contract Documents, the City will pay for the cost of uncovering, removing, recovering and replacing the parts removed; but if such Work so exposed or examined is not in accordance with the Contract Documents, the uncovering, removal, recovering and replacement shall be at the Contractor's expense. Work that has been covered prior to observation by the City does not qualify as re-examined work; the City may order such work uncovered for observation without payment of any costs.

2-1.27 **REMOVAL OF REJECTED AND UNAUTHORIZED WORK.** All Work which has been rejected shall be remedied, or removed and replaced by the Contractor in a manner acceptable to the Director and no compensation will be allowed the Contractor for such removal, replacement, or remedial Work.

Any Work done beyond the lines shown on the Contract Drawings or established by the Director, or any Work done without written authority will be considered as unauthorized Work and will not be paid for. Upon order of the Director, unauthorized Work shall be remedied, removed, or replaced at the Contractor's expense.

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Upon failure of the Contractor to comply promptly with any order of the Director made under this section, the Director may cause rejected or unauthorized Work to be remedied, removed, or replaced, and the costs thereof will be deducted from any moneys due or to become due the Contractor.

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SECTION 3

CHANGES IN THE WORK

3-1.01 **CHANGES.** The Director, without invalidating this Agreement and without notice to Contractor's surety, may order changes in the Work, consisting of additions or deletions, or other revisions. The Contract Price and the Contract Time shall be adjusted accordingly. All such changes in the Work, including in the Contract Price and the Contract Time, shall be authorized only by Contract Change Order, signed by the Director.

If Contractor claims that performance of any work entitles it to additional compensation or to an extension of time for performance of the Work, Contractor shall provide written notice to the City of any such claim prior to undertaking such work. Contractor shall provide written notice of any anticipated impacts to the Contract Price or Contract Time within three (3) Days of discovering such impact, by submitting a Notice of Potential Claim described in Section 7-1.03 below, or notice of delay as described in Section 6-1.09 below. If the Director refuses to issue a Change Order for such work, Contractor shall perform that work if directed or obligated to do so and shall submit a complete and specific Claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed, as described in Section 7-1.03 below. Failure to provide written notice of claims prior to undertaking such work, failure to provide a timely Notice of Potential Claim, or failure to submit timely a complete and specific Claim for additional compensation and/or extension of the time for performance, shall be deemed a waiver and abandonment of any such Claim. No Claim, dispute or controversy shall interfere with the progress or performance of the Work and the Contractor shall proceed with the Work as directed by the Director. Failure to so proceed shall amount to a

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default under this Agreement.

3-1.02 **PROPOSED CHANGE ORDERS.** The Contractor will be notified in writing of a proposed Change Order describing the intended change. Within fifteen (15) Days after receipt of a written request, the Contractor shall submit its proposed price to be added or deducted from the Contract Price due to the change and its estimate of the extent of the adjustment in the Contract Time, if any. The Contractor's proposed price to be added to or deducted from the Contract Price shall be supported by a detailed estimate of cost prepared by the Contractor, vendor or Supplier. The Contractor's proposed price submittal shall be accompanied by a statement of the time necessary for the changed Work, together with a description of how this time will be incorporated into the current Construction Schedule. The Contractor shall upon request by the Director permit inspection of its original Contract estimate, subcontract agreements or purchase orders relating to the change.

If agreement is reached on the adjustment in compensation as provided in Section 3-1.05, "Contract Price Adjustment," of these General Conditions, the Contractor shall proceed with the Work as changed at the agreed price.

If the Contractor and the Director fail to agree as to the adjustment in compensation for the performance of the changed Work, the Contractor, upon written order from the Director, shall proceed immediately with the changed Work and the Contract Price shall be adjusted in accordance with Section 3-1.06, "Force Account Payment," of these General Conditions.

If the Contractor fails to submit its cost estimate within such fifteen (15) Day period, the Contractor shall commence the Work as changed immediately upon receipt of written order of the Director, and the Contract Price will be adjusted in accordance with the Director's cost estimate for the changed Work.

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3-1.03 **EMERGENCY AND INDETERMINATE TYPE CHANGE ORDERS.** Changes in the Work made necessary by an Emergency, as determined by the Director, or changes of a kind where the extent of the Work cannot be determined until completed, may be authorized by the Director in writing. The Change Order shall state that it is issued pursuant to this Section 3-1.03. Upon receipt of an authorized Change Order or other written order of the Director, the Contractor shall proceed with the ordered Work and the Director will maintain a daily job record containing a detailed summary of all labor, materials and equipment required for the changed Work.

Within fifteen (15) Days after receiving a written request, the Contractor shall submit a detailed estimate of cost for the change and any requested change in Contract Time in the same manner as required for proposed Change Orders in Section 3-1.02 of these General Conditions.

3-1.04 **EXECUTED CHANGE ORDER.** A Contract Change Order signed by both the Director and the Contractor is an "executed Contract Change Order." By signing the Contract Change Order, the Contractor agrees that the specified compensation constitutes full compensation for the changed Work, including payment for interruption, disruption, acceleration, extended Overhead, delay or any other "impact" claim or "ripple effect" claim. The Contractor specifically understands and agrees that its execution of the Contract Change Order shall constitute a waiver of any right for the Contractor to claim any additional compensation with respect to the subject matter of the Contract Change Order.

3-1.05 **CONTRACT PRICE ADJUSTMENT.** If a Contract Change Order provides for an adjustment to the Contract Price, the amount of such adjustment shall be determined by one of the following methods, or a combination thereof, as determined by the City and in its sole discretion:

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A. Lump sum. The Contractor and the City may agree on a lump sum amount for the Change Order. At the City's request, the Contractor will provide pricing for the work. Maximum markups for Contract Change Orders paid for using lump sum pricing shall be paid for in the same manner and in the same amounts as markups for Force Account work, as described in Section 3-1.06 below.

B. Unit Prices. The unit prices set forth in the Contractor's Schedule of Bid Prices will be utilized where they are applicable and acceptable to the City. The Contractor's unit prices shall remain firm and shall not be subject to adjustment unless and until the actual quantity of work is increased or decreased by Contract Change Order in an amount greater than twenty-five percent (25%) from the estimated quantity indicated for such item. No markups will be given for Contract Change Orders paid for using unit prices.

Unit prices for new items included in the Contract Change Order but not included in the original bid shall be as mutually agreed upon or, in the absence of agreement, as determined by the City in the same manner as if the work were to be paid for on a Force Account basis, as described in Section 3-1.06 below.

C. Force Account. Where the City and the Contractor are unable to agree on lump sum pricing and if the City does not elect to utilize the unit prices in Contractor's bid, or such unit prices are not applicable, the changed work will be performed and tracked by the Contractor as Force Account work, as described in Section 3-1.06 below. The City will pay for such work, including markups, properly attributable to the change in accordance with those Force Account provisions.

D. Eliminated Items. The City reserves the right to delete any bid item of Work in its entirety. The City makes no representation that any work under a bid item of Work

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will be performed, and all work may be subject to a Contract Change Order that deletes such work. Bid items are distinct and severable from the other bid items, and the Contractor shall not be entitled to any anticipated profit, unabsorbed Overhead, or other indirect expense attributable to the deleted item, except as provided immediately below with regard to Force Account mark-ups on the direct and verifiable costs incurred prior to the City's order that deletes the work.

Should any bid item of Work be eliminated in its entirety and not accounted for as described immediately above and, in the absence of an executed Contract Change Order covering such elimination, payment will be made to the Contractor for actual direct and verifiable costs incurred in connection with such eliminated bid item if incurred prior to the date of notification in writing by the City of such elimination. If acceptable material is ordered by the Contractor for the eliminated item prior to the date of notification of such elimination by the City, and if orders for such material cannot be canceled, it will be paid for at the actual direct and verifiable cost to the Contractor. Actual direct costs shall include documented vendor shipping fees, Supplier restocking fees, if applicable, and Contractor handling costs directly related to the eliminated item(s). In such case, the material paid for shall become the property of the City and the actual cost of any further handling will be paid for by the City. If the material is returnable to the vendor and if the City so directs, the material shall be returned and the Contractor will be paid for the actual direct cost of charges made by the vendor for returning the material. The actual direct cost of handling returned materials will also be paid for by the City. The actual direct and verifiable costs to be paid by the City as provided herein will be computed in the same manner as if the work were to be paid for on a Force Account basis, including the application of Force Account mark-ups to said costs.

3-1.06 **FORCE ACCOUNT PAYMENT.** When Work performed pursuant to a

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Change Order is to be paid for on a Force Account basis, the Contractor's labor, materials and equipment used in the performance of such Work shall be subject to the approval of the City, and the compensation will be determined as set forth below in this section.

3-1.06A **LABOR.** The Contractor will be paid an amount based on the actual cost for the workers (including foremen when authorized by the Director) used in the actual and direct performance of the Work. All labor costs associated with Overhead, whether field or home office, are specifically excluded herein, as those labor costs are covered by the below mark-ups. The cost of labor, whether the employer is the Contractor, Subcontractor or other forces, shall include employer payments; assessment of benefits required by lawful labor union collective bargaining agreements; compensation insurance payments; contributions made to the State pursuant to the Unemployment Insurance Code; and for taxes paid to the Federal Government pursuant to the Social Security Act of August 14, 1935, as amended. No labor cost will be recognized at a rate in excess of the wages prevailing in the locality at the time the Work is performed, nor will the use of a labor classification, which would increase the cost, be permitted unless the Contractor establishes to the complete satisfaction of the Director the necessity for payment at a higher rate.

3-1.06B **MATERIALS.** Only materials furnished by the Contractor and necessarily used in the performance of the Work will be paid for. Such cost of materials may include the costs of procurement, transportation and delivery if necessarily incurred. If a cash or trade discount by the actual supplier is available to the Contractor, it shall be credited to the City. If materials are procured by the purchaser by any method which is not a direct purchase from and a direct billing by the actual supplier to such purchaser, the cost of such materials shall be deemed to be the price paid to the actual supplier plus the actual costs, if any, incurred in the

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handling of such materials. If the materials are obtained from a supply or source owned wholly or in part by the purchaser, the cost of such materials shall not exceed the price paid by the purchaser for similar materials furnished from said source on Bid items or the current wholesale price for such materials delivered to the job site, less any discounts as provided herein, whichever is lower. If, in the opinion of the Director, the cost of materials is excessive, or if the Contractor fails to furnish satisfactory evidence of the cost to it from the actual supplier within sixty (60) Days after the date of delivery of the materials or within fifteen (15) Days after Acceptance of the Agreement, whichever occurs first, the cost of the materials shall be deemed to be the lowest current wholesale price at which similar materials are available in the quantities required, less any discounts provided herein. The Department reserves the right to furnish such materials required by the Change Order as it deems advisable, and the Contractor shall have no claim for cost or markups on material furnished by the Department.

3-1.06C **EQUIPMENT.** The Contractor will be paid an amount based on the actual cost for the use of equipment directly required and approved by the Director in the performance of the changed Work. No payment will be made for time while equipment is inoperative due to breakdowns or on Days when no Work is performed. In addition, the rental time shall include the time required to move the equipment to the Work from the nearest available source of such equipment, and to return it to the source. If such equipment is not moved by its own power, then loading and transportation costs will be paid. Moving time, loading and transportation costs will only be paid if the equipment is used exclusively on the changed Work during the time between move in and move out. Individual pieces of equipment having a replacement value of One Thousand Dollars ($1000) or less shall be considered to be tools or small equipment, and no payment will be made therefore. For equipment owned,

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furnished, or rented by the Contractor, no cost therefore shall be recognized in excess of the equipment rental rates published by Caltrans at the following website address: http://www.dot.ca.gov/hq/construc/equipmnt.html. Equipment located at a Work Site and utilized on non-Force Account work shall not eligible for standby payment, and shall be charged on a Force Account basis only when solely performing pre-approved Force Account work tasks.

3-1.06D **MARKUPS.** When a Change Order increases the cost of the Work, the Contractor may add the following maximum markups to its actual costs of labor, materials, or equipment rental:

15 percent for labor;

10 percent for materials; and

5 percent for equipment rental.

The above markups include full compensation, covering the costs of all supervision, bonds, profit, Overhead, and other general expenses not specifically designated as a direct cost in Sections 3-1.06A through 3-1.06C above. The total payment (i.e., direct cost plus applicable markups) shall be deemed to be the actual cost of such work and shall constitute full compensation therefor. The Contractor specifically understands and agrees that such payment shall include any Contractor costs for interruption, disruption, and acceleration, extended Overhead, Change Order management, delay or other "impact" claim or "ripple effect" claim.

When work paid for on a Force Account basis is performed by forces other than the Contractor's own forces, the maximum allowable mark-ups for the Subcontractors' costs shall be fifteen percent (15%) for the cost of labor, ten percent (10%) for the cost of materials, and five percent (5%) for the cost of rented equipment. In these situations where the work is being performed by Subcontractors, the Contractor will only be entitled to an additional five percent

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(5%) mark-up and will not be entitled to receive the additional mark-ups specified in this section.

When a Change Order decreases the cost of the Work, the reduction in cost shall include a five percent (5%) markup on the estimated cost for furnishing the labor, materials and equipment, which would have been used on such Work, had the Change Order not been issued.

When a Change Order involves both added Work and deleted Work, the markup or markups to be used shall be as follows:

The actual costs of labor, materials, and equipment rental for added and deleted Work shall be calculated separately without adding markups. If the difference between the calculated costs for labor results in an increased cost, a markup of fifteen percent (15%) shall be applied to the increased cost. If the difference between the calculated costs of materials or equipment rental results in an increased cost, a markup of ten percent (10%) and five percent (5%) respectively, shall be applied to the increased costs of materials or equipment rental, as the case may be. If the difference between the calculated costs for labor, materials or equipment rental results in a decreased cost, a markup of five percent (5%) shall be applied to the decreased costs of labor, materials or equipment rental, as the case may be.

Contractor shall not add mark-ups on work performed and billed by City staff nor add mark-ups to successive iterations of proposed Change Order cost proposals returned to Contractor by the City due to incomplete or inaccurate information being originally submitted by the Contractor. If the Contract Price increases by the issuance of Change Orders, the penal amounts of the bonds required shall increase accordingly.

3-1.06E **RECORDS.** The Contractor shall maintain its records in such a manner as to provide a clear distinction between the direct costs of extra work paid for on a Force Account basis and the costs of other operations.

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From the above records, the Contractor shall furnish the City completed daily extra work reports, on forms acceptable to the City, for each Day's extra work to be paid for on a Force Account basis. The daily extra work reports shall itemize the materials used, and shall cover the direct cost of labor and the charges for equipment rental, whether furnished by the Contractor, Subcontractor, or other forces. The daily extra work reports shall provide names and identifications and classifications of workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment, and hours operated. Daily extra work and Force Account reports (actual or claimed) shall be signed by both the City's and the Contractor's representatives within twenty-four (24) hours of the performance of the work.

Valid copies of vendor's invoices shall substantiate material charges. Such invoices shall be submitted with the daily extra work reports, or if not available, they shall be submitted with subsequent daily extra work reports. Should said vendor's invoices not be submitted within sixty (60) Days after the date of delivery of the material or within fifteen (15) Days after the Acceptance of the Agreement, whichever occurs first, the City reserves the right to establish the cost of such materials at the lowest current wholesale prices at which said materials were available in the quantities, less any discounts.

The City will compare its records with the completed daily extra work reports furnished by the Contractor and make any necessary adjustments. When these daily extra work reports are agreed upon and signed by both parties, said reports shall become the basis of payment for the work performed, but shall not preclude subsequent adjustment based on a later audit by the City.

The Contractor's cost records pertaining to Work paid for on a Force Account basis shall be open to inspection or audit by representatives of the City during the life of the Agreement and for a period of not less than three (3) years after the date of Agreement completion and the

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Contractor shall retain such records for that period. Where payment for materials or labor is based on the cost thereof to forces other than the Contractor, the Contractor shall make every reasonable effort to insure that the cost records of such other forces will be open to inspection and audit by representatives of the City on the same terms and conditions as the cost records of the Contractor. If an audit is to be commenced more than sixty (60) Days after the date of Acceptance of the Agreement, the Contractor will be given fifteen (15) Days' notice of the time when such audit is to begin.

3-1.07 **COST REDUCTION PROPOSALS.** The City encourages the Contractor to submit Cost Reduction Proposals whenever the Contractor identifies areas and/or instances in which there can be savings to the Work. Contractor may submit to the City, in writing, proposals for modifying the plans, Specifications or other requirements of the Agreement for the sole purpose of reducing the total cost of construction, including the time for completion of the Work. The City may consider such Cost Reduction Proposals and, if accepted, the Agreement will be equitably adjusted. The City has no obligation to consider or accept Cost Reduction Proposals.

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SECTION 4

CONTROL OF MATERIALS

4-1.01 **MATERIALS.** The Contractor shall furnish all materials required to complete the Work, except materials that are designated in the Supplemental Conditions to be furnished by the City and materials furnished by the City in accordance with Section 3, "Changes in the Work," of these General Conditions.

Unless otherwise specified in the Supplemental Conditions, materials furnished by the Contractor for incorporation into the Work shall be new. When the quality or kind of materials, articles, or equipment is not particularly indicated, then the quality or kind thereof shall be similar to those that are indicated.

Articles or materials to be incorporated in the Work shall be stored in such a manner as to insure the preservation of their quality and fitness for the Work, and to facilitate inspection.

All materials which do not conform to the requirements of the Contract Documents as determined by the Director, will be rejected whether in place or not. Rejected material shall be removed immediately from the site of the Work, unless otherwise permitted by the Director. No rejected material, the defects of which have been subsequently corrected, shall be used in the Work, unless approval in writing has been given by the Director. Upon failure of the Contractor to comply promptly with any order of the Director made under these provisions, the Director shall have the authority to cause the removal and replacement of rejected material and to deduct the cost thereof from any moneys due or to become due the Contractor.

Manufacturer's warranties, guaranties, instruction sheets and parts lists, which are furnished with certain materials incorporated in the Work, shall be delivered to the Director

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before Acceptance of the Contract.

Unless otherwise designated in the Supplemental Conditions or Specifications, materials furnished by the City will be delivered to the job site. Materials furnished by the City that are designated in the Supplemental Conditions as available at locations other than the job site shall be hauled to the site of the Work by the Contractor at its expense, including any necessary loading and unloading that may be involved.

The Contractor will be held responsible for all materials furnished to it, and shall pay all demurrage and storage charges. City-furnished materials lost or damaged from any cause whatsoever shall be replaced by the Contractor. The Contractor will be liable to the Department for the cost of replacing City-furnished material and such costs may be deducted from any moneys due or to become due the Contractor.

4-1.02 **PRODUCT AND REFERENCE STANDARDS.** When descriptive catalog designations, including manufacturer's name, product brand name, or model number are referred to in the Contract Documents, such designations shall be considered as being those found in industry publications in effect on the day the Notice to Contractors for the Work is dated, except as may be otherwise stated.

When standards or test designations of the Federal Government, trade societies, or trade associations are referred to in the Contract Documents by specific date of issue, these shall be considered as part of the Contract. When such references do not bear a date of issue, the edition in effect on the day the Notice to Contractors for the Work is dated shall be considered as part of the Contract.

4-1.03 **SAMPLING AND TESTING OF MATERIALS.** Unless otherwise specified, all tests shall be performed in accordance with the methods used by the State

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Department of Transportation (Caltrans) and shall be made by the Director or his or her designated representative.

The State Department of Transportation has developed test methods for testing the quality of materials and Work. These test methods are identified by a California Test followed by the serial number. Copies of individual tests are available at the State Department of Transportation Laboratory, Sacramento, California, and will be furnished to interested persons upon request.

Whenever a reference is made in the Supplemental Conditions to a California Test by number, it shall mean the California test in effect on the day the Notice to Contractors for the Work is dated.

Whenever the Supplemental Conditions provide an option between two (2) or more test methods, the Director will determine the test method to be used.

Whenever a Supplemental Condition, manual, or test designation provides for test reports (such as certified mill test reports) from the manufacturer, copies of such reports, identified as to the lot of material, shall be furnished to the Director. The manufacturer's test reports shall supplement the inspection, sampling and testing provisions of this Section 4-1.03 and shall not constitute a waiver of the City's right to inspect. When material which cannot be identified with specific test reports is proposed for use, the Director may at his or her discretion, select random samples from the lot for testing. Testing specimens from the random samples, including those required for retest, shall be prepared in accordance with the referenced Supplemental Conditions and furnished by the Contractor at its expense. The number of such samples and test specimens shall be entirely at the discretion of the Director.

When requested by the Director, the Contractor shall furnish, without charge, samples of

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all material entering into the Work, and no material shall be used prior to approval by the Director, except as provided in Section 4-1.04, “Certificates of Compliance,” of these General Conditions.

A. Inspection and Access for Testing. The Contractor shall provide safe access for the Director and his or her inspectors to adequately inspect the quality of Work and conformance with the General and Supplemental Conditions. The Contractor shall provide adequate lighting, ventilation, ladders and other protective facilities as may be necessary for the safe performance of inspections.

The Contractor shall submit samples or specimens of such materials to be furnished or used in the Work as the Director may require. The Contractor shall furnish the Director all necessary labor and facilities for such things as excavation in the compacted fill to depths required to take samples.

Inspections, tests, or favorable review by the Director or others shall not relieve the Contractor from its obligations to perform the Work in accordance with the requirements of the Contract Documents.

Work covered without the favorable review or consent of the Director shall, if required by the Director, be uncovered for examination at the Contractor's expense.

If the Engineer, Architect, or Director considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the Director's request, will uncover, expose or otherwise make available for observation, inspection or testing as the Director may require, that portion of the Work in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such Work is defective, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of

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satisfactory reconstruction. If, however, such Work is not found to be defective and the Work was not covered without favorable review of the Director, the Contractor will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, to cover its costs directly attributable to such uncovering, exposure, observation, inspection, testing, and reconstruction and an appropriate Change Order shall be issued.

Whenever the Contractor varies the period during which Work is carried on each Day, the Contractor shall give due notice to the Director so that proper inspection may be provided. Any Work done in the absence of the Director may be subject to rejection. Proper facilities for safe access for inspection to all parts of the Work shall at all times be maintained for the necessary use of the Director and other agents of the City. Authorized representatives and agents of the Director shall be permitted access to inspect all Work and materials wherever it is required for preparation of progress reports, and the Contractor shall provide proper facilities for such access and inspection.

It is the Contractor's responsibility to supervise the Work and complete the project in accordance with the Contract Documents. In the course of managing that effort, the Contractor shall generate its own punch lists as deemed necessary. The Director may prepare punch lists for the Director's own use in communicating with the Contractor; however, the Director shall be under no obligation to prepare punch lists for the Contractor. In general, the Director will prepare punch lists only after the Contractor has given the Director written notice that the subject Work is completed and tested in accordance with the Contract Documents and is ready for operation and/or use and/or occupancy. Failure of the Director to include an item in a punch list shall not relieve the Contractor of its duty to satisfactorily complete all Work required by the Contract Documents.

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Upon Final Completion of the construction Work and request by the Contractor, the Director will conduct a final inspection as a basis for recommending to the City that the Work be accepted.

B. Field and Materials Testing. Where the Supplemental Conditions require Work to be specially field tested or approved, it shall be tested only in the presence of the Director after timely notice of its readiness for inspection and test, and the Work after testing shall be covered up only upon the consent thereto of the Director.

The results of any tests made are for the information of the Director. Regardless of any test results, the Contractor is solely responsible for the quality of workmanship and materials and for compliance with the requirements of the Contract Drawings and Supplemental Conditions.

Except as specifically required under the Supplemental Conditions, all tests by the Director of materials furnished by the Contractor will be done in accordance with commonly recognized standards of national organizations. The Contractor shall furnish such samples of all materials as required by the Director without charge. No material shall be used unless it has been favorably reviewed by the Director.

Where such inspection and testing are to be conducted by an independent Laboratory or agency, the sample or samples of materials to be tested shall be selected by such Laboratory or agency, or the Director, and not by the Contractor.

C. Costs of Testing.

1. Initial Services: The City shall furnish and pay for all initial testing services required by the Contract Documents. When initial tests indicate non-compliance with the Contract Documents, the cost of initial tests associated with that non-compliance will be

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deducted by the City from the balance owed the Contractor. The Contractor shall furnish samples of materials for testing as may be required by the Director. Such samples shall be furnished without cost to the City.

2. Retesting: When initial tests indicate non-compliance with the Contract Documents, all subsequent retesting occasioned by the non-compliance shall be performed by the same testing Laboratory and the cost thereof will be deducted by the City from the balance owed the Contractor. Contractor shall be billed for each additional test.

3. Contractor Convenience Testing: Inspection or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

4. Additional Tests and Inspections: When in the opinion of the Director additional tests or inspections are required because of the manner in which the Contractor executes its Work, such tests and inspections shall be paid for by the City, but will be deducted from the Contract Price. Examples of such tests and inspections are tests of materials substituted for previously accepted materials or substituted for specified materials, retests made necessary by failure of material to comply with the requirements of the Specifications, load tests made necessary because of portions of the structure not fully meeting Specifications or plan requirements, etc.

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4-1.04 **CERTIFICATES OF COMPLIANCE.** A Certificate of Compliance shall be furnished prior to the use of any materials for which the Supplemental Conditions require that such a Certificate be furnished. In addition, the Director may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The Certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all

respects with the requirements of the Supplemental Conditions. A Certificate of Compliance shall be furnished with each lot of such materials delivered to the Work and the lot so certified shall be clearly identified in the Certificate.

All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the Work which conforms to the requirements of the Contract Documents and any such material not conforming to such requirements will be subject to rejection whether in place or not.

The Department reserves the right to refuse to permit the use of material on the basis of a Certificate of Compliance.

The form of the Certificate of Compliance and its disposition shall be as directed by the Director.

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SECTION 5

LEGAL RELATIONS AND RESPONSIBILITY

5-1.01 **LAWS TO BE OBSERVED.** The Contractor shall keep informed of and observe, and comply with and cause all of its agents and employees to observe and comply with, all prevailing Federal and State laws, and rules and regulations made pursuant to said Federal and State laws, and county and municipal ordinances, and regulations, which in any way affect the conduct of the Contract. If any conflict arises between provisions of the Contract and any such law above referred to, the Contractor shall notify the Director at once in writing. To the fullest extent allowed by law, the Contractor shall defend, indemnify, and save and hold harmless the City or any of its officers, agents, employees, and volunteers against any claim or liability arising from or based on the violation of any such law, rule, or regulation, whether by itself or its agents or employees.

5-1.02 **HOURS OF LABOR.** Eight (8) hours labor constitutes a legal Day's work. The Contractor or Subcontractor shall, as a penalty to City, forfeit Twenty-five Dollars ($25) for each worker employed in the execution of the contract by the respective Contractor or Subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one (1) calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that Work performed by employees of Contractors in excess of eight (8) hours per day, and forty (40) hours during any one (1) week, shall be permitted upon public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1-1/2) times the basic rate of pay, as provided in said

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Section 1815. In addition, Contractor and/or its Subcontractors may be required to pay double the basic rate of pay for all hours worked in excess of twelve (12) hours in any workday and under other circumstances. (See California Code of Regulations, Title 8, Sections 16100(c)(6) and (16200(a)(3)(F) and applicable Department of Industrial Relations prevailing wage determinations.)

5-1.03 **NONDISCRIMINATION.**

A. Attention is directed to Labor Code Section 1735, which reads as follows:

"A contractor shall not discriminate in the employment of persons upon public works on any basis listed in subdivision (a) of Section 12940 of the Government Code, as those bases are defined in Sections 12926 and 12926.1 of the Government Code, except as otherwise provided in Section 12940 of the Government Code. Every Contractor for public works who violates this section is subject to all the penalties imposed for a violation of this chapter."

B. During the performance of this Contract, Contractor and its Subcontractors shall not unlawfully discriminate 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, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The Contractor and Subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Contractor and Subcontractors shall comply with the provisions of the California Fair Employment and Housing Act (Government Code §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0 et seq.) and other applicable State and Federal regulations and City

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policies pertaining to nondiscrimination and affirmative action which are incorporated into this Agreement by reference and made a part hereof as if set forth in full. The Contractor and its Subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

C. Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform Work under the agreement.

5-1.04 **PREVAILING WAGE.** The Contractor and any Subcontractor shall comply with Labor Code Sections 1770 et seq. In accordance with said Section 1775 the Contractor and any Subcontractor under the Contractor shall, as a penalty, forfeit to the state or City not more than $200 for each calendar day or portion thereof, for each worker paid less than the prevailing rate as determined by the Director of Industrial Relations for the work or craft in which such worker is employed for under the Contract by the Contractor or by any Subcontractor under the Contractor.

The amount of the penalty shall be determined by the Labor Commissioner based on consideration of both of the following: (a) whether the failure to pay the correct rate of per diem wages was a good-faith mistake and, if so, whether the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor; and (b) whether the Contractor or Subcontractor has a prior record of failing to meet its prevailing wage obligations.

The penalty may not be less than forty dollars ($40) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, unless the failure of the Contractor or Subcontractor to pay the correct rate of per diem wages was a good faith mistake and, if so, the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor.

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The penalty may not be less than eighty dollars ($80) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Contractor or Subcontractor has been assessed penalties within the previous three (3) years for failing to meet its prevailing wage obligations on a separate contract, unless those penalties were subsequently withdrawn or overturned.

The penalty may not be less than one hundred twenty dollars ($120) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Labor Commissioner determines that the violation was willful, as defined in subdivision (c) of Section 1777.1 of the Labor Code.

If the amount due under this section is collected from the Contractor or Subcontractor, any outstanding wage claim under Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code against the Contractor or Subcontractor shall be satisfied before applying that amount to the penalty imposed on that Contractor or Subcontractor pursuant to this section.

The determination of the Labor Commissioner as to the amount of the penalty shall be reviewable only for an abuse of discretion.

In addition to said penalty, 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 the Contractor or Subcontractor.

If a worker employed by a Subcontractor on a public works project is not paid the general prevailing per diem wages by the Subcontractor, the Contractor is not liable for any penalties described above unless the Contractor had knowledge of that failure of the Subcontractor to pay

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the specified prevailing rate of wages to those workers or unless the Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the Subcontractor for the performance of work on the public works project shall include a copy of the provisions of Sections 1771, 1776, 177.5, 1813, and 1815 of the Labor Code.
2. The Contractor shall monitor the payment of the specified general prevailing rate of per diem wages by the Subcontractor to the employees, by periodic review of the certified payroll records of the Subcontractor.
3. Upon become aware of the Subcontractor's failure to pay its workers the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the Subcontractor for work performed on the public works project.
4. Prior to making final payment to the Subcontractor for work performed on the public works project, the Contractor shall obtain an affidavit signed under penalty of perjury from the Subcontractor that the Subcontractor has paid the specified general prevailing rate of per diem wages to its employees on the public works project and any amount due pursuant to 1813 of the Labor Code.

Pursuant to Section 1775 of the Labor Code, the Division of Labor Standards Enforcement shall notify the Contractor on a public works project within fifteen (15) Days of the receipt by the Division of Labor Standards Enforcement of a complaint of the failure of a Subcontractor on that public works project to pay workers the general prevailing rate per diem wages.

Pursuant to the provisions of California Labor Code Section 1773, the City has obtained

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the general prevailing rate of wages applicable to the categories of workers the City anticipates will be utilized for this project for straight time, overtime, Saturday, Sunday, 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 or, if no collective bargaining applies, those holidays identified in Government Code Section 6700. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm, which is incorporated herein as a part of this Contract.

Pursuant to Labor Code Section 1773.2, the general prevailing wage rates set forth above, which forms a part of this Contract, shall be posted by the Contractor at a prominent place at the site of the Work.

Pursuant to Labor Code Section 1773.6 and California Code of Regulations Section 16204, Title 8, changes in general prevailing wage determinations shall apply to the project only if issued by the Director of Industrial Relations prior to the City's bid issuance date.

The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining its Bid, and will not under any circumstances be considered as the basis of a claim against the City or Contract.

When both California and Federal prevailing wage rates apply, the Contractor and any Subcontractors shall pay their workers the higher of the two rates. The Contractor and any Subcontractors shall insert this clause in any lower tier contract.

5-1.05 **REGISTRATION REQUIRED AS QUALIFICATION TO BID.**

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Pursuant to Labor Code Section 1771.1(b), notice is hereby given that a Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contractor for public work, as defined in Labor Code Sections 1720, et seq., unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5.

5-1.06 **PAYROLL RECORDS.** The Contractor's attention is directed to the following provisions of Labor Code Section 1776. The Contractor shall be responsible for the compliance with these provisions by its Subcontractors.

A. The Contractor and each Subcontractor shall keep accurate and current payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by it in connection with the public work. Each payroll record shall contain or be verified by a written declaration that is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.

2. The employer has complied with the requirements of Section 1771, 1811, and 1815 for any work performed by his or her employees on the public works project.

B. The payroll records enumerated under subdivision (A) shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following

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basis:

1. A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

2. A certified copy of all payroll records enumerated in subdivision (A) shall be made available for inspection or furnished upon request to a representative of the City, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the Department of Industrial Relations. The City reserves the right to withhold any progress payments to the Contractor in the event of noncompliance with the subsection.

3. A certified copy of all payroll records enumerated in subdivision (A) shall be made available upon request by the public for inspection or for copies thereof. However, a request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. The public shall not be given access to such records at the principal office of the Contractor.

C. The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

D. Each Contractor shall file a certified copy of the records enumerated in subdivision (A) with the entity that requested the records within ten (10) Days after receipt of a written request.

E. Any copy of the records made available for inspection as copies and furnished upon request to the public or any public agency by the City, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or

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obliterated to prevent disclosure of an individual's name, address and social security number. The name and address of the Contractor awarded the Contract or Subcontractor performing the Contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (Section 175a of Title 29 of the United States Code) shall be marked or obliterated only to prevent the disclosure of an individual's name and social security number. A joint labor-management committee may maintain an action in a court of competent jurisdiction against an employer who fails to comply with Section 1774. The court may award restitution to an employee for unpaid wages and may award the joint labor-management committee reasonable attorneys' fees and costs incurred in maintaining the action. An action under this subdivision may not be based on the employer's misclassification of the craft of a worker on its certified payroll records. Nothing in this subdivision limits any other available remedies for a violation of this section.

F. The Contractor shall inform the City of the location of the records enumerated under subdivision (A), including the street address, city and county, and shall, within five (5) business days, provide a notice of a change of location and address.

G. The Contractor shall have ten (10) Days in which to comply subsequent to receipt of written notice requesting the records enumerated in subdivision (A). In the event that the Contractor or Subcontractor fails to comply within the ten (10) Day period, the Contractor shall, as a penalty to the State or City, forfeit twenty-five ($25) Dollars for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from any progress payment or final payment then due. A contractor

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is not subject to a penalty assessment pursuant to this section due to the failure of a Subcontractor to comply with this section.

5-1.07 **SAFETY REQUIREMENTS.** It is the intent of the parties that the City is not an exposing, creating, controlling, or correcting employer under California Labor Code Section 6400. In accordance with generally accepted construction practices and State law, the Contractor shall have the authority and be solely and completely responsible for conditions on the Work Site, including safety of all persons and property during performance of the Work. Moreover, the Contractor shall be the controlling employer and has the authority and responsibility to enforce Work Site safety. The Contractor shall be responsible for conducting daily safety inspections and assuring all hazards and violations are abated. The Contractor is responsible for assuring that all Subcontractors adhere to the minimum Cal/OSHA safety requirements and that each Subcontractor has an effective Cal/OSHA IIPP (Illness and Injury Prevention Program) in place that specifically addresses all potential exposures, such as, but not limited to, fall protection, confined space, and trenching/shoring. These requirements shall apply continuously and not be limited to normal working hours. The Contractor shall be responsible for any delay costs or damages in the event the progress of Work is slowed or stopped due to a safety violation.

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The Contractor shall designate a safety officer and have in place a health and safety plan in accordance with the laws of State of California and conduct safety meetings and document them in accordance with the law. The Contractor shall have the safety record available for inspection during working hours and shall submit job site safety meeting reports with each Application for Payment.

Prior to Contractor commencing construction project work on City property, Contractor

shall make available copies of its Health and Safety Plan (HASP) that meets or exceeds applicable Cal/OSHA regulations. The Contractor's HASP shall also meet or exceed the requirements of any applicable City-wide or departmental specific Injury and Illness Prevention Programs (IIPP) and other HASP programs, procedures, and plans. Potentially applicable HASP programs, procedures, and plans include, but are not limited to, the following:

1. Bloodborne Pathogens Exposure Control Plan;
2. Confined Space Entry Procedure;
3. Electrical Safety Program (Lockout/Tagout);
4. Emergency Action Plans (Site Specific);
5. Fire Prevention Plans (Site Specific);
6. Hazardous Waste Operations Emergency Response Plan (or Equivalent);
7. Hazard Communication Program (SDS's and Right-to-Know training);
8. Heat Illness & Prevention Plan;
9. Hearing Conservation Program;
10. Hot Work/Welding Procedure;
11. Job Hazard Analyses/Standard Operating Procedures;
12. Traffic Control & Flagging;
13. Excavation/Dig Safe Procedure;
14. Fall Protection Plan;
15. Personal Protective Equipment Plan;
16. Respirable Crystalline Silica Exposure Control Plan;
17. Respirator Program;
18. Soils Management Plan (for contaminated soils); and

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19. Transite (Asbestos) Pipe Work Procedure.

Additionally, Contractor shall be responsible for complying with all City-wide and departmental specific safety requirements as identified in the Supplemental Conditions or presented at a pre-construction meeting.

Contractor shall inform City in advance of the quantity of chemical(s) to be used for the project and the total quantity of chemical(s) that will be brought onto City property. In addition, Contractor shall provide City with one copy of the Safety Data Sheet (SDS) for each chemical expected to be used to complete the project and for each chemical brought to the Work Site, regardless of whether such chemicals are ultimately used for the project.

The services of the Director in conducting construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's Work methods, equipment, bracing or scaffolding, or safety measures, in, on, or near the construction site. If a City employee observes a safety violation, the City employee will report the violation to the Contractor who is then responsible for assuring the violation is abated.

The Contractor is hereby informed that Work on this project could be hazardous. The Contractor shall carefully instruct all personnel working in potentially hazardous Work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property. Special care shall be exercised relative to Work underground.

All Work and materials shall be in strict accordance with all applicable State, City, County, and Federal Rules, Regulations, and Codes, and attention is drawn to the requirements of Cal/OSHA. The Contractor shall be solely responsible for compliance with all City, County and State blasting requirements and for any damages caused by its operations.

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To ensure compliance with California Labor Code Section 6705, the Contractor shall submit to the City, at least five (5) Days in advance of excavation of any trench five feet (5') or more in depth, Working Drawings to the Director showing the design of shoring, bracing, sloping and other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such Working Drawings vary from the shoring system standards established by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared and signed by a registered civil or structural engineer in the State of California. This in no way relieves the Contractor from the requirement of maintaining safety in all operations performed by the Contractor or the Contractor's Subcontractors and nothing in this section shall be deemed to allow the use of a shoring, sloping or protective system less effective than that required by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety Contractor's Working Drawings shall be subject to approval insofar as the details affect the character of the finished Work and for compliance with design requirements applicable to the construction when specified or called for, but details of the design will be left to Contractor who shall be responsible for the successful construction of the Work. The City shall approve Working Drawings before any Work involving such drawings is performed. Approval and/or acceptance by the City or its designated agent only constitutes acknowledgment of the submission and does not constitute review or approval of the designs, design assumptions or criteria, completeness of submissions, applicability to areas of intended use, nor implementation of the plans, which are solely the responsibility of the Contractor and its registered engineer.

The Contractor shall perform its Work as not to expose personnel to, or to discharge into the atmosphere from any source whatever, smoke, dust, asbestos, toxic chemicals or other air

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contaminants in violation of the laws, rules, and regulations of the governmental entities having jurisdiction and shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of the Work. The Contractor shall immediately report any such release to the City. The Contractor shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limitation, payment of any fines or penalties levied against the City by any agency as a result of such release and shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any claims arising from such release. For purposes of this section only, the term "claims" shall include:

1. All notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees, or charges imposed by any governmental agency with jurisdiction; and

2. Any claim, cause of action, or administrative or judicial proceeding brought against the City, its officers, agents, employees, and volunteers for any loss, cost (including reasonable attorneys' fees), damage or liability, sustained or suffered by any person or entity, including the City.

If the performance of the Work creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state, and local laws, at the expense of the Contractor. The Contractor shall dispose of the wastes under its own EPA Generator Number. In no event shall the City be identified as the generator. The Contractor shall notify the City of any such hazardous wastes and the City reserves the right to a copy of the results of any tests conducted on the wastes, and, at its cost, to perform additional tests or examine those wastes, prior to disposition. The Contractor shall defend, indemnify, and save and hold harmless the City, its

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officers, agents, employees, and volunteers from any claims arising from the disposal of the hazardous wastes, regardless of the absence of negligence or other malfeasance by the Contractor. Disposal of all Hazardous Materials must be done in accordance with all laws and regulations. Copies of required regulatory documentation including copies of final manifests shall be supplied to the City.

Contractors or Subcontractors removing one hundred or more square feet (100') of asbestos must be "Certified" in accordance with State law. All Work involving exposure to asbestos and all other hazardous materials shall be performed with protection of personnel in compliance with all applicable regulations and safety requirements including, but not limited to, California Code of Regulations Section 1529, Title 8.

Nothing in these General Conditions is to be construed to permit Work not conforming to governing codes. When Contract Documents differ from governing codes, the Contractor shall furnish and Install the higher standards called for without extra charge.

5-1.08 **SUBSURFACE EXCAVATIONS, NOTIFICATION.** The Contractor shall contact the regional notification center, "Underground Service Alert," and schedule its Work to allow ample time for the center to notify its members and, if necessary, for any member to field locate and mark its facilities. Without limiting the foregoing, the Contractor's attention is directed to Government Code Sections 4216 to 4216.9, and in particular Section 4216.2.

5-1.09 **PUBLIC SAFETY.** The Contractor shall assume all responsibility for public safety during the performance of its Work, and all costs arising therefrom shall be included in the Contract Price. Whenever the Contractor's operations create a condition hazardous to traffic or to the public, it shall furnish, erect and maintain, at its expense, such fences, barricades, lights, signs, and other devices and take such other protective measures as are

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necessary to prevent accidents or damage or injury to the public. The Contractor shall establish the pedestrian detours with comparable lighting to the original pedestrian areas. The Contractor shall arrange for such flaggers as are necessary to give adequate warning to traffic or to the public of any dangerous conditions affecting traffic. For Work in a public right-of-way, the Contractor shall comply with the rules and regulations of the State, County, or local agency that owns the right-of-way.

The Contractor shall promptly and fully comply with and carry out, and shall without separate charge therefor to the City, all safety and first aid requirements prescribed by all applicable Federal, State, and local laws and regulations, rules, and orders. The Work shall be done in a safe manner; and the Contractor shall safeguard the safety and health of its employees, Subcontractors, and the people of local communities. The Contractor shall also be reasonable for ensuring that its Subcontractors comply with the provisions of this section.

Upon the failure of the Contractor to comply with any of the requirements of this section, the City shall have the authority, but not the duty, to stop the Work until such failure is remedied. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price due to any such suspensions.

When required by the Contract Documents, the Contractor shall construct, maintain, and remove detours for use of public traffic, without additional cost to the City, unless separate payment is specified in the Special Provisions.

The failure or refusal of the Contractor to construct and maintain detours at the proper time shall be sufficient cause for closing down the work until such detours are in satisfactory condition for use by public traffic.

Due care shall be exercised to avoid injury to existing improvements or facilities, utility

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facilities, adjacent property and trees, shrubs, and other plants that are not to be removed.

Trees, shrubs and other plants that are not to be removed, and pole lines, fences, signs, survey markers and monuments, buildings and structures, conduits, pipe lines, sewer and waterlines, highway facilities, and any other improvements or facilities, under or above ground, that are within or adjacent to the work limit line shall be protected from injury or damage, and the Contractor shall provide and Install suitable safeguards to protect such objects from injury or damage. If such objects are injured or damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense. The facilities shall be replaced or restored to a condition as good as when the Contractor entered upon the Work Site, or as good as required by the Contract Documents if any such objects are part of the Work. The City may make or cause to be made such temporary repairs as are necessary to restore to service any damaged facility. The cost of such repairs shall be borne by the Contractor, and the costs may be deducted from any monies due or to become due to the Contractor under the Agreement.

The fact that any underground facilities is not shown on the Contract Drawings shall not relieve the Contractor of its responsibility pursuant to "Utility Facilities" in Section 2-1.12 elsewhere in the Contract Documents. It shall be the Contractor's responsibility, pursuant thereto, to ascertain the location of such underground improvements or facilities, which may be subject to damage by reason of its operations.

Full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the Work involved in protecting or repairing property as specified in this section, shall be considered as included in the prices paid for the various Contract items of work and no additional compensation will be allowed therefor.

5-1.10 **EMERGENCIES.** In an Emergency affecting the safety of life, the

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Work, or adjoining property, the Contractor, without special instructions or authorization from the City, shall act at its discretion to prevent such threatened loss or injury. In such an Emergency, the Contractor may perform such additional work as is reasonably required. Any compensation claimed by the Contractor on account of Work performed to an Emergency shall be determined in accordance with the provisions relating to Force Account payment contained elsewhere in the Contract Documents.

5-1.11 **APPRENTICES.** Attention is directed to Labor Code Sections 1777.5, 1777.6 and 1777.7 and Title 8, California Code of Regulations Section 200 et seq. In accordance with Section 1777.5, the Contractor shall secure the necessary certificates and shall contribute to the apprenticeship fund or funds, a provided therein. The Contractor shall require each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work to fully comply with Sections 1777.5 and 1777.6 of the Labor Code. To insure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio thereunder, each Contractor or Subcontractor should, where some questions exist, contact the Division of Apprenticeship Standards, , or one of its branch offices prior to commencement of Work on the public works Contract. Responsibility for compliance with this section lies with the prime Contractor.

It is State and City policy to encourage the employment and training of apprentices on public works Contracts as may be permitted under local apprenticeship standards.

5-1.12 **FAIR LABOR STANDARDS ACT.** Attention is invited to the fact that the City has been advised by the Wage and Hour Division, U.S. Department of Labor, that Contractors engaged in construction Work are required to meet the provisions of the Fair Labor Standards Act of 1958 and as amended (52 Stat. 1060).

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5-1.13 **WORKERS' COMPENSATION.** Pursuant to the requirements of Labor Code Section 1860, the Contractor will be required to secure the payment of workers' compensation to its employees in accordance with the provisions of Labor Code Section 3700.

Prior to the commencement of Work, the Contractor shall sign and file with the Director a certification in the following form:

> "I am aware of the provisions of Labor Code Section 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any air pollution control rules, regulations, ordinances and statues, specified in Government Code Section 11017.

In the absence of any applicable air pollution control rules, regulations, ordinances or statutes governing solvents, all solvents, including but not limited to the solvent portions of paints, thinners, curing compounds, and liquid asphalt used on the project shall comply with the applicable material requirements of the applicable Air Quality Management District. All containers of solvent, paint, thinner, curing compound, or liquid asphalt shall be labeled to indicate that the contents fully comply with said requirements.

Unless otherwise provided in the Supplemental Conditions, material to be disposed of shall not be burned, either inside or outside the Premises.

The Contractor shall also comply with all rules, regulations, statutes and ordinances

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regarding asbestos removal and disposal, including but not limited to, 42 U.S.C. Sections 7401, 7412 and 7601, 40 C.F.R. Part 61, Subpart M, and California Code of Regulations Section 1529, Title 8.

If the Contractor discovers that a building to be demolished or renovated contains asbestos containing material, the Contractor shall immediately cease Work and notify the City.

5-1.15 **USE OF PESTICIDES.** The Contractor shall comply with all local, state and federal rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides required in the performance of the Work.

Pesticides shall include but shall not be limited to herbicides, insecticides, fungicides, rodenticides, germicides, nematocides, bactericides, inhibitors, fumigants, defoliants, desiccants, soil sterilants, and repellents.

Any substance or mixture of substances intended for preventing, repelling, mitigating, or destroying weed, insects, diseases, rodents, or nematodes and any substance or mixture of substances intended for use as a plant regulator, defoliant or desiccant shall be considered as pesticide.

5-1.16 **SOUND AND LIGHT CONTROL REQUIREMENTS.** The Contractor shall comply with all local sound control, light control, and noise level rules, regulations and ordinances which apply to any Work performed pursuant to the Contract. Work shall not begin before 7 a.m. nor occur after 7 p.m., unless otherwise permitted by the City.

Each internal combustion engine, used for any purpose on the Work or related to the Work, shall be equipped with a muffler, in good working order, of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project without said

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muffler.

5-1.17 **WEIGHT LIMITATIONS.** Unless expressly permitted elsewhere in the Contract Documents, the Contractor shall not operate construction equipment or vehicles of any kind which, laden or unladen, exceed the maximum weight limits set forth in Division 15 of the Vehicle Code over completed or existing base, surfacing, pavement or structures.

5-1.18 **ENVIRONMENTAL CLEARANCES; MITIGATION MONITORING PROGRAMS; AND REGULATORY AGENCY PERMIT REQUIREMENTS.** The Department will obtain all environmental clearances and other authorizations necessary for this project as set forth in the Contract Documents. The Contractor shall comply with the provisions, including giving notices during construction when required, of said authorizations. In the event the obtaining of said authorizations delays completion of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

Contractor shall comply with: (1) all mitigation identified in the mitigation monitoring program (attached to and adopted as a component of the mitigated negative declaration or Environmental Impact Report) to mitigate impacts to protected natural resources; and (2) all related permit requirements issued by the regulatory agencies authorizing the project. Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any fines, claims, suits, actions or regulatory sanctions of every name, kind and description brought forth, or on account of, damage to protected natural resources from or arising out of Contractor's negligence or willful misconduct in the performance of this Agreement.

5-1.19 **PERMITS AND LICENSES.** The Contractor acknowledges and agrees that, prior to the submission of its bid for the Work, it fully familiarized itself with the

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requirements of all applicable federal, state, county and municipal laws, codes, rules, and regulations, as well as the conditions of any required licenses and permits.

The Contractor shall procure all permits and licenses, including any applicable building permits (except those procured or to be procured by the City which are listed elsewhere in the Contract Documents), in coordination with the Director, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the Work. Contractor shall be responsible for applying, paying all fees, and coordination for obtaining all permits for completion of the Work. All permits and licenses shall be obtained in sufficient time to prevent delays to the Work. Contractor will apply to the City for reimbursement for such permits costs. Accordingly, Contractor should not include the anticipated costs for permits in its bid, as the necessary permit costs will be reimbursed by the City.

The California Environmental Quality Act (Public Resources Code, Section 21000 to 21177) may be applicable to permits, licenses and other authorizations which the Contractor must obtain from State or local agencies in connection with performing the Work. The Contractor shall comply with the provisions of that Act in obtaining such permits, licenses and other authorizations, and all permits, licenses and other authorizations shall be obtained in sufficient time to prevent delays to the Work.

The Contractor shall maintain the applicable Contractor's license as identified in the Notice to Contractors and City business license for the duration of the Work.

5-1.20 **WATER POLLUTION.** The Contractor shall comply with all water pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any water pollution control rules, regulations, and statutes, specified by the most current State of California NPDES General Permit for Stormwater

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Discharges Associated with Construction Activity.

The Contractor shall take all necessary precaution to protect streams, vernal pools, ponds, reservoirs, and lakes from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials as consistent with the law. Also, the Contractor shall conduct and schedule operations so as to avoid discharging pollutants, such as but not limited to: sediment and silt to the storm drain system. The storm drain system consists of all facilities that are designed to convey stormwater to the Waters of the State as defined in the California Water Code. The storm drain system includes, but is not limited to, all streets, gutters, drain inlets, roadside ditches, streams, vernal pools, ponds, and lakes. Care shall be exercised to preserve roadside vegetation beyond the limits of construction.

5-1.21 **PROTECTION AND USE OF PROPERTY.** The Contractor shall be responsible for and provide and maintain all proper temporary walkways, covered walkways, barriers, roads, guards, railings, lights, warning signs, and take precaution at all times to avoid injury or damage to any person or any property, and upon completion of the Work, or at other times as directed, restore Premises and adjacent property to a proper condition. In the event of such injury or damage, Contractor shall report such injury and damage to City within forty-eight (48) hours of occurrence.

The Contractor shall protect adjoining property and nearby buildings, including City buildings, City roads, and public streets or roads, from dust, dirt, debris, or the nuisance arising out of the Contractor's operations or storage practices, and, if ordered by the Director, the Contractor shall provide and Install suitable safeguards, approved by the Director, to protect such objects from damage. If such objects are damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense.

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If the Contractor damages any buildings, roads, utilities, or other property which belong to the City, or any Department or agency thereof, then the Director, at his or her option, may retain from the money due under the Contract an amount sufficient to insure repair of the damage.

The Director may make or cause to be made such temporary repairs as are necessary to restore to service any such damaged facility. The cost of such repairs shall be borne by the Contractor and may be deducted from any moneys due or to become due the Contractor under the Contract.

5-1.22 **RESPONSIBILITY FOR DAMAGE AND INDEMNIFICATION.**

The City of Roseville, its officers, agents, employees, and volunteers, including but not limited to the Director and his or her designee, shall not be answerable or accountable in any manner: for any loss or damage that may happen to the Work or any part thereof; for any loss or damage to any of the materials or other things used or employed in performing the Work; for injury to or death of any person, either workers or the public; or for damage to property from any cause which might have been prevented by the Contractor, its workers, or anyone employed by the Contractor or the Contractor's Subcontractors.

The Contractor shall be responsible for any liability imposed by law and for injuries to, or death of, any person including, but not limited to, workers and the public, or damage to property resulting from defects or obstructions, or from any cause whatsoever during the progress of the Work or at any time before its completion and final Acceptance.

To the fullest extent allowed by law, the Contractor shall defend (through counsel acceptable to the City), indemnify, and save and hold harmless the City, and its respective officers, agents, Subcontractors, employees, and volunteers, and the successors and assigns of

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any of them, (hereinafter referred to as "Indemnitees") from and against all claims, demands, liability, suits, actions, costs or expenses for any and all loss or damage, including but not limited to, personal injury, property damage, or economic loss, arising out of or resulting from allegations of (1) Contractor's use of the City's property or any activities or Work performed hereunder by the Contractor; (2) the Contractor's performance of the Work under the Agreement; or (3) the Contractor's breach of any provision of the Agreement. The duty of the Contractor to indemnify and save harmless includes the duties to defend as set forth in Civil Code Section 2778. The only exception to these provisions is that the Contractor's obligations under this section will not apply to the extent that the claims, demands, liability, suits, actions, costs or expenses are caused by Indemnitees' active negligence, willful misconduct, criminal acts, or for defects in design furnished by the Indemnitees, misconduct, criminal acts, or for defects in design furnished by the Indemnitees.

The Contractor waives any and all rights to any type of express or implied indemnity against the City, its officers, agents, employees, or volunteers.

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

Any person, firm or corporation that Contractor authorizes to Work on the City's property including Subcontractors, shall be deemed to be an agent of the Contractor for purposes herein, shall be subject to all the applicable terms herein, and shall be within the scope of the Contractor's indemnity obligation described herein.

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In addition to any remedy authorized by law, so much of the money due the Contractor under and by virtue of the Contract as shall be considered necessary by the Department may be retained by the City until disposition has been made of such suits or claims for damages.

The retention of money due the Contractor shall be subject to the following:

A. The City will give the Contractor thirty (30) Days' notice of its intention to retain funds from any partial payment which may become due to the Contractor prior to Acceptance of the Contract. Retention of funds from any payment made after Acceptance of the Contract may be made without such prior notice to the Contractor.

B. No retention of additional amounts out of partial payments will be made if the amount to be retained does not exceed the amount being withheld from partial payments pursuant to Section 7-1.07, "Progress Payments," of these General Conditions.

C. If the City has retained funds and it is subsequently determined that the City is not entitled to be indemnified and saved harmless by the Contractor in connection with matter for which such retention was made, the Department shall be liable for interest on the amount retained at the legal rate of interest for the period of such retention.

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall

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provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL

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Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9

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(non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. Workers' Compensation: In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. Professional Liability: Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

5. Builder's Risk/Course of Construction Insurance (If Required by Risk Management): The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards

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including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. Pollution Coverage: Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. Higher Coverage Limits: If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. Claims Made Coverage: Liability insurance coverage may not be written on a “claims made” or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an “occurrence” basis.

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5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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C. The Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, the Contractor shall require its subcontractors to agree to be bound to the Contractor and the City in the same manner and to the same extent as the Contractor is bound to the City under this Contract. Additionally, the Contractor shall obligate its subcontractors to comply with these

same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of the City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request. Alternatively, the Contractor may insure subcontractor(s) under its own policy.

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

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

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured

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retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

5-1.25 **THIRD PARTY BENEFICIARY.** No provisions in the Contract Documents shall in any way inure to the benefit any third party (including the public at large or any member thereof) so as to constitute such person a third party beneficiary of the Contract, or of any term or condition or other provision of the Contract or otherwise give rise to any cause of action in any person not a party to the Agreement, except as expressly provided elsewhere in the Contract Documents.

5-1.26 **COORDINATION AND ACCESS.** The Contractor acknowledges that the City may award, or has already awarded, other construction contracts for additional work or may perform additional work with its own forces and that such work may affect the Work under this Agreement. Additionally, the Contractor acknowledges that the State and other public and private agencies may be granted a right-of-entry by the City for the purpose of constructing

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facilities within and adjacent to the Work Site. It is the obligation of the Contractor to coordinate its Work with the work of others working within or adjacent to the City's property.

During performance of its Work, the Contractor shall not have exclusive access to or use of the work areas. The City may also require that certain facilities and areas be used concurrently by the Contractor and by other contractors working in the area. When two (2) or more contractors are employed on related or adjacent City work, each shall conduct its operations in such a manner as not to cause any unnecessary delay or hindrance to the other. Each contractor shall be responsible to the other for all damage to any work, to persons or property caused to the other by its operations, and for loss caused the other due to any unnecessary delays or failure to finish the work within the time specified for completion.

If any party of the Contractor's Work depends on the work of any other contractor and/or the City for proper execution and/or results, the Contractor shall promptly notify the City of any discrepancies and/or defects in said other work that would render its work unsuitable for proper execution and/or results prior to proceeding with the Contractor's own Work. If it becomes necessary, the City will resolve coordination and access problems.

The Contractor and its representative in charge of the Work shall familiarize themselves with the City's property and Work Site, and adjacent surroundings in the vicinity of said Wok, and any private or public operations on adjoining properties.

5-1.27 **OCCUPANCY BY THE DEPARTMENT PRIOR TO ACCEPTANCE.** The City may at any time notify the Contractor in writing that it intends to take Beneficial Occupancy of any portion of the Work even though the Work may not be substantially complete. Unless the reason for the City's taking Beneficial Occupancy is that the Contractor has not completed the Work (or portions thereof) in accordance with the Contract

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Time, the City's Beneficial Occupancy shall relieve the Contractor from its responsibility for maintenance, loss or damage to that portion of the Work for which the City has taken Beneficial Occupancy other than that resulting from the Contractor's act or omission, negligence, willful misconduct or breach of warranty.

Should the Work (or portion thereof) not be completed in accordance with the Construction Schedule within the Contract Time (as adjusted under the terms of the Contract Documents), the City shall have the right, but not the obligation, to take Beneficial Occupancy of the Work. In such event, the Contractor shall not be entitled to any additional compensation on account of said occupancy by the City, nor shall the Contractor be relieved of any of its responsibilities under the Contract Documents, including, without limitation, Contractor's obligation to complete the Work in accordance with the Construction Schedule.

Beneficial Occupancy shall not be deemed an Acceptance by the City either of the Work or of any portion thereof, nor will it relieve the Contractor of full responsibility for correcting defective Work or materials found at any time before the formal written Acceptance of the entire Contract by the Director or during the full warranty period after such Acceptance, as provided in Section 7-1.12, "Warranty," of these General Conditions.

The City's Beneficial Occupancy shall not relieve the Contractor of its responsibility to maintain all insurance and bonds required under the Contract Documents until the entire project is accepted by the City.

5-1.28 **RIGHT TO OPERATE UNSATISFACTORY FACILITIES AND EQUIPMENT.** If, after Installation, the operation or use of the facilities or equipment to be furnished under this Contract proves to be unsatisfactory to the Director, the City shall have the right to operate and use such facilities or equipment until they can, without damage to the City,

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be taken out of service for correction or replacement. Such period of use of the defective facilities or equipment, pending correction or replacement, shall in no way decrease the warranty period required for the acceptable corrected or replaced facilities or equipment.

5-1.29 **CONTRACTOR'S RESPONSIBILITY FOR THE WORK.** Except as otherwise provided herein, the Contractor shall have the charge and care of the Work and shall bear the risk of injury or damage to any part of the Work by the action of the elements or from any other cause whether arising from the execution or from the nonexecution of the Work until the Acceptance of the Contract by the Director. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the Work occasioned by any cause before its completion and Acceptance, and shall bear the expense thereof. In case of suspension of Work from any cause whatever, the Contractor shall be responsible for the Work and it shall also be responsible for all materials, and shall properly store them if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

The Contractor will be relieved of responsibility for any injury or damage to the Work caused by the following:

A. An earthquake in excess of a magnitude of 3.5 on the Richter Scale or a tidal wave, when the effect of such has been proclaimed a disaster or state of emergency by the Governor of the State of California or by the President of the United States, or was of such magnitude at the site of the Work as to have been sufficient to have caused a proclamation of disaster or state of emergency, had it occurred in a populated area.

B. Occupancy and use by the Department or the public prior to the completion of the entire project.

C. Acts of the Federal Government or the public enemy.

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5-1.30 **RESPONSIBILITY FOR UTILITIES.** The Contractor shall be responsible at its own cost for any and all Work, expense or special precautions caused or required by the existence or proximity of utilities encountered in performing the Work, including without limitation, repair of any or all damage and all hand or exploratory excavation required. The Contractor is cautioned that such utilities may include communication cables or electrical cables which may be high voltage, and when working or excavating in the vicinity of such cables, or the ducts enclosing such cables, the Contractor shall undertake at its own cost any special precautions required. Suitable warning signs, barricades, and safety devices shall be erected as necessary or required.

However, if during the course of the Work the Contractor encounters utility Installations which are not shown or indicated in the Contract Documents or which are found in a location substantially different from that shown, and such utilities are not reasonably apparent from visual examination, then the Contractor shall promptly notify the Director in writing. Where necessary for the Work of the Contract, the Director shall issue a written order to the Contractor to make such adjustments, rearrangement, repair, removal, alteration, or special handling of such utility, including repair of the damaged utility. The Contractor shall perform the Work described in such written order, and compensation therefor will be made in accordance with Section 3 of these General Conditions relating to changes in the Work. Except for the items of cost specified in said Section 3, the Contractor shall receive no compensation for any other cost, damage, delay, interference, or hindrance to him or her due to the presence of such utility. If the Contractor fails to give the notice specified above and thereafter acts without instructions for the Director, then the Contractor shall be liable for any or subsequent to discovery thereof, and the Contractor shall repair and make good such damage at its own cost.

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The precise location of underground facilities can only be determined by careful probing or hand digging in compliance with Article 6 of the Cal/OSHA Construction Safety Orders which states in part:

> "Prior to opening an excavation, effort shall be made to determine whether underground installations, i.e., sewer, water, fuel, electric lines, etc., will be encountered, and if so, where such underground installations are located. When the excavation approaches the approximate location of such an installation, the exact location shall be determined by careful probing or hand digging, and, when it is uncovered, adequate protection shall be provided for the existing installation."

The location of known existing utilities and pipelines are shown on the Contract Drawings in their approximate locations. Some of the locations include multiple conduits. The Contractor shall exercise care in avoiding damage to those facilities which are to remain in service subsequent to the construction of the particular new facility involved and the Contractor will be held responsible for any repairs if damaged. The Contractor shall also exercise care in maintaining those pipes and facilities required for continuing operation of the existing facilities until such time as they can be abandoned. There is no guarantee that all utilities or obstructions are shown on the Contract Drawings or that the locations indicated are accurate.

The Contractor shall exercise extreme caution in working in the area adjacent to the existing pipelines and utility services. It is essential that all the existing facilities be maintained in service. Construction of the connections between the existing facilities and the new facilities shall be at times and during periods acceptable to the City. The Contractor shall advise the Director in writing of its proposed Construction Schedule for these connections at least forty-eight (48) hours in advance.

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The Contractor shall uncover all piping and conduits, to a point one foot (1') below the pipe, where crossings, interferences, or connections are shown on the Contract Drawings, prior to trenching or excavating for any pipe or structures, to determine actual elevations. New pipelines shall be laid to such grade as to clear all existing facilities which are to remain in service. If the Contractor does not expose all required utilities, it shall not be entitled to additional compensation for Work necessary to avoid interferences nor for repair to damaged utilities. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury or damage to workers and to the electrical ducts or conduits.

5-1.31 **PROPERTY RIGHTS IN MATERIALS.** Nothing in the Contract shall be construed as vesting in the Contractor any right of property in the materials used after they have been attached or affixed to the Work or soil or after partial payment has been made as provided in Section 7-1.07, "Progress Payments," of these General Conditions for material delivered on the ground or stored subject to or under the control of the City and unused. All such material shall become the property of the City upon being so attached or affixed or upon payment for materials delivered on the ground or stored subject to or under the control of the City and unused, as provided in said Section 7-1.07.

5-1.32 **COURT ORDERED DELAY.** If, pursuant to court order, the Department temporarily suspends performance of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

5-1.33 **NO PERSONAL LIABILITY.** Neither the Director, nor any other officer or authorized employee of the City, shall be personally responsible for any liability arising under or by virtue of the Contract.

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5-1.34 **RIGHTS IN LAND AND IMPROVEMENTS.** The Contractor shall make no arrangements with any person or entity to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between the City and any third party owner, former owner, or tenant of such land, structure or buildings. The Contractor shall not occupy City-owned property outside the limit of the Work shown on the Contract Drawings unless it obtains prior approval.

5-1.35 **ANTITRUST CLAIMS.** The Contractor's attention is directed to the following provision of Public Contract Code Section 7103.5(b), which is applicable to the Contractor and its Subcontractors:

> " In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgement by the parties."

5-1.36 **RIGHTS TO DRAWINGS, TECHNICAL DATA PATENTS.** Shop

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Drawings and Working Drawings submitted to the City by the Contractor, Subcontractor or any lower tier Subcontractor pursuant to the Agreement, are the property of the City and the City may use, and disclose in any manner and for any purpose, Shop Drawings and Working Drawings delivered under the Contract.

Technical Data including manuals or instructional materials, computer or microprocessor software which are delivered or submitted to the City by the Contractor, Subcontractor, or any lower tier Subcontract pursuant to the Contract are the property of the City, and the City may use or disclose same in any manner and for any purpose.

The Contractor shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Work, and shall defend, indemnify and save and hold harmless the City, and its duly authorized representatives, from all suits at law, or in equity, and actions of every nature for, or on account of the use of any patented materials, equipment, devices or processes. In case some materials, equipment, devices or processes are held to constitute an infringement and their use enjoined, the Contractor, at its expense, shall:

1. Secure for the City the right to continue using said materials, equipment, devices or processes by suspension of the injunction or by procuring a license or licenses; or
2. Replace such materials, equipment, devices, processes; or
3. Modify them so that they become non-infringing or remove the enjoined materials, equipment, devices or processes and refund the sums paid therefor without prejudice to any other rights of the City.

5-1.37 **PAYMENT OF TAXES.** Contractor shall pay all taxes and duties applicable to and assessable against any Work, equipment, materials, services, processes, and

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operations incidental to or involved in the Agreement, including but not limited to, retail sales and use, transportation, export, import, business, and special taxes. The Contractor is responsible for ascertaining and acquainting itself with such taxes and making all necessary arrangements to pay them. The Contractor will maintain records that are auditable records, and these records shall be subject to the City's review to verify that Contractor's tax payments are current at all times.

The Contract Price paid for the Work shall include full compensation for all taxes which the Contractor is required to pay, whether imposed by Federal, State or local government, including, without being limited to, Federal excise tax. No tax exemption certificate nor any document designed to exempt the Contractor from payment of any tax will be furnished to the Contractor by the Department, as to any tax on labor, services, materials, transportation, or any other items furnished pursuant to the Contract.

The Contractor shall withhold and pay any and all sales and use taxes, withholding taxes, whether Federal, State, or local, Social Security taxes, State Unemployment Insurance charges and all other taxes which are now or hereafter may be required to be paid or withheld under any laws.

5-1.38 **GRATUITIES AND CONFLICT OF INTEREST.** The Contractor shall not offer or provide gratuities in the form of gifts, entertainment, loans, meals, rewards, and/or services to representatives of the City, including but not limited to, officers, employees, agents, Engineering Service Consultants, Consulting Engineers and Architects, Inspectors and/or Testing Agencies retained by the City. If it is found that the Contractor has violated this provision, the Contract may be subject to termination for default as defined elsewhere in these General Conditions.

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During the term of the Contract and until the final payment has been made to the Contractor, the Contractor shall not employ or compensate in any manner whatsoever, the City's officers, employees and authorized representatives, agents, and any Engineering Service Consultants, Consulting Engineers and Architects, Inspectors, and/or Testing Agencies retained by the City. Any exception to the employment or compensation to any of the above named parties must be made in writing by the City. If the Contractor offers or provides employment or compensation to those named above during the term of the Contract, the Contract may be subject to termination for default.

5-1.39 **COOPERATION.** Should construction be under way by City forces or other forces or by other Contractors within or adjacent to the limits of the Work or should Work of any other nature be under way by such forces within or adjacent to said limits, the Contractor shall cooperate with all such forces to the end that any delay, interference or hindrance to their Work will be avoided. The right is reserved to perform other or additional Work at or near the site at any time, by the use of such forces.

5-1.40 **DIGGING TRENCHES OR OTHER EXCAVATIONS.** In the event any work involves digging trenches or other excavations that extend deeper than four feet (4') below the surface, City and Contractor shall comply with the following:

A. The Contractor shall promptly, and before the following conditions are disturbed, notify City in writing of any:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

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2. Subsurface or latent physical conditions at the site differing from those made available to Contractor for inspection as provided in the project proposal.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

B. The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a Change Order under the procedures described in the Contract.

C. In the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all work to be performed under the Contract. The Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties. However, no claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required by this Section. No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this Contract.

5-1.41 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, the Contractor and its subcontractors shall have a continuing legal obligation to maintain current

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registration with the Department of Industrial Relations. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

5-1.42 **CITY OF ROSEVILLE ENCROACHMENT PERMITS AND RIGHTS-OF-WAY.** The Contractor need not obtain a separate encroachment permit from the City prior to construction within street rights-of-way or other City rights-of-way. Execution of the Contract by the City shall be deemed an encroachment permit for work required by the Contract within rights-of-way. All work shall conform to the rules and regulations of encroachment permits and shall be subject to the inspection and approval of the Director and City Engineer.

To the extent indicated in the Contract Drawings, the City will provide the rights-of-way over private lands or the site to enable the Contractor to perform its work. The Contractor shall be solely responsible for securing any additional rights-of-way desired by the Contractor. The City will not be a party to nor assume any liability for any separate agreements reached between the Contractor and any third parties with respect to these additional rights-of-way. The Contractor shall procure evidence that agreements are in place with said third parties before the Contractor uses those areas covered by the agreements. Any damage to such private lands caused by the Contractor's operations shall be the sole responsibility of the Contractor.

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SECTION 6

PROSECUTION AND PROGRESS

6-1.01 **SUBLETTING AND SUBCONTRACTING.** The Contractor shall be responsible for all Work performed under the Contract. The Contractor shall give its personal attention to the fulfillment of the Contract and shall keep the Work under its control. Nothing in the Contract Documents shall create any contractual relationship between the City and any Subcontractor. The Contractor is fully responsible to the City for the acts and omissions of its Subcontractors of any tier. When any Subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the Director, that Subcontractor shall not again be employed on the Work. Although the sections of the Contract may be arranged according to various trades, or general grouping of the Work, the Contractor is not obligated to sublet the Work in such manner. The Director will not arbitrate disputes among Subcontractors or between Contractor and one or more Subcontractors concerning responsibility for performing any part of the Work.

The on-site production of materials produced by other than the Contractor's own forces shall be considered as subcontracted. The erection, establishment or reopening of on-site plants for production of materials and the operation thereof in the production of materials for use on the Work shall conform to the requirements relating to labor set forth in the Contract Documents.

The Contractor shall also be responsible for coordinating the Work performed by Subcontractors and Suppliers.

The Contractor shall not substitute any person as Subcontractor in place of a Subcontractor listed on its bid proposal without the written approval of the Director. Substitutions must be in accordance with the provisions of the "Subletting and Subcontracting

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Fair Practices Act" beginning with Public Contract Code Section 4100. Violations of this Act by the Contractor may subject it to penalties which may include cancellation of Contract, Assessment of ten percent (10%) of the Subcontractor's bid, and disciplinary action by the Contractors State License Board.

The Contractor shall pay any Subcontractors approved by the City for work that has been satisfactorily performed no later than seven (7) Days from the date of Contractor's receipt of progress payments by the City. Within seven (7) Days after receipt from the City of funds attributable to work performed by a Subcontractor, Contractor shall release any retainage payments withheld to the Subcontractor. In the event Contractor does not make progress payments or release retention to Subcontractors in accordance with the time period specified herein, Contractor may be subject to prompt payment penalties per statute.

6-1.02 **ASSIGNMENT.** The performance of this Contract may not be assigned, except upon the written consent of the City Council of the City of Roseville. Consent will not be given to any proposed assignment which would relieve the original Contractor or its surety of their responsibilities under the Contract nor will the City consent to any assignment of a part of the Work under the Contract.

The Contractor may assign moneys due or to become due to it under the Contract and such assignment will be recognized by the City, if given proper notice thereof, to the extent permitted by law, but any assignment of moneys shall be subject to all proper set-offs in favor of the City and to all deductions provided for in the Contract and particularly all money withheld, whether assigned or not, shall be subject to being used by the City for the completion of the Work in the event that the Contractor should be in default therein.

6-1.03 **BEGINNING OF WORK.** After the execution of the Contract by both

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parties, the City will issue the Notice to Proceed upon its determination that it is appropriate for the Contract Time to commence.

The Contractor shall begin Work within fifteen (15) Days after receiving the Notice to Proceed from the Director, subject to the requirements stated elsewhere in the Contract Documents regarding, among other things, the submittal of Baseline Schedule, and shall diligently prosecute the same to completion within the time limit provided in the Supplemental Conditions. Contractor shall also achieve any and all Contract milestones as described elsewhere in the Contract Documents.

The Contractor shall notify the Director, in writing, of its intent to begin Work at least seventy-two (72) hours before Work is begun. The notice shall be delivered to the Director and shall specify the date the Contractor intends to start. If the project has more than one (1) location of Work, a separate notice shall be given for each location.

The Contractor is not authorized to perform any Work until it has received a Notice to Proceed from the City. Should the Contractor begin Work in advance of receiving notice that the Contract has been approved as above provided, any Work performed by it in advance of the said date of approval shall be considered as having been done by the Contractor at its own risk and as a volunteer unless said Contract is so approved thereafter.

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6-1.04 **PROGRESS SCHEDULE.**

A. Preliminary Progress Schedule. The Contractor shall submit to the Director, within twenty (20) Days after date of the Notice to Proceed, a Preliminary Progress Schedule covering the Contractor's activities over the first three (3) months of operation in detail and the remainder of the project in summary. The Preliminary Progress Schedule shall schedule the project within the Contract Time for completion of the Work, and shall be subject to

favorable review by the Director.

B. CPM Schedule. The Contractor shall submit an acceptable Critical Path Method (CPM) Schedule to the Director within thirty (30) Days after the receipt of the Notice to Proceed. Subsequent revisions to said schedule shall be submitted as set forth hereinafter. The requirement for the CPM schedule is included to allow for adequate planning and execution of the Work, to determine the critical nature of delays, and to assist the Director in appraising the reasonableness of the proposed schedule and evaluating progress of the Work. The CPM schedule submitted under this Section shall utilize a CPM format, either the precedence or arrow diagramming method. The definitions of CPM terms and functions shall be as provided in the Associated General Contractors of America book *CPM in Construction, A Manual for General Contractors*, or a favorably reviewed alternative publication or reference. No progress payment will be made prior to submission and acceptance of the CPM Schedule.

1. The CPM schedule system shall consist of diagrams and accompanying mathematical analyses. The diagrams shall show elements of the project in detail and an entire project summary. Diagrams shall show the order and interdependence of activities and sequence in which the Work is to be accomplished as planned by the Contractor. The basic concept of a network analysis diagram shall be followed to show how the start of a given activity is dependent on the completion of preceding activities and its completion restricts the start of following activities. Detailed network activities shall include, in addition to construction activities, the submittal and favorable review of samples of material and Shop Drawings, the procurement of critical materials and equipment, fabrication of special material and equipment, and their Installation and testing. All activities of the City and the Director that affect progress and required Contract dates for completion of all or parts of the Work shall be shown. The

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selection and number of activities shall be subject to favorable review by the Director. Summary networks shall be time scaled. Durations shall be in Days and shall not exceed fifteen (15) Days, except for submittal and delivery items. Where the duration of continuous Work exceeds fifteen (15) Days, Work items in the Construction Schedule shall be subdivided by location, approximate stationing or other sub-element of the Work.

The graphic network diagram shall include for each activity, the description, activity number, the estimated duration in Days, and all activity relationship lines. The network diagram shall be drawn for the early start of activities. All significant Submittals shall be scheduled along with manual Submittals and training on all large or critical pieces of equipment. If the precedence technique is utilized, the schedule project shall include a calendar in Work Days, a network report sorted by early start and a logic table report sorted by preceding Work item. If the arrow technique is utilized, the schedule report shall include a calendar in Work Days, a network report sorted by early start, a network report sorted by I-J numbers, and a network sorted by slack time and I-J numbers.

2. The critical path shall be shown on all reports and on the graphic network diagram. The activities which constitute the critical path shall be identified.

3. The mathematical analysis of the network diagram shall include a tabulation of each activity. The following information shall be furnished as a minimum for each activity:

(a) preceding and following event numbers

(b) activity description and number

(c) estimated duration of activities

(d) earliest start date (by calendar date)

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(e) earliest finish date (by calendar date)

(f) actual start date (by calendar date)

(g) actual finish date (by calendar date)

(h) latest start date (by calendar date)

(i) latest finish date (by calendar date)

(j) slack or float

(k) percentage of activity completed

4. The program shall be capable of accepting revised completion dates as modified by approved time adjustments and recomputations of all tabulation dates and float accordingly.

5. Submission and review of the system shall be as follows:

(a) The complete network analysis system, consisting of the detailed network mathematical analysis and network diagrams, shall be submitted within thirty (30) Days after receipt of the Notice to Proceed.

(b) The Contractor shall participate in a review and evaluation of the proposed network diagrams and analysis by the Director. Any revisions necessary as a result of this review shall be resubmitted for review by the Director within ten (10) Days. When completed, the favorably reviewed schedule shall then be the schedule to be used by the Contractor for planning, organizing and directing the Work and for reporting progress. If the Contractor thereafter desires to make significant changes in its method of operating and scheduling, the Contractor shall notify the Director in writing stating the reasons for the change.

(c) The Contractor shall submit at monthly intervals a report of the actual construction progress. Each monthly report shall cover a period of approximately thirty

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(30) Days ending around the 20th of each month. The monthly reports shall be submitted within ten (10) Days of the end of the reporting period.

(1) If the project is proceeding on schedule, the monthly update report may consist of a marked-up copy of the graphical network diagram. This submittal shall clearly indicate the status of any minor shifts in sequence or schedule and the estimated completion date or percent complete of all activities currently in progress. The Contract completion date shall also be indicated. The Contractor shall submit a narrative report relating to status of construction, the schedule, and factors which may affect the remainder of the schedule. The report shall show the activities or portions of activities completed during the reporting period. The report shall state the percentage of the Work actually completed and scheduled as of the report date and the progress along the critical path in terms of Days ahead or behind the allowable dates.

(2) If, in the opinion of the Director, the project is behind schedule, the monthly report shall include a revised network diagram and/or mathematical analysis showing the Contractor's proposed revised schedule. An analysis of the effect that the delay has on progress along other paths shall also be included in the report. The Contractor shall also submit a narrative report with each updated analysis which shall include but not to be limited to a description of current and anticipated problem areas, delaying factors and their impact, and an explanation of corrective actions taken or proposed.

(3) Periodic report shall be submitted in sufficient copies to cover Contractor needs plus five (5) copies and an available electronic copy to be retained by the Director.

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6. To the extent that the favorably reviewed initial Construction Schedule, or revisions thereto, indicate anything not jointly agreed upon, it shall be deemed to be not favorably reviewed by the Director. Any omission of Work from the detailed schedule, otherwise required for Contract compliance, will not excuse the Contractor from completing such Work within any applicable completion date. The CPM schedule shall be generated by computer methods.

C. Schedule Review. Once each month, on a date mutually agreed upon, but no later than seven (7) business days after the monthly schedule progress report date, a Work Site meeting will be held to review the Construction Schedule and job progress. The Contractor shall also attend weekly meetings scheduled by the Director to review the progress of the Work in the preceding week and in the subsequent week, coordinate the Work with public agencies or other Contractors as required, and allow the Director to plan his or her activities for testing, inspection, etc.

D. Schedule Revisions. The conditions under which the Director will require revisions of the Construction Schedule include the following:

1. When delay in completion of any Work item or sequence of Work items results in an estimated extension of project completion by either twenty (20) business days or by ten percent (10%) of the remaining duration of time to complete the Contract, whichever is less.

2. When delays in Submittals or deliveries make replanning or rescheduling of the Work necessary.

3. When the schedule does not represent actual prosecution and progress of the Work.

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4. When any change to the sequence of activities, the completion date for major portions of the Work, or when changes occur which affect the critical path.

5. When Contract Amendments or a Change Order necessitates schedule revision, the Contractor shall submit a schedule analysis of all Change Order Work with its proposal.

E. Cash Flow Projection. A cash flow projection shall be submitted with the Construction Schedule. This cash flow projection shall be revised and resubmitted when revisions of the Construction Schedule will result in changes to the projected cash flow.

F. Schedules showing project completion dates earlier than specified in the Supplemental Conditions will be rejected unless justification can be provided for early completion.

6-1.05 **SCHEDULE OF VALUES.** Prior to preparation of the first estimate for a progress payment, the Contractor shall submit for favorable review by the Director a detailed Schedule of Values or cost breakdown of the Work under each bid item awarded. The breakdown will then become the basis for partial payment determination. Elements of Work shall be grouped by structure, pipeline, system, etc. Within each grouping, Work should be itemized by readily measurable quantities of Work complete in place. For example, concrete should be in units of cubic yards including form Work and reinforcing steel. Move-on costs, bond and insurance costs, and Overhead costs shall not be considered an item of cost for this purpose but shall be prorated over items of Work. In the event the Schedule of Values is not favorable reviewed by the Director, another Schedule of Values shall be submitted that is mutually acceptable to the Contractor and the Director.

6-1.06 **CITY'S RIGHT TO STOP WORK.** The Director shall have the

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authority to order the Contractor, in writing, to suspend the Work wholly or in part, for such period as the Director may deem necessary due to the failure on the part of the Contractor to correct Work that is not in accordance with the requirements of the Contract Documents or if Contractor persistently fails to carry out Work in accordance with the Contract Documents.

The Contractor shall immediately comply with the written order of the Director to suspend the Work wholly or in part. The suspended Work shall be resumed when conditions are favorable and methods are corrected, as ordered or approved in writing by the Director.

Any stoppage of work under this section shall be at the Contractor's sole expense, and the Contractor shall have no claim against the City based on the Contractor's failure to perform the Work in accordance with the Contract Documents.

In addition to the City's right to stop Work, the City may order the Contractor to submit to the City at no additional cost to the City, additional information concerning Contractor's planned Work if the Contractor fails to promptly correct Work that is not in accordance with the requirements of the Contract Documents or persistently fails to carry out Work in accordance with the Contract Documents. The additional information ordered by the City may include, but is not limited to, preparation of Submittals or Working Drawings not otherwise required to be submitted under the Contract Documents.

In the event the City discovers that the Contractor has created an unsafe condition the City may arrange for other work forces to remedy the condition. Such remedial work shall be at the sole discretion of the City. If this action is required, the City may unilaterally terminate Work under the Contract, and will pay only for the quantities of Work actually performed, less the cost of the City's remedial Work. In the event that Work is not halted, the Contractor must take immediate steps to correct the situation. There will be no extra payment for Work required

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to correct unsafe conditions.

The right of the City to suspend the Work shall not give rise to a duty on the part of the City to exercise this right for the benefit of the Contractor or any other person or entity. This right shall be in addition to and not in restriction or derogation of the City's other rights under the Contract Documents.

In the event of a suspension of Work under any of the conditions set forth in this Section 6-1.06, such suspension of Work shall not relieve the Contractor of its legal responsibilities as set forth in these General Conditions.

6-1.07 **TIME OF COMPLETION.** The Contractor shall complete the entire Work, including Installation, repairs, startup, troubleshooting, painting, and touchup, training, submittal or record drawings, and manuals, cleanup, demobilization, and all other Work within the number of Days set forth in the Supplemental Conditions. The time for completion includes an allowance for working time lost due to normal inclement weather.

Extensions of time may be allowed for unusual inclement weather under the provisions hereinafter described. Unusual inclement weather is weather which adversely affects "controlling" operations or the critical path of construction and which meets one of the following criteria:

A. For the particular calendar month in question, the number of individual Days with rainfall exceeding 0.10 inches exceeds the average number of such Days for that month over the immediately preceding five (5) years of record by at least three (3) Days.

B. For the particular calendar month in question, the total cumulative rainfall for that month exceeds the average cumulative rainfall for that month over the immediately preceding five (5) years of record by at least two inches (2").

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Rainfall shall be measured at a publicly operated, maintained, and reported station in reasonable proximity to the construction site. A claim for delay shall indicate the period of rainfall which is claimed as "unusual," the specific dates during which the unusual rainfall and subsequent wet soil conditions prevented Work, and the specific critical path tasks adversely affected by such unusual weather. A claim for delay due to unusual inclement weather shall be filed within ten (10) Days of the apparent end of the unusual inclement rainfall period, whether or not the monthly totals are available at that time. The burden of proof that weather meets the criteria for unusual weather shall be solely the responsibility of the Contractor.

It is the responsibility of the Contractor to order materials required for the Work properly and promptly on a Notice to Proceed. If evidence presented demonstrates that, in spite of the Contractor's efforts, government-established priorities controls delay material deliveries, suitable extension of time will be made.

If performance of extra Work ordered by the City or failure of the City to provide the necessary site for Installation affects construction tasks which are "controlling" or which are on the "critical path" of the Construction Schedule, suitable extensions of time will be made.

The Contractor shall not be entitled to a time extension for delays in activities on non-critical paths of the favorably reviewed schedule unless the duration of the excusable delay exceeds the total float of the activities being delayed. If the duration of an excusable delay does exceed the total float of the activities affected by the delay, the Contractor shall be entitled to an extension equal to the difference.

C. Determination that a day is a non-working day by reason of inclement weather or conditions resulting immediately therefrom, shall be made by the Director.

6-1.08 **LIQUIDATED DAMAGES.** It is agreed by the parties to the Contract

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that in case all the Work called for under the Contract in all parts and requirements is not completed within the number of Days as set forth in the Supplemental Conditions, damage will be sustained by the City and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the monetary amount indicated in the Supplemental Conditions in dollars (U.S.) per day for each and every calendar day of delay in completing the Work in excess of the number of Days prescribed and the number of additional calendar days, if any, authorized by Contract Change Order; and the Contractor agrees to pay said Liquidated Damages herein provided for, and further agrees that the City may deduct the amount thereof from any moneys due or that may become due the Contractor under the Contract.

It is further agreed that in case the Work is not finished and completed in all parts and requirements within the number of Days specified, the City shall have the right to increase the number of Days or not, as it may deem best to serve the interest of the City, and if it decides to increase the said number of Days, it shall further have the right to charge to the Contractor, its heirs, assigns or sureties and to deduct from the final payment for the Work all of any part, as it may deem proper, of the actual cost of engineering, inspection, superintendence, and other Overhead expenses which are directly chargeable to the Contract, and which accrue during the period of such extension, except that cost of preparation of final statement shall not be included in such charges.

6-1.09 **DELAYS AND EXTENSIONS TO THE WORK.** The Contractor must complete all Work within the time specified in the Agreement. The Contractor will be granted an extension of time and will not be assessed with liquidated damages or the cost of engineering

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and inspection for any delay in substantially completing the Work (or parts thereof) beyond the time set forth in the Agreement, provided that such delay was caused by unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include acts of public enemy, fire, floods, abnormal weather (as described below), earthquakes, epidemics, quarantine restrictions, strikes, labor disputes and freight embargoes, fire, changes made pursuant to the provisions of "Changes in the Work" under Section 3 of these General Conditions or acts or neglect of the City not contemplated by the Contract Documents. In all cases, any extension of time is conditioned on the following:

1. That the cause is not due to the fault or negligence of the Contractor, and the Contractor has taken reasonable precautions to prevent and minimize the effects thereof; and

2. That the Contractor notifies the Director in writing within three (3) Days from the beginning of such delay specifying the nature of the delay and the measures that have been or will be taken to prevent or minimize the delay. Failure to submit written notice within this time period shall constitute an absolute waiver of any claim for a time extension.

No extension of time will be granted for a delay caused by a shortage of materials, unless the Contractor furnishes to the City documentary proof that it has diligently made every effort to obtain such materials from all known sources within reasonable reach of the work and further proof, as acceptable to the Director, that the inability to obtain such materials when originally planned did in fact cause a delay in Final Completion of the entire Work which could not be compensated for by revising the sequence of the Contractor's operations. Only the physical shortage of material will be considered as a cause for extension of time, and no consideration

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will be given to any claim that material could not be obtained at a reasonable, practical or economical cost or price, unless it is shown to the satisfaction of the City that such material could have been obtained only at exorbitant prices entirely out of line with current rates, taking into account the quantities involved and the usual practices in obtaining such quantities.

No extension of time will be granted for a delay caused by Contractor's staff turnovers, understaffing or insufficient quantity of qualified staff able to perform the necessary work.

The term "shortage of materials," as used in this section, shall apply only to materials, articles, parts or equipment which are standard items and shall not apply to materials, parts, articles or equipment which are processed, made, constructed, fabricated or manufactured to meet the specific requirements of the Contract Documents.

No extensions of time will be granted for delays that have no measureable impact on the completion of the Work (or parts thereof) under the Contract Documents. When extensions of time are granted, they will be limited to the period equivalent to the actual number of Days lost on the critical path or controlling operations of the Construction Schedule, taking into account the extent to which that delay could be decreased by reasonable mitigation measures by the Contractor. All requests for extensions of time must be supported with a critical path analysis showing the critical path and impacts to it. Contractor's failure to submit this analysis will be sufficient cause for denial of any request for a time extension.

Within a reasonable period of time after the Contractor submits the notice and information required by this section, the City will determine whether an extension of time is justified and, if so, the number of days for the extension.

Abnormal weather may be a valid basis for a time extension under the Agreement. "Abnormal Weather" occurs when the number of days of rain above 0.5 inches in a 24 hour

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period exceeds the average for such rainfall in a particular month as determined by the National Weather Service. The Contractor will only be entitled to, at most, a time extension for the number of days of rain exceeding the average for that month in the locale where the Work is to be performed. If delays are caused by the Contractor or those for whom the Contractor is responsible, the Contractor will only be entitled to, at most, a time extension for the number of rain days exceeding the average for the month when the Work should have been performed.

In addition, before a time extension may be granted for abnormal weather, the Contractor must establish that the rain either significantly impacted at least sixty percent (60%) of the planned work of the controlling operations for a particular day or prohibited at least five (5) hours of work on the controlling operations planned for that day. Contractor shall employ reasonably methods to mitigate the impact of abnormal weather (i.e., dewatering, protection of site, etc.) The occurrence of rain during non-work hours or having minimal impact to work on the controlling operation shall not constitute a day of abnormal weather.

In the event that the project experiences favorable weather for a particular month (e.g., the number of actual rain days in a month less than that indicated above for allowable rain days per months), the additional float resulting from such favorable weather shall accrue to the project.

Any Contractor claim for damages or additional compensation based on delay shall be limited to only those circumstances where the Contractor has fulfilled each of the following three (3) requirements:

1. Contractor has established its entitlement to a time extension pursuant to the provisions described above regarding delay and extensions to the Work.
2. The delay was caused solely by the City's issuance of changes made pursuant to the

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provisions of "Changes in the Work" under Section 3 of these General Conditions or by acts or neglect of the City.

3. The delay was unreasonable under the circumstances and not within the contemplation of the parties.

It is expressly understood and agreed that delays caused by the City will be non-compensable when there are concurrent delays caused by the Contractor. Also, the Contractor shall have no entitlement to additional compensation for any delay where there have been concurrent delays caused by non-compensable delays, including, but not limited to, fire, floods, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, and freight embargoes.

Contractor's damages and/or additional compensation for delays will consist solely of the extended costs of maintaining the Contractor's Work Site presence. The Contractor will not be entitled to any extended home office overhead.

Compensation for idle time of equipment will be determined in the same manner as determinations are made for equipment used in the performance of extra work paid for on a Force Account basis with the following exceptions:

1. The time for which compensation will be paid will be the actual normal working hours during which such delay conditions exists, but in no case will exceed eight (8) hours in any one day.
2. The days for which compensation will be paid will be each calendar day of the work week (defined elsewhere in the Contract Documents) and Legal Holidays, during the existence of such delay, except that when rental of the equipment is paid for under the provisions in Section 3-1.06C, "Force Account Payment – Equipment," of these General Conditions, no payment will be made for delays in accordance with the

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provisions of this section.

Actual loss shall be understood to include no items of expense other than idle time of personnel, cost of extra moving of equipment, and cost of longer hauls. Compensation for idle time of equipment will be determined as provided in this section and compensation for idle time of personnel will be determined pursuant to Section 3-1.06A, "Force Account Payment – Labor," of these General Conditions. No markup will be added in either case for Overhead and profit. The cost of extra moving of equipment and the cost of longer hauls will be paid for as extra work as provided pursuant to "Changes to the Work" elsewhere in the Contract Documents.

6-1.10 **TERMINATION.**

6-1.10A **TERMINATION OF AGREEMENT – CONVENIENCE OF CITY.** The Department reserves the right to terminate the Contract at any time and for any reason if the Director determines that to do so would be in the best interest of the City. Any termination which is not based on the circumstances set forth in Section 6.1-10B below shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of Work under the Contract is terminated, and the date upon which such termination becomes effective.

Upon the Contractor's receipt of a written Notice of Termination for convenience, the Contractor shall cease Work as to those portions of the project so terminated and shall undertake the steps outlined in Section 6-1.10B below.

1. Acceptance of the Contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

   a. The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Section 7-1.07, "Progress

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Payments," of these General Conditions and for materials furnished by the City for use in the Work and unused shall terminate when the Director certifies that such materials have been stored in the manner and at the locations he or she has directed.

b. The Contractor's responsibility for damage to materials purchased by the City subsequent to the issuance of the notice that the Contract is to be terminated shall terminate when title and delivery of such materials has been taken by the City.

c. When the Director determines that the Contractor has completed the Work under the Contract directed to be completed prior to termination and such other Work as may have been ordered to secure the project for termination, the Contractor will recommend that the City formally accept the Work, and immediately upon and after such Acceptance by the City, the Contractor will not be required to perform any further Work thereon and shall be relieved of its contractual responsibilities for injury to persons or damage to property which occurs after the formal Acceptance of the project by the City.

2. The total compensation to be paid to the Contractor shall be determined by the Director on the basis of the following:

a. The reasonable cost to the Contractor, without profit, for all Work performed under the Contract, including mobilization, demobilization and Work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project Overhead and general

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administrative Overhead not to exceed a total of seven percent (7%) of Direct Costs of such Work.

b. A reasonable allowance for profit on the cost of the Work performed as determined under subsection (a), provided the Contractor establishes to the satisfaction of the Director that it is reasonably probable that it would have made a profit had the Contract be completed and provided further, that the profit allowed shall in no event exceed four percent (4%) of said cost.

c. The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the Department or otherwise disposed of as directed by the Director.

d. A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the Contract.

All records of the Contractor and the Contractor's Subcontractors, necessary to determine compensation in accordance with this Section, shall be open to inspection or audit by representatives of the Department at all times after issuance of the notice that the Contract is to be terminated and for a period of three (3) years, and such records shall be retained for that period.

After Acceptance of the Work by the Director, the Director may make payments on the basis of interim estimates pending issuance of the Final Statement, when in his or her opinion the amount thus paid, together with all amounts previously paid or allowed, will not result in total compensation in excess of that to which the Contractor will be entitled. All payments, including payment upon the Final Statement, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the Contract.

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In the event that the City terminates this Contract under Section 6-1.10B below and it is determined for any reason that there was not sufficient cause to do so, the City's termination automatically will convert to a termination for convenience under this section and the terms and conditions outlined in this section automatically will be applied to effectuate the Contract termination. Thus, damages to which a Contractor may be entitled as a result of an improper default termination will be limited to the amounts provided for in this section.

The provisions of this section shall be included in all subcontracts.

6-1.10B **TERMINATION OF AGREEMENT - FOR CAUSE.** An "Event of Default" as referred to in this section shall occur if the Contractor:

1. Fails to maintain progress of the Work in accordance with the requirements of the Contract Documents; or
2. Fails to prosecute the Work or any of its components in accordance with the Contract Documents; or
3. Persistently or repeatedly fails or refuses to supply sufficient properly skilled workers or proper material to permit the performance of the Work in accordance with the Contract Documents; or
4. Fails to make prompt payment to Subcontractors or Suppliers in accordance with the respective agreements between the Contractor and the Subcontractor and Contractor and Supplier; or
5. Fails to comply with applicable laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Work; or
6. Abandons, assigns or sublets the Contract without approval of the City; or
7. Becomes bankrupt or is subject to appointment of a receiver on behalf of the

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Contractor; or

8. Otherwise is guilty of a substantial breach of a provision of the Contract Documents.

Upon the City's reasonable belief that there has been an Event of Default by the Contractor, the City may elect to give the Contractor written notice thereof. The Contractor thereafter shall cure the default as soon as possible and in no event after ten (10) Days from the Contractor's receipt of the City's written notice.

If the Contractor does not timely cure its default, the City may, without waiver of any of its other rights and remedies, elect to terminate the Contract, or portion thereof.

Upon the City's election to terminate the Contract, or portion thereof, the City shall have the right to complete the Work, or portion involved, by whatever means and methods it deems expedient, including the hiring of others on such terms as the City deems advisable. The City shall have the right to take possession of the Contractor's materials, plant, tools, equipment and property of any kind provided by or on behalf of the Contractor for the purpose of the Work, or a portion of them, without being responsible to the Contractor for wear and tear. The Contractor shall have no rights in such property during its use by the City. The City shall not be required to obtain the lowest prices for completing the Work or a portion of it but shall make such expenditures as, in the City's sole judgment, best accomplish such completion.

The expense of completing such Work or portion thereof, together with a reasonable charge for engineering, managerial and administrative services, as certified by the City, shall be charged to the Contractor, and the expense so charged shall be deducted by the City out of such monies as may be due or may at any time thereafter become due to the Contractor. In case such expense is more than the sum which otherwise would have been payable to the Contractor under the Agreement, then the Contractor or its surety or sureties shall promptly pay the amount of

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such excess so due. When the City terminates the Contract under this section, the Contractor shall not be entitled to receive any further payments until the Work is completed and there has been a final settlement of costs of completing the Work covered by such notice of default.

The City will issue to the Contractor a written notice specifying that the Contract, or portion thereof, is terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the City, the Contractor shall:

1. Stop all Work under the Contract; or if partial termination, stop Work relating to the terminated portion of the Agreement;
2. Perform Work the City deems necessary to secure the Work Site for termination including measures to leave the Work Site in a safe condition;
3. Remove equipment from the site of Work, as specified by the City;
4. Take such action as is reasonably necessary to protect materials from damage;
5. Notify all Subcontractors and Suppliers that the Contract or portion thereof is being terminated and that their contracts or orders are not to be further performed unless otherwise authorized in writing by the City;
6. Provide the City with an inventory list of all materials previously produced, purchased or ordered from Suppliers for use in the Work and not yet used in the Work, including its storage location, and such other information as the City may request;
7. Dispose of materials not used in the Work as directed by the Director. It shall be the Contractor's responsibility to provide the City (a) with good title to all materials purchased by the City hereunder, including materials for which partial payment has been made by the City and (b) with bills of sale or other documents of title for such

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materials;

8. Subject to the prior written approval of the City, settle all outstanding liabilities and all claims arising out of Subcontractors or orders for materials terminated hereunder. To the extent directed by the City, the Contractor shall assign to the City all rights, title and interests of the Contractor under subcontracts or orders for materials terminated hereunder. The City shall be at liberty to negotiate with and engage any Subcontractors who had contracted with the Contractor for the Work;
9. Furnish the City with the documentation required to be furnished by the Contractor under the provisions of the Contract Documents, including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the Agreement; and
10. Take such other actions as the City may direct.

If only a portion of the Work has been terminated, the Contractor shall perform the remainder of the Work in conformity with the Contract Documents and in such a manner as not to interfere with the City or others in their performance and completion of the portion of the Work which was terminated.

The City may recover from the Contractor the amount of any loss or damage, including consequential damages, suffered or incurred as a result of the Contractor's default.

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SECTION 7

ACCEPTANCE AND PAYMENT

7-1.01 **ACCEPTANCE.** When the Contractor believes that the entire Work is fully and finally completed, including the satisfactory completion of inspections, tests, and documentation specified in the Contract Documents and completion of all punch list and clean-up items, the Contractor shall submit to the City a written request for final Acceptance within fifteen (15) Days thereafter, specifying that the Work is fully and finally completed and the date on which it was completed. Within thirty (30) Days after receipt of the request for final Acceptance, the City will inspect the Work and will either:

1. Reject the request for final Acceptance, specifying the defective and/or uncompleted portions of the Work; or
2. Notify the Contractor that the Work will be accepted by Resolution of the City Council of the City of Roseville, and a Notice of Completion will be caused to be recorded by the City Clerk; or
3. Notify the Contractor that the Work has been accepted by the City but no Notice of Completion will be recorded.

If the City rejects the request for final Acceptance, the Contractor shall promptly remedy the defective and/or uncompleted portions of the Work. Thereafter, the Contractor shall again submit a written request for final Acceptance of the Work, specifying a new date based on the date the defective and/or uncompleted portions of the Work were corrected. Thereafter, the foregoing procedure shall apply successively until the City has verified that the Work is fully and finally completed and accepted the Work by Resolution of the City Council or by written

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notification from the Director. Immediately upon such Acceptance, the Contractor shall be relieved of the duty of maintaining the Work as a whole.

All warranties commence upon final Acceptance of the Work. The City's final Acceptance of the Work shall not be construed as an acceptance by the City of any latent defects discovered with regard to the Contractor's work. Furthermore, Contractor's obligations under Section 5-1.22 "Responsibility for Damage and Indemnification" shall still remain applicable after the City's grant of final Acceptance of the Work.

Prior to final Acceptance, the Contractor shall submit to the City the Record Documents and Operation and Maintenance Manuals as specified in the Contract Documents.

7-1.02 **SCOPE OF PAYMENT.** The Contractor shall accept the compensation provided in the Contract as full payment for furnishing all labor, materials, tools, equipment, and incidentals necessary to the completed Work and for performing all Work contemplated and embraced under the Contract; also for loss or damage arising from the nature of the Work, or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the Work until the Acceptance by the Director and for all risks of every description connected with the prosecution of the Work, also for all expenses incurred in consequence of the suspension or discontinuance of the Work as provided in the Contract; and for completing the Work according to the Contract. Neither the payment of any estimate nor of any retained percentage shall relieve the Contractor of any obligation to make good any defective Work or material.

No compensation will be made in any case for loss of anticipated profits.

7-1.03 **NOTICE OF POTENTIAL CLAIM.** The Contractor shall not be entitled to the payment of any additional compensation for any act or failure to act by the City,

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including failure or refusal to issue a Change Order, or for the happening of any event, thing, occurrence or other cause unless the Contractor has given the City due written Notice of Potential Claim as hereinafter specified, provided, however, that compliance with this Section 7-1.03 shall not be a prerequisite as to matters within the scope of the notice provisions in Section 6-1.07, "Time of Completion," or the notice provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions, nor to any claim which is based on differences in measurement or errors of computation as to correct quantities.

The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said Notice as above required must have been given to the Director prior to the time that the Contractor shall have performed the Work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Director, or in all other cases within seven (7) Days after the happening of the event, thing, occurrence or other cause giving rise to the potential claim.

If the Notice of Potential Claim does not include complete information about the claim or the parties do not execute a Contract Change Order in connection with the Notice of Potential Claim, Contractor shall submit complete information about its claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed. Failure to provide written notice of claim prior to undertaking such work or failure to timely submit a complete and specific information about the claim for additional compensation and/or extension of the time for performance shall be deemed a waiver and abandonment of such claim.

If there is a dispute over any claim, the Contractor shall continue to Work during the dispute resolution process in a diligent and timely manner as directed by the City, and shall be

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governed by all applicable provision of the Agreement.

The Contractor shall maintain cost records of all Work that is the basis of any dispute. On a daily basis, Contractor shall submit to City completed daily forms, the format of which will be acceptable to the City, with respect to the Contractor's costs of performing the disputed work. These daily forms shall itemize all of Contractor's costs in performing the disputed work, including, but not limited to, all costs relating to materials, labor and equipment with respect to the disputed work. These daily forms shall provide names or identification and classification of affected workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment and hours operated. Said daily work forms shall be duly signed and verified by the Contractor or its authorized representative. The City's receipt of the Contractors' daily forms shall not constitute an approval of the Contractor's claim. Contractor's failure to submit the daily forms on a daily basis shall constitute a waiver of the Contractor's right to claim any additional compensation for the disputed work.

Each Contractor claim shall include full and complete information concerning the Claim. Contractor shall provide a clear, concise recital of the basis, upon which the claim is asserted, including a designation of the provisions of the Contract Documents upon which the claim is based. Contractor shall also include a statement as to the amount of time and/or compensation sought pursuant to the claim; if Contractor's claim arises from an ongoing occurrence, Contractor shall so state in its claim, including a description of the specific Work activities affected by the claim. All costs, expenses or damages and extensions of time claimed shall be described in reasonable detail under the circumstances together with complete supporting documentation.

The City will review any timely Notice of Potential Claim and supporting information

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submitted by Contractor. In conducting this review, the City shall have the right to require the Contractor to submit such additional or supporting documents, data and other information as the City may require.

If an agreement can be reached which resolves the Contractor's claim, the parties will execute a Contract Change Order to document the resolution of the claim. If the parties cannot reach agreement with respect to the Contractor's claim, the Contractor shall still be obligated to comply with the claim identification provisions identified in these General Conditions, including but not limited to Section 7-1.04.

It is the intention of this Section 7-1.03 that differences between the parties arising under and by virtue of the Contract be brought to the attention of the Director at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that it shall have no right to additional compensation for any Claim that may be based on any such act, failure to act, event, thing or occurrence for which no timely written Notice of Potential Claim as herein required was filed.

7-1.04 **CLAIMS.** Contractor must submit all Claims, for which it has previously submitted a Notice of Potential Claim, prior to Acceptance of the Work. 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.

Upon receipt of a Claim, the City shall conduct a reasonable review of the Claim and, within a period not to exceed forty-five (45) Days, or such further time as mutually agreed upon or necessary pursuant to Public Contract Code Section 9204, the City shall provide the Contractor a written statement identifying what portion of the Claim is disputed and what portion is undisputed. If the City does not respond to a Claim from the Contractor within the time

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specified herein, such Claim shall be deemed rejected in its entirety.

Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement.

If the Contractor disputes the City's written response, or if the City does not respond within the time specified herein, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within thirty (30) Days for settlement of the dispute.

Within ten (10) business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement. Any disputed portion of the Claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and the Contractor shall mutually agree to a mediator within ten (10) business days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the Claim remaining in dispute shall be resolved in accordance with Section 7-1.05 below.

7-1.05 **DISPUTE RESOLUTION PROCEDURE.** All Claims not resolved

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pursuant to Section 7-1.04, shall be resolved pursuant to Public Contract Code Section 10240, et seq.

7-1.06 **STOP PAYMENT NOTICES.** The City, by and through the Department or other appropriate office or officers, may at its option and at any time retain out of any amounts due the Contractor, sums sufficient to cover claims, filed pursuant to Civil Code Section 9350, et seq., including an amount to provide for the reasonable cost of any litigation thereunder.

7-1.07 **PROGRESS PAYMENTS.** Within fifteen (15) Days after the effective date in the Notice to Proceed, but in any event prior to Contractor's first Application for Payment, the Contractor shall submit to the City a detailed Schedule of Values.

Upon its approval, the Schedule of Values will form a basis for determining the compensation payable to the Contractor based on its actual progress of Work with respect to each Lump Sum bid item. The City, prior to any progress payment being made, must approve the Schedule of Values.

At the Director's discretion the approved Schedule of Values may be used as the basis for calculating the adjustment in compensation for a lump sum bid item due to changes ordered by the Director. When an ordered change increases or decreases the quantities shown in an approved Schedule of Values, at the Director's discretion, the adjustment in compensation may be determined in the same manner specified for increases and decreases in the quantity of a bid item of work in accordance with Section 3-1.05(B), "Contract Price Adjustment," of these General Conditions.

The Contractor once in each month shall submit an Application for Payment, for approval by the Director. Contractor's Applications shall be based on the Schedule of Values submitted to the City. These applications shall be supported by: (1) documentation requested by the City to

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substantiate the payment request; (2) statutory releases from Contractor and all Subcontractors and suppliers pursuant to Civil Code Sections 8132 and 8138; and (3) certified payroll records for the period for which payment is requested. Specifically, the Contractor will submit conditional waivers upon progress payment executed by all contractors and suppliers that will be receiving sums sought in the instant payment request and also submit unconditional waivers upon progress payment executed by all contractors and suppliers that have been paid to the date of the payment request. The Contractor shall certify that the Work for which payment is requested has been accomplished. When requested by the City, the Contractor shall submit receipts, invoices and other documentation that the City requires to be furnished for purpose of evaluating the application.

The City will pay the Contractor within thirty (30) Days after its receipt of an undisputed and properly submitted Application for Payment, after deducting all previous payments, retention, and other sums as described in the Contract Documents. Within seven (7) Days of its receipt of the Contractor's Application for Payment, the City will determine whether it complies with the provisions of the Contract Documents. As appropriate, the City will return the application to the Contractor accompanied by a document prepared by the City setting forth the reasons for the rejection. Thereafter, the Contractor shall correct and resubmit the Application for Payment. Progress payments may be withheld for Work that is not performed in accordance with the Contract Documents.

The City may deduct the following from each progress payment:

1. An amount equal to one hundred and twenty-five percent (125%) of the amount claimed under any stop payment notice or other lien filed against the Contractor, which includes an amount to provide for the reasonable cost of any litigation

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thereunder.

2. Any Liquidated Damages or Assessments that have accrued as of the date of the Application for Payment.
3. Any sums expended by the City in performing any of the Contractor's obligations under the Agreement that the Contractor has failed to perform.
4. Any other sums that the City is entitled to recover from the Contractor under the terms of the Contract including damages to the City's property.
5. The failure of the City to deduct any of the above identified sums from a progress payment shall not constitute a waiver of the City's right to such sums.

No such estimate or payment shall be construed to be an acceptance of any defective Work or improper materials.

Under no circumstances will the City make payment to unlicensed Contractors. As a condition of payment, the Contractor is required to maintain the applicable Contractor's license as identified in the Notice to Contractors for the duration of the Work.

7-1.08 **PAYMENT FOR MATERIALS AND EQUIPMENT ON HAND.**

Partial payments may be made to the extent of seventy-five percent (75%) of the cost of materials and equipment plus delivery to be incorporated in the Work, provided that such materials and equipment meet the requirements of the Contract Documents and are delivered to acceptable sites on the plant site or at other sites in the vicinity that are acceptable to the City and only with the prior written approval by the City. Such delivered costs of stored or stockpiled materials and equipment may be included in the next progress payment after the following conditions are met:

A. Equipment and materials will only be eligible if given conditional or final

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Acceptance by the Director and are in apparent compliance with favorably reviewed Submittals.

B. Only equipment or materials which have received favorable review of Shop Drawings will qualify.

C. The material or equipment has been stored or stockpiled adequately protected against damage in a manner acceptable to the Director at an approved site.

D. The Contractor has furnished the Director with acceptable evidence of the quantity and the quality of such stored or stockpiled materials or equipment with identification of where they will be incorporated into the project with Specification reference.

E. The Contractor has furnished the Director with satisfactory evidence that the material or equipment and transportation costs have been paid.

F. The Contractor has furnished the City legal title (free of liens or encumbrances of any kind) and lien releases to the material or equipment so stored or stockpiled.

G. The Contractor has furnished the City evidence that the material or equipment so stored or stockpiled is insured against loss by damage to or disappearance of such materials at any time prior to use in the Work.

It is understood and agreed that the transfer of title and the City payment for such stored or stockpiled materials or equipment shall in no way relieve the Contractor of its responsibility for furnishing and placing such materials or equipment in accordance with the requirements of the Contract Documents.

In no case will the amount of progress payments for materials or equipment on hand exceed the Contract Price for such materials or equipment or the Contract Price for the Contract item in which the material is intended to be used.

No partial payment will be made for stored or stockpiled living or perishable plant

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materials.

The Contractor shall bear all costs associated with the progress payment of stored or stockpiled materials or equipment in accordance with the provisions of this Section.

7-1.09 **RETENTION ON PROGRESS PAYMENTS.** From each progress payment estimate, five percent (5%) will be deducted and held in retention by the City. The remainder, less any deductions described in Section 7-1.07, "Progress Payments," of these General Conditions, will be paid to the Contractor as progress payments.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit Securities in lieu of retention payments by the City. Upon the Contractor's request, the City will make payment of funds withheld from progress payments, pursuant to the requirements of California Public Contract Code Section 22300, if the Contractor deposits in escrow with the City or with a bank acceptable to the City, securities eligible for investment under California Government Code Section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the Contractor and the City, upon the following conditions:

1. The Contractor shall bear the expenses of the City and the escrow agent in connection with the escrow deposit made.
2. Securities or certificates of deposit to be placed in escrow shall be of a value at least equivalent to the amounts of retention to be paid to the Contractor pursuant to this section.
3. Contractor shall enter into an escrow agreement satisfactory to the City, which agreement shall be substantially similar to the form provided in California Public Contract Code section 22300.

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4. The Contractor shall obtain the written consent of the surety to such agreement.

7-1.10 **FINAL PAYMENT.** Final payment will be made only after Contractor has achieved Final Completion of the Work pursuant to the provisions of Section 7-1.01, "Acceptance," of these General Conditions. Before final payment can be made, the Contractor shall have furnished the City with the following:

1. All Record Documents, catalogues, instruction sheets and information as required by the Contract Documents.
2. Conditional Waivers and Releases Upon Final Payment executed by Contractor and all Subcontractors and Suppliers, as provided by Civil Code Section 8136. Unconditional Waivers and Releases Upon Final Payment, as provided in Civil Code Section 8138, executed by Contractor and all Subcontractors and Suppliers, must be provided for all Subcontractors and Suppliers that have been paid in full.

Within thirty (30) Days of the date of the City's Acceptance of the Work, the Contractor shall prepare and submit a Final Invoice, showing the proposed total amount due the Contractor, segregated by Bid item quantities, Change Order Work, and other basis for payments; deductions made or to be made for prior payment; and amounts previously retained. Prior invoices and payments shall be subject to correction in the proposed Invoice for Final Payment. Payments to the Contractor will be made only for actual quantities of the Contract items of work constructed in accordance with the Contract Documents.

The City will review the Contractor's proposed Final Invoice and necessary changes or corrections will be forwarded to the Contractor. Within ten (10) Days thereafter, the Contractor

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shall submit a revised proposed Final Invoice incorporating changes or corrections made by the City together with any new claims resulting therefrom. Upon approval by the City, the corrected proposed Final Invoice will become the approval Final Invoice.

If agreements are reached on all questions regarding the Final Invoice, the City will pay the entire sum found due on the approved application. However, the City will withhold sums sufficient to pay all unsettled claims for which stop payment notices have been filed pursuant to Section 9350, et seq. of the California Civil Code, together with the reasonable cost of any litigation thereunder.

Final payment will be made within thirty (30) Days after receipt of an approved Final Invoice and other required Submittals referenced above or within sixty (60) Days after Acceptance of the work by the City, whichever is later, provided, however, that if an approved Final Invoice has not been submitted within sixty (60) Days after Acceptance of the Work by the City, the City may elect to make payment of sums not in dispute without prejudice to the right of either the City or the Contractor in connection with such disputed sums. Notwithstanding the foregoing, if a Notice of Completion is recorded, final payment shall not be made prior to the expiration of the thirty-five (35) calendar day lien period. The start of this lien period is the date the Placer County Recorder's Office records the Notice of Completion.

The City may withhold from the Final Payment an amount not to exceed one hundred fifty percent (150%) of any amount in dispute between the City and the Contractor.

The making of Final Payment shall not operate to release the Contractor or its sureties from obligations arising under the Contract, the Contract bonds and warranties as herein provided. Specifically, the making of final payment shall not constitute a waiver and release of claims by the City arising from:

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1. Unsettled or future liens;

2. Failure of the Work to comply with the requirements of the Contract Documents;

3. The terms of any warranties required by or contained in the Contract Documents;

4. The right to any insurance proceeds or the right to make any insurance or bond claims;

5. Any claims with respect to Contractor's obligations of indemnity with respect to claims asserted by third parties; or

6. Any latent deficiencies with the Work or Contractor's fraud.

7-1.11 **CLERICAL ERRORS.** Notwithstanding the provisions of Section 7-1.10, "Final Payment," of these General Conditions, for a period of three (3) years after Acceptance of the Work, all estimates and payments made pursuant to said Section 7-1.10, are subject to correction for clerical errors in the calculations involved in the determination of quantities and payments. The Contractor and the City agree to pay to the other any sum due under the provisions of this Section 7-1.11, provided, however, if the total sum to be paid is less than $100, no such payment shall be made.

7-1.12 **WARRANTY.** Notwithstanding inspections and Acceptance by the City of Work furnished under the Contract Documents, the Contractor hereby unconditionally guarantees that all materials and equipment furnished will be of good quality and new, that the Work will be free from defects in workmanship and materials and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

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This warranty by the Contractor is in addition to any warranties or guarantees required elsewhere in the Contract Documents. This warranty shall be in effect notwithstanding any disclaimers, or limiting or conditional terms contained in such separate warranties furnished by manufacturers or suppliers.

The Contractor hereby agrees to repair or replace any and all Work, together with any other adjacent Work which may be displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or material during the greater of a period of one (1) year after Acceptance of the Work by the City or the period specified in the Special Conditions, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse or neglect excepted.

The Contractor further agrees, that within ten (10) Days after being notified in writing by the Department of any Work not in accordance with the requirements of the Contract Documents or of any defects in the Work, the Contractor will commence and prosecute with due diligence all Work necessary to fulfill the terms of this warranty, and to complete such Work within a reasonable period of time. In the event Contractor fails to comply, it does hereby authorize the Department to proceed to have such Work done at the Contractor's expense and the Contractor will honor and pay the cost and charges therefore upon demand. The Department shall be entitled to all costs and expenses, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to honor and pay the above costs and charges.

All warranties set forth in the Contract Documents shall be deemed cumulative and not alternative or exclusive. Nothing contained in this section shall be construed to establish a period of limitation with respect to any other obligation, which Contractor has under the Contract Documents or under any separate warranty or guaranty required thereby. The establishment of a

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specific warranty period relates only to the specific obligation of Contractor to correct defective Work, and it has no relationship to the time within which its obligation to comply with the Contract Documents or applicable provision of law may be sought to be enforced, nor to the time within which proceedings may be commenced to establish Contractor's liability with respect to its obligations other than specifically to correct the Work. Without limiting the foregoing, it is understood and agreed that Contractor shall remain responsible for latent defects with its work, regardless of the expiration of any warranty period set forth in the Contract Documents.

7-1.13 **WARRANTY OF TITLE.** No material, supplies, or equipment for the Work under this Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants good title to all material, supplies, and equipment Installed or incorporated in the Work and agrees upon completion of all Work to deliver the Premises, together with all improvements and appurtenances constructed or placed thereon by it, to the City free from any claim, liens, security interest, or charges, and further agrees that neither the Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by this Contract shall have any right to a lien upon the Premises or any improvement or appurtenances thereon. Provided, that this shall not preclude the Contractor from Installing metering devices and other equipment of utility companies, the title of which is commonly retained by the utility company. In the event of the Installation of any such metering device or equipment, the Contractor shall advise the City as to the legal owner thereof. Nothing contained in this paragraph, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection or any rights under any law permitting such persons to look to funds due the Contractor in the hands of the City.

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The provisions of this paragraph shall be inserted in all subcontracts and material Contracts, and notice of its provisions shall be given to all persons furnishing materials for the Work when no formal Contract is entered into for such materials.

[END OF GENERAL CONDITIONS]

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SUPPLEMENTAL CONDITIONS

Project: MAHANY TENNIS COURTS RENOVATION

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Scope of Supplemental Conditions

1. The Work shall be performed in accordance with the General Conditions and Department Standards, except as the General Conditions may be modified by the following additional City Standards, incorporated herein by this reference, if so indicated.

	COMMUNITY DESIGN GUIDELINES 311 Vernon Street, Roseville, CA 95678
	SPECIFICATIONS FOR COMMERCIAL CONSTRUCTION (ELECTRIC) 2090 Hilltop Circle, Roseville, CA 95747
X	PARKS CONSTRUCTION STANDARDS 316 Vernon Street, Suite 400, Roseville, CA 95678
X	DESIGN AND CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678
	OTHER

Above documents are available at: www.roseville.ca.us.

2. Numbering in these Supplemental Conditions conforms to that in the General Conditions. The existence of a section in these Supplemental Conditions means that the corresponding section in the General Conditions is modified in some respect. Unless otherwise specified, the modified General Condition is deleted entirely and the provisions of these Supplemental Conditions are substituted.

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SECTION 1. DEFINITIONS AND TERMS

1-1.24 **DEPARTMENT.** Section 1-1.24 of the General Conditions is amended to include the following:

The Department for Contract Administration is the Parks, Recreation & Libraries Department of the City of Roseville.

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SECTION 2. CONTROL AND SCOPE OF THE WORK

2-1.08 **SUBMITTALS.** Section 2-1.08 of the General Conditions is amended to include the following:

The time allowed for review of each submittal is __10__ Days after receipt of the submittal by the Director.

2.1.28 **PROJECT DOCUMENTS**. Potential bidders are advised to obtain all documents and specifications related to this project directly from the City of Roseville. The City of Roseville does not guarantee the accuracy of any forms, plans, or project manuals obtained through outside sources other than the City of Roseville. Furthermore, the City does not guarantee the distribution of any addendums or the accuracy of their content if obtained from a third party. Bidders expressly assume the risk that their bid will be rejected from the use of plans and manuals obtained from third parties other than the City of Roseville.

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SECTION 3. CHANGES IN THE WORK

There are no amendments to the General Conditions.

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SECTION 4. CONTROL OF MATERIALS

There are no amendments to the General Conditions.

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SECTION 5. LEGAL RELATIONS AND RESPONSIBILITY

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** Section 5-1.14 of the General Conditions is amended to include the following:

To the best of the City's knowledge, asbestos IS NOT present in the vicinity of the Project. Additional information shall be made available to Contractor upon request.

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SECTION 6. PROSECUTION AND PROGRESS

6-1.04 **PROGRESS SCHEDULE.** Section 6-1.04F of the General Conditions is amended to include the following:

Progress schedules showing project completion dates more than ___0___ Days earlier than specified in Section 6-1.07 shall be rejected.

6-1.07 **TIME OF COMPLETION.** Section 6-1.07 of the General Conditions is amended to include the following:

The Contractor shall begin Work within __10__ business days after receiving a Notice to Proceed and shall diligently prosecute the Work to completion. The Work shall be completed within __50__ business days of the Notice to Proceed.

If landscaping plants require an establishment period, that period will be __30__ calendar days. Start of the establishment should be as outlined in the Specifications.

6-1.08 **LIQUIDATED DAMAGES.** Section 6-1.08 of the General Conditions is amended to include the following:

The amount of Liquidated Damages is the sum of $__800____ per Day.

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SECTION 7: ACCEPTANCE AND PAYMENT

There are no amendments to the General Conditions.

[END OF SUPPLEMENTAL CONDITIONS]

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SPECIFICATIONS

Project: MAHANY TENNIS COURTS RENOVATION

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APPENDICES

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E: Geotechnical Report (provided by the City/Project Owner) 50 pages

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SECTION 00 31 46
PERMITS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note that the list is not necessarily complete and that additional requirements may exist or arise.

1.02 Permits

A. The Contractor shall obtain copies of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.

1. State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity:

   The City has prepared and submitted the SWPPP and Notice of Intent (NOI) to the State Water Resources Control Board. Prior to starting construction, Contractor shall obtain coverage under and comply with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The City will prepare and submit the NOT when permanent BMP's have been installed.

B. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.

C. A copy of the permit is included in the Appendix of the Project Manual. A trench/excavation permit must be on file with the City. Submit a copy of the notification letter to CAL OSHA, which outlines the project, and contracted scope of work.

PART 2 - PRODUCTS

Intentionally left blank.

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PART 3 - EXECUTION

Intentionally left blank.

END OF SECTION

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SECTION 01 10 00
SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

A. Project Name and address:

Mahany Park Tennis Court Renovations
3501 Woodcreek Oaks Blvd.

B. Project description/scope of work:

The scope of this project includes …renovation of the existing tennis courts and renovation of the adjacent planting and irrigation.

C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

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1.03 Engineering

A. Field Engineering, as a part of this contract, shall include:

1. Layout of the work and establishment of lines and grades.
2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
4. All work shall:
   a) Establish indicated layout in relation to the property survey and existing reference points.
   b) Establish and preserve permanent reference points during the course of construction.
   c) Set locations and elevations of all site elements as required for proper completion of the work.

1.04 Permits, Fees and Notices

A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided in the Appendix) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.

B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

1. Notice to Contractors
2. Special Provisions
3. City of Roseville Parks Construction Standards
4. City of Roseville Design and Construction Standards
5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.

B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.

C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.

D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.

E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.

F. The term "Project Owner", where used herein, shall mean the landowner or developer.

G. The term "provide", where used herein, shall mean furnish and install complete.

H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.

I. The term "substantially complete", where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.

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J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.

B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.

C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
   1. ANSI: American National Standards Institute.
   2. ASTM: American Society for Testing and Materials.

1.08 Submittals

A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks

B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
   1. Drawing sheet or specification section reference (by section, paragraph and sub-paragraph numbers);
   2. Item description;
   3. Indication whether this item is “as specified” or “proposed substitution” and
   4. A space for itemized response summary, e.g. “reviewed” or “resubmit”.

C. Contractor shall provide submittals electronically in PDF file format and physical product samples as required in specifications. It shall be the Contractor’s responsibility to ensure that the summary sheet is included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack an appropriate product sample) will not be reviewed.

D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

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E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) of receipt of the returned, approved submittal. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.

B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.

B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.

C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

A. All utility fees, including, but not limited to, connection fees, installation fees, meters, monthly service fees and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance by City Council.

1.12 Dust/Noise Control Requirements

A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.07 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer.

B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on weekends and holidays must be approved by the project manager. Work on

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weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24” Box Stock	Two Inches
1 36” Box Stock	Three Inches

1.14 Inspection of Construction

A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.

B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.

C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed “hard card” shall be submitted to the Project Manager along with required turn in items (See 1.19 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

A. Impacts that affect the site conditions to the detriment of the park or streetscape Impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:

1. Soil compaction in non-structural areas;
2. Diesel or gas fuel leaks/spillage;
3. Buried concrete or other construction debris;
4. Hazardous material contamination;
5. Lime treatment in planting areas;
6. and more.

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1.16 Pre-final (Punch List) Review

A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as “the state of work where it may be used in a suitable and intended manner with exception of minor corrections”. Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
   1. All construction items
   2. Installation of all site furnishings, including lights and signs
   3. Seeding or sodding of all turf areas
   4. All planting, including weeding of planted areas
   5. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.

B. Within five workings days of receipt of notification, the Parks Construction Inspector will confirm substantial completion. The Parks Construction Inspector will schedule the punch list walk (pre-final review) within five working days after the project has been determined as substantially complete. A formal punch list will be developed at the punch list walk. The Parks Construction Inspector will provide a copy of the formal punch list to the Contractor within five working days of punch list walk. Performance of the punch list walk does not automatically trigger the start of establishment.
   1. If at any point during this review that it becomes apparent that the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.

C. Concurrent to the pre-final review, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted to the City (single point of contact), at one time and only by appointment. Do not drop off the turn-in items at the front counter and without an appointment.

D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

1.17 Establishment Period

A. The duration of the establishment period shall be:

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1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Notice of Completion by the City Council.

B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:
1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.
4. All plant and turf maintenance as described in Section 32 90 00 3.11

C. Prior to the start of the final thirty (30) days of establishment:
1. All punch list items shall be completed.
2. All certifications and testing shall be completed.
3. All plantings and turf shall be thriving and in a healthy condition.
4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

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1.18 Final Review

A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.

B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.

C. Acceptance of the project shall be considered “field accepted” and a recommendation will be forwarded to the City Council for “final acceptance” per Section 7 - 1.01 of the General Conditions.

D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
E. Turn over for City maintenance shall occur only after:
   1. The specified duration of the establishment period has been successfully completed.
   2. If required, the deed transferring property ownership, has been recorded at the County.
   3. A Notice of Completion (NOC) for city-built parks and for streetscapes has been approved by the City Council.
F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 – Warrantees and Guarantees.

1.19 Record Documents

A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work**.
B. Record documents shall be submitted:
   1. one full size set of final as-built drawings (verified/initialed by the Parks Inspector during the establishment period)
   2. one set of 11 x 17 reductions of the complete as-built package; and
   3. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
   4. one USB storage device containing PDF scanned images (in color) of the verified/initialed as-built drawings.
   5. For City of Roseville CIP projects, SWPPP binder.

1.20 Warranties and Guarantees

A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall assemble all warranties into a single, bound or stapled package. All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
   1. Warranties for equipment shall be submitted in the manufacturer's standard form and shall be countersigned by the subcontractor or supplier and the Contractor.
   2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

FOR COUNCIL APPROVAL ONLY

"We hereby warrant that the ***product*** which we have installed at ***project name*** has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____ _____
Subcontractor or Supplier Date

Countersigned:_____ _____
Contractor Date

B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

FOR COUNCIL APPROVAL ONLY

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

FOR COUNCIL APPROVAL ONLY

SECTION 01 57 23
STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

A. State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
B. CASQA California Stormwater BMP Handbook – Construction, November 2009

1.03 Definitions

A. NOI: Notice of Intent
B. NOT: Notice of Termination
C. QSP: Qualified SWPPP Practitioner
D. QSD: Qualified SWPPP Developer
E. SWPPP: Storm Water Pollution Prevention Plan
F. SWRCB: State Water Resources Control Board
G. NPDES: National Pollutant Discharge Elimination System General
H. WDID: Waste Discharger Identification number
I. BMP: Best Management Practices

FOR COUNCIL APPROVAL ONLY

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 SWPPP

A. Comply with State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

3.02 Schedule

A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.
B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 BMP's

A. Construction BMP's shall be installed per the Erosion / Sediment Control Plan and project SWPPP, and in accordance with the CASQA California Stormwater BMP Handbook. Use of alternative BMP's will be reviewed and accepted at the discretion of the City's QSD.

3.05 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

FOR COUNCIL APPROVAL ONLY

END OF SECTION

SECTION 03 30 00
SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications, latest edition.

B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6' x 6') sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.

B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.

C. Variances in surface grades of more than 1/8", as measured by a straight edge ten feet (10') long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

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1.05 Handling and Storage

A. Comply with ATSM C-94, “Specifications for Ready Mix Concrete” for the batch, mix and transport of concrete.
B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 “Minor Concrete” of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified” and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiberglass Reinforcement

A. Fibers for concrete shall be Fibermesh 150, as manufactured by Propex Operating Company; or accepted equal. Fibers shall contain 100 percent virgin polypropylene multifilament fibers, e3 patented technology, containing no reprocessed olefin materials. The fibers shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of concrete.

2.03 Expansion Joint Material

A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

A. All forms shall be new at the start of the project and shall be construction grade Douglas Fir. Minimum size lumber shall be 2 x 6.
B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
C. Plywood shall be 5/8”, Class I, exterior grade as outlined in APA “Guide to Plywood Grades”. Omit mill oiling treatment.

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PART 3 - EXECUTION

3.01 Poured-In-Place Concrete Forms

A. Concrete for hardscape or flatwork shall be placed on subgrade compacted to 95% relative compaction. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.

B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.

C. Forms shall not leak, spread, shift or settle when concrete is placed.

D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.

E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.

F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.

G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiberglass Reinforcement

A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

A. Control joints shall be per detail PK-32 with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For

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example a ten-foot wide walkway shall have control joint placed ten feet on center.

3.05 Placement of Concrete

A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.
B. Concrete shall be transit mixed according to ASTM C-94. Limit the quantity of water to the required strength. Concrete shall be of a consistency that it flows slowly into the forms.
C. Mixing of concrete shall be continuous commencing from the time water is added to the mix until such time that the concrete is poured. All concrete shall be placed within an hour of the time when water is first added.
D. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.
E. Thoroughly compact the concrete manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.
F. After obtaining uniform compaction, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.
G. Concrete elements shall not exceed the following tolerances:
    1. Linear: 1/8”
    2. Slab deviation: 1/8” in 10‟

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3.06 Finishes

A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. Medium broom finished concrete shall have clean, deep control joints spaced appropriately. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.
B. Upon completion of float finishing, provide the final finish as follows:
    1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.

3.07 Removal of Forms

A. Forms shall remain in place as follows:
   1. For mass concrete work: 5 days.
   2. For other flatwork and other concrete work: 3 days.

B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1") below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.08 Curing and Protection

A. Allow adequate time for the concrete to cure. In temperatures above 75 degrees F., ensure that the concrete surface remains wet for a period of seven (7) days minimum.

B. Protect all concrete from damage during the curing period. This shall include damage from sun, rain, flowing water, frost, mechanical injury, tire tracks, footprints, oil stains, etc. Should such damage occur, Contractor shall take immediate action to repair damage to the satisfaction of the City.

3.09 Clean-Up

A. During the course of this work, the area shall be kept clear and free of debris as realistically possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.

B. Remove from site furnishing posts all concrete "slobber". Re-touch posts as necessary for a clean finish.

FOR COUNCIL APPROVAL ONLY

END OF SECTION

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March 2022

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SECTION 12 93 00
SITE FURNISHINGS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all tennis court nets and surfacing, as shown on the Plans and as specified herein.

1.03 References

A. All play equipment shall meet or exceed the standards set forth by the Consumer Product Safety Commission (CPSC), comply with the Americans with Disabilities Act (ADA), meet all current ASTM standards and be consistent with State and local codes.

B. The play area surfacing shall meet or exceed the fall absorption/impact rates set forth by the CPSC guidelines and ASTM standards. The surfacing shall be an accessible surface and manufactured specifically for play areas.

C. Nothing in the Plans or Specifications is to be construed to permit work not conforming to regulating codes and standards. The Contractor shall furnish without extra charge any material and labor, when required, by the compliance with these rules and regulations, even though the work was not mentioned in these particular Specifications or shown on the Plans.

D. The product manufacturer shall supply complete Specifications for the installation of all site furnishings, including play equipment and play surfacing.

FOR COUNCIL APPROVAL ONLY

1.04 Submittals

A. Submittals for specified items are required. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. For the following items, also provide:

1. Tennis court posts and nets
2. Tennis court surfacing and colors

3.

B. On the date of the Notice to Proceed, the Contractor shall immediately place the order to purchase all site furnishings, including the play equipment and play surfacing as specified on the Plans and as outlined herein. **Proof of all orders shall be submitted to the Project Manager within ten (10) working days of the Notice to Proceed.**
C. The Contractor shall submit a Certificate of Compliance from a third party certified playground inspector which verifies that the entire playground, including individual components, and surfacing meets or exceeds regulated requirements as described in Section 1.03 above.

1.05 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the miscellaneous site amenities. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

FOR COUNCIL APPROVAL ONLY

PART 2 - PRODUCTS

2.01 Materials

A. Other (See Design Guidelines for additional information) shall be as shown on the Plans and as specified herein. The *Tennis courts post and nets* shall be as manufactured by *PW Athletic* or accepted equal. Color as selected by the City.

PART 3 - EXECUTION

3.01 Installation

A. Contractor to provide experienced workers or subcontractors to install all site furnishings, including the play equipment and play surfacing described in these Specifications. The workers or subcontractor must demonstrate that at least five (5) similar play structures and five (5) play surface applications similar to that specified for this project have been installed in the last three (3) years.
B. All site furnishing, including tennis court post and nets shall be installed per manufacturer's instructions.

3.02 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

PART 4 - WARRANTY

4.01 General

A. Contractor shall warranty all site amenities included under this Section.
B. Contractor shall also provide a written warranty covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
C. Submit written warranty on company letterhead addressed to the City when providing As-built drawings.
D. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance from the manufacturer of the play structure for the installation of the play structure.
E. Contractor shall submit to the City, upon completion of work, critical fall criterion used to certify all play surfacing material.
F. Attach cut sheets of installed items to the warranty.

END OF SECTION

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SECTION 31 10 00
CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.

B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

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1.03 Related Work

A. Section 01 57 23: Storm Water Pollution Control

1.04 Protection/Replacement

A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.

B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.

C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs, decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.

D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
F. Burning or burying removed material on-site is prohibited.
G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction, at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

3.01 Pre-Construction Site Review

A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.
B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

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3.03 Grubbing

A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
B. Once surface material is removed, the Contractor shall stockpile the top twelve inches (12”) of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

A. Contact USA Alert (800) 642-2444 prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours’ notice. Verify all utilities entering into and their locations within the project site.
B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

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END OF SECTION

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March 2022

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SECTION 32 12 16
ASPHALT CONCRETE PAVING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

D. The standards set forth in the State of California, Title 24, Americans with Disabilities Act, latest edition, shall be in addition to the standards provided herein.

FOR COUNCIL APPROVAL ONLY

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of asphalt concrete paving, including international disabled signs as shown in the City Standard, as shown on the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications for asphaltic concrete, latest edition.

1.04 Tolerances

A. All surface areas shall drain. Ponding, puddling or birdbaths are not acceptable.

B. Surface grades shall conform to the following:

Description	shall not exceed, ... from indicated line, grade or thickness
Base Course	0.1 foot +/-
Finish Surface	0.05 foot +/-
Thickness of finished pavement	0.01 foot less

C. Flatness: maximum variance of 1/8” as measured with a ten (10) foot straight edge.

1.05 Testing

A. Testing shall occur during the installation of pavement. The number and frequency of tests shall be as determined by the Inspector.

PART 2 - PRODUCTS

2.01 Aggregate Base

A. Conform to Caltrans Standard Specification, Section 26 paragraph 1.02B, Class 2.

2.02 Asphalt Concrete

A. Conform to Caltrans Standard Specification, Section 39 and the City of Roseville Design and Construction Standards, latest edition.

2.03 Soil Sterilant

A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.04 Striping

A. Traffic marker paint, in accordance with Caltrans Standard Specifications, Section 83-3.02.

B. Thermoplastic marking tape in accordance with Caltrans Standard Specifications, Section 84-2.02. (Required for bike trails)

2.05 Header

A. Per City of Roseville Parks Construction Standards, latest edition.

2.06 Accessible Parking Signs

A. Signs for parking stalls shall conform to the California Manual on Uniform Traffic Control Devices (CMUTCD), the Standard Highway Signs manual with the Caltrans California Sign Specifications.

B. Notification sign: Notification sign shall read: “Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed at owner’s expense. Towed vehicles may be reclaimed at Roseville PD, 1051 Junction Blvd or by telephoning (916) 774-5000. CVC 22511.8”.

C. Sign posts: shall conform to Section 56 Signs in the City of Roseville Design and Construction Standards.

PART 3 - EXECUTION

3.01 Preparation

A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on

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the Plans. A load or performance test shall be conducted in the presence of the Inspector prior to the placement of AC.

B. Apply soil sterilant per manufacturer's directions. Limit the work zone of the sterilant application to the area to receive paving plus three feet (3') on each side.
C. Completely install redwood header as shown in the City of Roseville Parks Construction Standards, latest edition, if shown on the Plans.
D. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, temperatures below 35 degrees F, etc.
E. In areas where soil conditions are less than optimal, geotechnical tests shall be performed to verify compaction rates. The Inspector shall determine the number of tests necessary in order to verify conditions. Initial tests will be provided by the City. Re-tests shall be the Contractor's responsibility.

3.02 Installation

A. Spread aggregate base material in six-inch (6") lifts.
B. Compact base surface to a relative compaction of 95% and in accordance to the Caltrans Standard Specifications, Section 26.
C. Spread asphalt concrete material in accordance to the Caltrans Standard Specifications, Section 39.
D. Upon completion, apply water to the finished surface and allow water to run-off. All areas of ponding, puddling or birdbaths shall be filled with asphalt and fine aggregate. Conform fill surface with adjacent surface to the point edges are not visible.
E. Take every precaution to protect adjacent amenities or structures from material spillage or damage. In case of spillage or damage, the Contractor shall immediately repair or replace the damaged area to the satisfaction of the City.
F. Clean and oil all manhole covers, grates and other surface structures within the pavement area.
G. All new asphalt concrete paving shall receive a fog seal at a rate of 1/12 to 1/10 gallon of undiluted emulsion per square yard. All work shall conform to Caltrans Standard Specifications, Section 37. **Once sealed, parking of vehicles and/or equipment or stockpiling of material on the finished surface is prohibited.**
H. Clean all surface structures that lie within the asphalt concrete area.

3.03 Striping

A. Conform to the City of Roseville Design and Construction Standards, latest edition.

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B. Ensure that all pavement to receive striping is completely cured. Clean all pavement surfaces.
C. Accurately lay out all pavement markings, including, parking stripes, centerline stripes, international disabled parking logo, striping for disabled access ramp, directional arrows, game court lines and other pavement markings as shown on the Plans or as required by code.
D. All pavement lines, striping and lettering shall be four inches (4”) in width, unless otherwise indicated on the Plans.
E. Lines painted with traffic paint shall receive two coats of paint. Allow each coat to dry completely prior to applying the second coat.
F. Apply all pavement markings on clean, dry surfaces, during weather conditions where temperatures are higher than 35 degrees F, no rain is occurring or predicted within the next twenty-four (24) hours, and the humidity is less than 80.
G. Remove all excess adhesives and tracking onto unmarked areas.
H. All pavement striping applications shall conform to Caltrans Standard Specifications, Sections 84 and 85.

3.04 Accessible Parking Signs (For parking lots only)

A. Verify that the language on the signs meets with current laws and regulations prior to installation. Immediately notify project manager of discrepancies.
B. For signs at parking stalls: install one per space designated for disabled parking. Locate sign as shown on the Plans. Verify location in the field prior to installation. Sign bottom shall be set at seven feet (7’) above finished grade.
C. For notification signs: install one per driveway entrance. Verify location in the field prior to installation. Sign bottom shall be set at two feet (2’) above finished grade unless otherwise directed.
D. Sign post installation shall conform to TS-17A of the City of Roseville Development Services Design and Construction Standards.

3.05 Protection and Cleaning

A. Do not allow equipment or vehicles to park on new asphalt surfaces upon completion of fog seal operations. At his discretion, the Contractor may allow the parking of equipment and vehicles on the asphalt concrete **AFTER** the asphalt concrete material has been laid, passing applicable compaction tests and **PRIOR TO** applications of fog seal and striping.

END OF SECTION

FOR COUNCIL APPROVAL ONLY

March 2022

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SECTION 32 31 13
CHAIN LINK FENCING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of the chain link fence system, including gates as shown on the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications, latest edition.

PART 2 - PRODUCTS

2.01 General

A. Wire used in the fabric shall be galvanized and shall have a tensile strength of 80,000 lbs. Per square inch based on cross sectional areas of the wire. One sample shall be tested without removing bends caused by weaving of the wire with the mesh. A second test shall be conducted on a wire strand carefully straightened. The tensile strength is finally determined as the average reading between the two tests. Wire to match fabric selection.

B. Fabric shall be 1-3/4" 9-gauge nominal wire mesh, *hot-dipped galvanized* after weaving as shown on the plans. Conform to ASTM A392, with tensile strength as described in 2.01A above. Fabric shall be knuckled top and bottom with single width to full height of fence.

C. Ties/Fasteners shall be 9-gauge aluminum.

D. Fittings, clips, bolts, bands, bars, post tops/covers and other hardware necessary for a complete fence system shall be *galvanized*.

E. Where fencing is shown on the Plans to be black vinyl or powder coated, all appurtenances, including fabric, posts, rails, clips, bands, fittings, etc., necessary for a complete fence system shall be black vinyl or powder coated. Vinyl or powder coating shall be the industry standard for this type of finish.

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2.02 Posts and Rails

A. Posts and rails shall be *hot-dipped galvanized*, to match fabric and as shown on the Plans. All posts shall be installed with moisture-proofed caps on the top.
B. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

2.03 Gates

A. Fabric and finish to match fence.
B. Hinges and latches shall be industrial strength, heavy duty and shall fit snugly around post. Latches shall be lockable.
C. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

PART 3 - EXECUTION

3.01 Post Installation

A. Posts are to be spaced evenly as shown on the City Standard and set plumb and true to lines with the top line uniform as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
B. All posts shall be set in concrete as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
C. Where nicks on vinyl or powder coated finished occurs due to installation, the Contractor shall re-finish and patch damaged areas immediately.

3.02 Fabric

A. Attach fabric using fabric bands or clips spaced approximately 14” apart. Connections to top rails and tension wires shall utilize wire ties placed 24” on center.
B. For corner and vertical end connections, install stretcher bars banded to posts and gate frames at 24” apart (maximum).
C. All fabric to be stretched tight, free from sags and bulges.

3.03 Rails

A. For splices along the top rail, provide couplings every 20’. The coupling shall produce a continuous brace from end to end of each stretch of fence. Install a heavy spring at every fifth coupling to allow for expansion or contraction.
B. Utilize the appropriate fittings to ensure that all rails are rigidly clamped to end and corner posts.
C. Clamp mid and bottom rails at each post.

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3.04 Gates

A. Gates shall be installed consistent with the City Standard detail. Verify grade conditions along the fence bottom to ensure proper use of the gate(s).
B. Gate openings shall be face-to-face dimensions and shall swing according to the Plans.

3.05 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

END OF SECTION

FOR COUNCIL APPROVAL ONLY

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SECTION 32 84 00
IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.

B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.

C. Installation of the water meter shall be by the City.

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1.03 Related Work

1.04 Quality Assurance

A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:

1. City of Roseville Park Construction Standards,
2. City of Roseville Design and Construction Standards,
3. City of Roseville Electric Department Standard Specifications,
4. Local, state and federal electrical codes, manuals and guidelines, and
5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating

all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Sprinkler Heads
2. PVC piping
3.

1.06 Explanation of Drawings

A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor’s responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.

B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate that the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing manufacturer’s label with size, type and model number (if applicable) clearly marked.

B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.

C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.

D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

B. Dimensions shall be recorded from two (2) permanent points of reference.

C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

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PART 2 - PRODUCTS

2.01 General

A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.

B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Pipe

A. PVC Pressurized Mainline

1. For lines three inch (3”) or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

2. For lines two and one half inches (2-1/2”) or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

B. PVC Non-Pressurized Lateral Lines

1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.

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2.04 Fittings and Nipples

A. Fittings for Mainline Pipe:

1. For all control valves on mainlines three inches (3”) and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts Model #202 by Romac Industries, Inc. or accepted equal.
2. For all other connections on mainlines three inches (3”) and larger mainline pipe, use glued schedule 80 fittings.
3. For all connections on mainlines two and one half inches (2-1/2”) or smaller, use glued schedule 40 fittings.

B. Fittings for Solvent Weld Pipe:

1. Schedule 40 for 2 ½" pipes or smaller and Schedule 80 for 3" pipe and larger polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73. Use Schedule 80 for all recycled water systems.
2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.
3. Teflon tape for all threaded PVC fittings.

C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.

D. Fittings for Recycled Pipe:
1. Fittings shall meet the standards outlined in Sections 2.09, A, B and C above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.

2.05 Swing Joints

A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.06 Irrigation Heads

A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.

B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.

C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.

D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.

E. Include built-in check valve where applicable to prevent low head drainage.

2.07 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.

B. Maximum one (1) line per sleeve.

C. Add one (1) spare, same size as largest.

PART 3 - EXECUTION

3.01 Site Conditions

A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and

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other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.

B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

3.02 Coordination of Work

A. Coordinate all work with other trades.

B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.

B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24”
Non- Pressurized Lateral Lines	18”
Domestic Water Lines	24”
Control wires	24”
PVC Sleeves under Paving	18”
PVC Sleeves under Auto X-ings	24”

C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.

D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Testing and Flushing

A. Pressure Testing shall occur only when the following conditions can be fulfilled:

Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

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B. A pressure gauge shall be installed at the lowest point of the line. Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of two hours with no detectable leakage. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the line shall be re-tested. This process shall be repeated until the line passes the leakage test.
C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

3.05 Backfilling and Compacting

A. Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.
B. Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.
C. Do not flood trenches unless otherwise accepted by the City.
D. Sunken trenches shall be re-finished flush with the adjacent grades.

3.06 Pipe Installation

A. Install irrigation pipe in planted areas whenever possible.
B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.
C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.
D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.
E. All PVC-to-PVC threaded connections shall be made with Teflon tape.
F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees; as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.

3.07 Irrigation Heads

A. Install all heads where shown on the Plans and as specified herein.

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B. Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.
C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.

3.08 Coverage Test

A. Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.
C. On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, certified irrigation auditor prior to planting of turf. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, including actual mapping data of individual catch cans recorded on irrigation plan sheets , and noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.

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3.09 Irrigation Audit

A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
    1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
    2. Complete system evaluation, including site conditions, system and flow data.
    3. Scheduling parameters used to set the irrigation controller.
    4. An Irrigation schedule for the landscape provided to the owner.
D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

3.10 Clean Up

A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

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PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
B. All paved areas shall be swept clean and planted areas shall be weed-free.
C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

4.02 Pre-Final (Punch List) Review

A. See Section 01 10 00 1.16 - Summary of Work for notification process.

4.03 Establishment

A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
B. Program and utilize the establishment schedule as submitted with the turn-in items.
C. Contractor to run the system in “quantity” mode or “time plus flow” for a minimum of one (1) week.
D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection. Improper irrigation management resulting in flooding or dry conditions to the detriment of plant material may constitute an extension of the establishment period, at no additional cost to the City.

4.04 Final Review

A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

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END OF SECTION

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SECTION 32 90 00
PLANTING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.

1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Bark mulch material,
2. Sod-grown turf,

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1.06 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.
B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.07 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

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PART 2 - PRODUCTS

2.01 Turf

A. Turf shall be *s sod*.
B. Sod – Tall fescue blend with named, improved turf-type varieties only. Blend shall contain a minimum 25% Lateral Spread, Rhizomatous, or Self-Repair type tall fescue. Sod shall be non-netted, and contain no more than 10% Bluegrass.

2.02 Mulch

A. Regular "Walk-on" fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.
B. Decorative bark, shredded lumber or saw dust, and construction debris are not permitted. The mulch must be free of needles.

2.03 Pre- and Post- Emergent Herbicide

A. Clean, and non-staining. Consult with a pesticide specialist.

PART 3 - EXECUTION

3.01 Site Preparations

A. Prior to start of landscaping work, review the site conditions to verify that final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.

B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.
C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas

A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12”).
C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12”).
D. Spread soil amendments at the rates indicated in the soils report.
E. Rototill amendments to recommended depths. Till amendments to a depth of 6” or as recommended by soils report.
F. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1”) in areas to be planted.
G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
H. Planting areas to be sloped to drain as shown on the Plans.

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3.04 Sod- Turf

A. Remove all “humps” and depressions prior to sodding.
B. Keep all sod rolls shaded and moist prior to installation.
C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
D. Unroll sod one at a time for immediate installation.
E. Provide tight seam between rolls of sod (less than 1/8” gaps).
F. Stagger rows so that the ends of sod rolls are stepped.
G. For turf areas where sod is partially provided, add topsoil at all transition edges to same as finish grade.

3.05 Mulch

A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions.
B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.

C. Apply three inches (3”) of mulch in all landscape planter areas.
D. Keep mulch a minimum of three inches (3”) away from the trunks of all woody shrubs and four inches (4”) away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

3.06 Watering

A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
B. Continually adjust the irrigation for plant needs regardless of air temperature.

3.07 Clean-up

A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.
B. Sweep clean and wash all hardscape areas.
C. Clean up shall occur, at minimum of once a week, at the end of the work week.
D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.08 Pre-Final (Punch List) Review

A. See Section 011000 1.16 of the Summary of Work for notification process.
B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
    1. For seeded turf:
        a. Upon completion of the second mowing of completely germinated turf. Second mowing is defined as full coverage of turfed area 90% weed free.
        b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4” or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
        c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    2. For sodded turf:
        a. Accepted installation of the sod.
        b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    3. For trees and shrubs:
        a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.09 Establishment Period

A. Active maintenance is required throughout the entire establishment period:

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1. Maintain turf to a height of two and one half inches (2-1/2”) for cool season turf varieties and one and one half inches (1-1/2”) for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
2. Edge all turf areas along hardscape edges.
3. Re-seed all bare areas within the turf as soon as evident.
4. Immediately replace all dead plants.
5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
6. Keep all areas free of weeds, pests and disease.
7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details

B. Prior to the start of the final thirty (30) days of establishment:
   1. All plant replacements shall be completed.
   2. All plantings and turf shall be thriving and in a healthy condition.
   3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

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3.10 Final Review

A. The Inspector shall review the site for completion of items noted, but not limited to, “B” below. All corrective action is required to enter into the final thirty (30) days of establishment.

B. The site shall be prepared for review, by ensuring that:
   1. All spray heads have been properly adjusted,
   2. Dead plants have been replaced,
   3. Planting areas have been weeded,
   4. Turf areas have full germination, are consistent in green color and are weed-free,
   5. Walkways and paved areas have been swept and washed, and
   6. Turf roots meet standards outlined in 3.10

C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by him to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

END OF SECTION

FOR COUNCIL APPROVAL ONLY

FOR COUNCIL APPROVAL ONLY

DRAWINGS

Project: MAHANY TENNIS COURTS RENOVATION

Project drawings are issued as a separate

document titled:

"Mahany Park Tennis Court Renovations"

dated 3/15/22, as prepared by Fuhrman Leamy

Land Group

FOR COUNCIL APPROVAL ONLY

TEXT OF AB 626

Assembly Bill No. 626

CHAPTER 810

An act to add and repeal Section 9204 of the Public Contract Code, relating to public contracts.

[Approved by Governor September 29, 2016. Filed with Secretary of State September 29, 2016.]

LEGISLATIVE COUNSEL'S DIGEST

AB 626, Chiu. Public contracts: claim resolution.

Existing law prescribes various requirements regarding the formation, content, and enforcement of state and local public contracts. Existing law applicable to state public contracts generally requires that the resolution of claims related to those contracts be subject to arbitration. Existing law applicable to local agency contracts prescribes a process for the resolution of claims related to those contracts of $375,000 or less.

This bill would establish, for contracts entered into on or after January 1, 2017, a claim resolution process applicable to any claim by a contractor in connection with a public works project. The bill would define a claim as a separate demand by the contractor for one or more of the following: a time extension for relief from damages or penalties for delay, payment of money or damages arising from work done pursuant to the contract for a public work, or payment of an amount disputed by the public entity, as specified.

This bill would require a public entity, defined to exclude certain state entities, upon receipt of a claim sent by registered or certified mail, to review it and, within 45 days, provide a written statement identifying the disputed and undisputed portions of the claim. The bill would authorize the 45-day period to be extended by mutual agreement. The bill would require any payment due on an undisputed portion of the claim to be processed within 60 days, as specified. The bill would require that the claim be deemed rejected in its entirety if the public entity fails to issue the written statement.

This bill would authorize, if the claimant disputes the public entity's written response or if the public entity fails to respond to a claim within the time prescribed, the claimant to demand to meet and confer for settlement of the issues in dispute. The bill would require any disputed portion of the claim that remains in dispute after the meet and confer conference to be subject to nonbinding mediation, as specified. The bill would provide that unpaid claim amounts accrue interest at 7% per annum. The bill would prescribe a procedure by which a subcontractor or lower tier contractor may make a claim through the contractor.

This bill would require the text of these provisions, or a summary, to be set forth in the plans or specifications for any public work which may give rise to a claim. The bill would specify that a waiver of these rights is void and contrary to public policy, except as specified. The bill would also specify that it does not impose liability on a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

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By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. Section 9204 is added to the Public Contract Code, to read:

9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) ”Claim” means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) ”Contractor” means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) ”Public entity” means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) ”Public entity” shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

FOR COUNCIL APPROVAL ONLY

(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each

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party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is

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repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SECTION 2.
The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SECTION 3.
If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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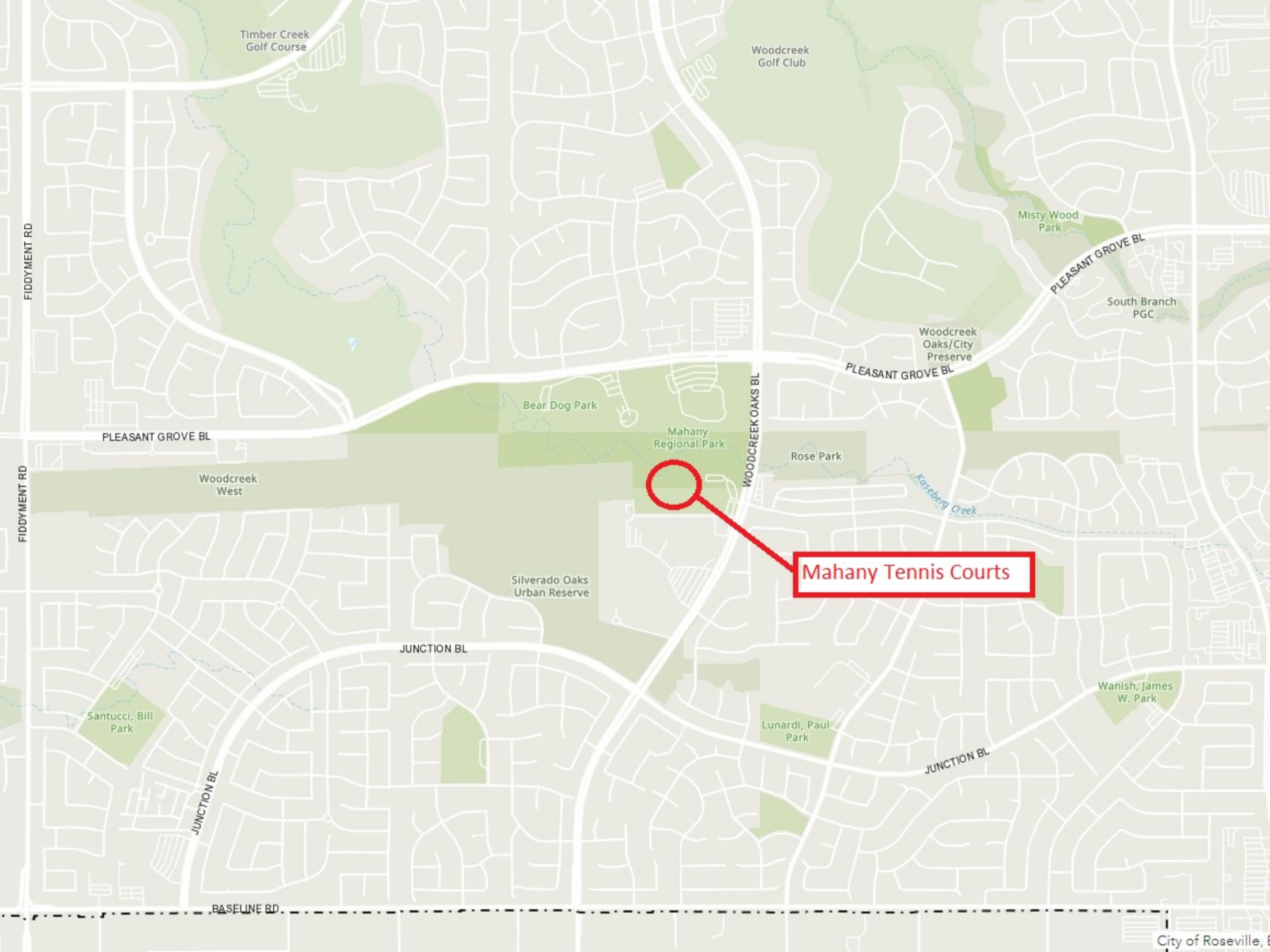

Timber Creek Golf Course
Woodcreek Golf Club
Misty Wood Park
PLEASANT GROVE BL
South Branch PGC
Woodcreek Oaks/City Preserve
FIDDYMENT RD
WOODCREEK OAKS BL
Bear Dog Park
Mahany Regional Park
Rose Park
Woodcreek West
Kaseberg Creek
Mahany Tennis Courts
Silverado Oaks Urban Reserve
JUNCTION BL
Santucci,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

COUNCIL COMMUNICATION

CC #: 2013
File #: 0203-04

Title:	116 S. Grant Street Tenant Improvements - Change Order Increase
Contact:	Lori Hogan 916-774-5707 lhogan@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution to approve an increase of 5% in change order authority for the 116 S. Grant Street Tenant Improvement Project bringing the total change order authority to 15%, and authorize the Public Works Director to approve these additional change order requests as needed.

BACKGROUND

The 116 S. Grant Street building was acquired by the City in 2020 to support the future needs of Roseville Electric Utility's growing operations and customer programs. The building will provide the City's utility customers with a one-stop shop where they can pay their bills and learn about exciting new programs, emerging technology, and rebates.

City Council awarded the contract to CNW Construction, Inc. on August 18, 2021 in the amount of $2,971,000 and authorized staff to approve change orders in an amount not to exceed 10% of the contract amount. The 10% change order authority has been expended due to unforeseen circumstances with product delays and increasing costs due to the pandemic. Continuing and ongoing supply chain issues will require an increase to the change order authority from 10% to 15% in order to complete construction.

FISCAL IMPACT

Funding for this work is included in the Electric Fund FY2021-22 budget. The project has no fiscal 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 a change order authority increase meets the above criteria and is not subject to CEQA. No additional environmental review is required.

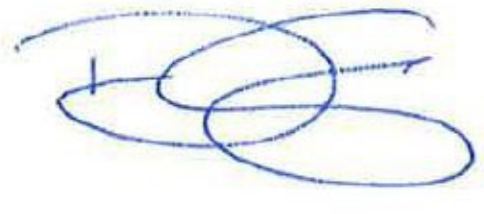
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Lori Hogan, Project Coordinator

Jason Shykowski, Public Works Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-094

RESOLUTION NO. 22-094

APPROVING AN INCREASE IN CHANGE ORDER AUTHORITY

WHEREAS, a contract with CNW Construction, Inc. for the 116 S. Grant Street Tenant Improvement Project was approved by City Council on August 18, 2021; and

WHEREAS, due to unforeseen circumstances with product delays, increasing costs due to the COVID-19 pandemic, and ongoing supply chains issues, the change order authority will soon exceed the approved ten percent (10%) allowance; and

WHEREAS, staff is therefore recommending a five percent (5%) increase in change order authority amount from ten percent (10%) to fifteen percent (15%) of the total contract price; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Public Works Director, or his designee, is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed fifteen percent (15%) of the original contract price.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2014
File #: 0203-04

Title: ESXi Server Upgrade (RFQ 10-3318) - Purchase Order and Budget Adjustment
Contact: Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a purchase order to CDW Government LLC for the purchase of ESXi Server Upgrade equipment.

Additionally, staff recommends City Council adopt an ordinance to approve a budget adjustment to increase the budget in the Virtual Machine Server Infrastructure Replacement (500183) Capital Improvement Project by $75,741.

BACKGROUND

The City's various systems and applications depend on a virtual machine server environment to effectively and reliably provide technology services. There are approximately 450 virtual servers providing critical services to all City departments.

These virtual servers rely on robust physical servers. These physical servers are geographically spread across the City's various data centers to aid in disaster recovery and business continuity efforts. There are ten such servers located at the Vernon and Riley data centers. All of these servers run on a platform that is nearing its end of support from the current manufacturer. These new servers allow for the 450 virtual servers to continue running in a high performance and reliable environment for years to come.

A formal request for bid was issued with the following vendor responses:

Bidder	Addendum 1	Grand Total
CDW Government, LLC Vernon Hills, IL	**X**	***$737,965.00 ($419,360.00)**
Dynamic Systems, Inc El Segungo, CA	X	$846,196.00

XEROX IT/Inland Business Sys. Sacramento, CA	X	$865,652.60
Open Systems of Cleveland, Inc. Oakwood, OH	Not Acknowledged	$656,005.80
Questivity, Inc Santa Clara, CA	Not Acknowledged	$828,362.20

The bid documents requested the grand total without tax for the ESXi Server Upgrade. Bidders were also asked to provide options for on-line training and a 2 terabyte memory option. While reviewing the bids, staff discovered CDW Government LLC had included the options in their grand total. Therefore, their actual bid amount is $419,360, rather than $737,965. Due to these results, CDW Government LLC was determined to be the lowest responsive and responsible bidder.

FISCAL IMPACT

The current budget available in the Virtual Machine Server Infrastructure Replacement (500183) Capital Improvement Project is $515,000. An additional $75,741 is required to enter into the recommended purchase order with CDW Government LLC and complete the project to include taxes, the 2 terabyte memory option and training to ensure the City has the skills and capacity to support long-term daily operations. There are adequate available resources in each of the contributing funds for the recommended budget adjustment. Following is a chart of the total project budget and contributing funds:

Fund	Existing Budget	Budget Adjustment from Available Resources	Total
4105 - Information Technology Replacement	$ 322,338	$ 47,424	$ 369,762
6001 - Electric	$ 74,984	$ 11,032	$ 86,016
6230 - Wastewater Rehabilitation	$ 47,086	$ 6,918	$ 54,004
6130 - Water Rehabilitation	$ 33,725	$ 4,952	$ 38,677
6330 - Waste Services Rehabilitation	$ 32,886	$ 4,830	$ 37,716
6520 - Transportation	$ 2,693	$ 402	$ 3,095
4065 - Facility Rehabilitation	$ 876	$ 105	$ 981
4005 - Fleet Replacement	$ 412	$ 78	$ 490
Total	**$ 515,000**	**$ 75,741**	**$ 590,741**

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 the ESXi Server Upgrade and approval of a budget adjustment meet the above criteria and are not subject to CEQA. No additional environmental review is required.

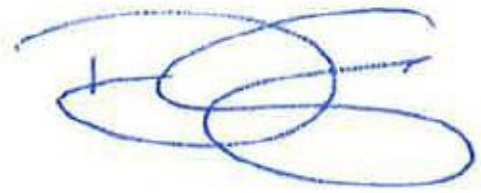
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6473

Budget Adjustment

ORDINANCE NO. 6473

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 purchase of ESXi Server upgrade equipment.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 10/12/2021

REQUESTER NAME & TITLE:	Karl Grover, IT Program Manager	FISCAL YEAR:	2021/22
PREPARER NAME & TITLE:	Angela Bal, IT Program Manager	COUNCIL DATE (if applicable):	4/20/2022
DEPARTMENT/DIVISION:	Information Technology - Network Infrastructure	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4105	5421	84001	500183	47,424	Increase project budget to cover additional costs
4005	5421	84001	500183	78	Increase project budget to cover additional costs
4065	5421	84001	500183	105	Increase project budget to cover additional costs
6001	5421	84001	500183	11,032	Increase project budget to cover additional costs
6130	5421	84001	500183	4,952	Increase project budget to cover additional costs
6230	5421	84001	500183	6,918	Increase project budget to cover additional costs
6330	5421	84001	500183	4,830	Increase project budget to cover additional costs
6520	5421	84001	500183	402	Increase project budget to cover additional costs
			TOTAL	75,741	

REVENUES/TRANSFERS IN

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

NET ADJUSTMENT	75,741	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4105	31601	0		(47,424)	Reduce Information Technology Replacement Fund Balance
4005	31601	0		(78)	Reduce Fleet Replacement Fund Balance
4065	31601	0		(105)	Reduce Facility Rehabilitation Fund Balance
6001	31601	0		(11,032)	Reduce Electric Fund Balance
6130	31601	0		(4,952)	Reduce Water Rehabilitation Fund Balance
6230	31601	0		(6,918)	Reduce Wastewater Rehabilitation Fund Balance
6330	31601	0		(4,830)	Reduce Waste Services Rehabilitation Fund Balance
6520	31601	0		(402)	Reduce Transportation Fund Balance
			TOTAL	(75,741)	

Justification for Budget Adjustment:

The original budget for project 500183 (Virtual Machine Server Infrastructure Replacement) was $515,000. Due to increased server demand for server resources and recent inflation, the total cost for the appropriate ESXi (Elastic Sky X integrated) servers will be $590,741; an increase of $75,741. This budget adjustment is requested to increase the project budget to cover the additional costs.

Replacing these servers is necessary to provide reliable, high-performing, and supported server infrastructure for the 400 applications and systems that use the VM system. The IT Department has completed the competitive purchasing process to obtain pricing for virtual server infrastructure that will meet the City's future needs.

REQUIRED APPROVALS:

Hong Sae - CIO 03/16/2022			
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

COUNCIL COMMUNICATION

CC #: 2033
File #: 0203-01 & 0600-02 & 0201-01

Title:	Vehicle Purchases, Budget Adjustments and Out-of-State Travel Request
Contact:	Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Sole Source
Staff recommends City Council approve a sole source purchase order to Altec Industries, Inc. for one Altec AT37G articulating telescoping aerial device as a replacement for Fleet ID 08-386. In addition, staff recommends City Council adopt an ordinance amending the FY2021-22 Fleet Replacement budget by $44,750 to increase the approved budget of $135,250 to $180,000.

NPPGov
Staff recommends City Council adopt a resolution to approve a purchase order to Golden State Fire Apparatus, Inc. for one Pierce Enforcer 107' tractor-drawn aerial apparatus to replace Fleet ID 07-438 and one Pierce Enforcer Type 1 Engine as a new fleet addition utilizing National Purchasing Partners Government (NPPGov) contract# PS20240; authorize the City Manager to sign the Golden State Fire Apparatus proposal acceptance statement and the Intergovernmental Cooperative Purchasing Agreement, upon receipt and approval of bonds by the City Attorney's office; and authorize the City Manager or his designee to approve change order requests in an amount not to exceed 1% of the contract price or the remaining portion of the approved budget. Staff also recommends City Council adopt an ordinance amending the FY2021-22 Fleet Replacement budget by $2,607,055 to cover costs associated with the purchase of the Pierce vehicles.

In addition, staff recommends City Council approve out-of-state travel for Fleet and Fire Department staff members to attend two separate factory inspections of the Pierce Enforcer aerial apparatus and Enforcer engine built by Pierce Manufacturing in Appleton, Wisconsin. Fleet and the Fire Department will send a combined five staff members to the mid-construction review meeting and five staff members to the final factory inspection meeting. The estimated schedule for the mid-construction inspection is March 2024, with a final inspection in May 2024.

BACKGROUND

Sole Source
The Parks, Recreation & Libraries Department's Open Space division is purchasing one Altec

AT37G articulating telescoping aerial device to replace Fleet ID 08-386. A sole source is needed to purchase the Altec AT37G since Altec is the exclusive factory-authorized manufacturer and distributor of Altec bodies, parts, and services. This aerial lift truck is used for tree trimming activities, traffic sign clearance, aerial tree safety inspections, and storm emergency response.

NPPGov

The Fire Department is purchasing one Pierce Enforcer 107' tractor-drawn aerial apparatus to replace Fleet ID 07-438. This aerial tiller truck is utilitarian and designed for structural firefighting, hazardous materials incidents, vehicle accidents, high and low angle rescues, and emergency medical response. The current vehicle 07-438 is the primary first out tiller truck located at fire station seven and selected for replacement based on the fleet scoring system. The new tiller truck will be placed in service as a primary first out tiller truck at fire station seven, and 07-438 will rotate to reserve status. The City will be saving $94,950 off the manufacturer's suggested retail price by utilizing a combination of NPPGov discount, multi-unit discount, and pre-payment at the time of order. The City will also save an additional $123,408 by purchasing before a 7% Pierce Manufacturing price increase goes into effect on May 1, 2022.

The Fire Department is purchasing one Pierce Enforcer Type 1 Engine as an addition in preparation for the opening of Fire Station 8. Current construction lead times for Type 1 Engines are 25 months. This vehicle will be utilized as a front-line engine for structural firefighting, hazardous materials incidents, vehicle accidents, and emergency medical response. The new engine is designed to integrate into the current fleet with standard options and configurations for department functional interoperability. The City will be saving $45,721 off the manufacturer's suggested retail price by utilizing a combination of NPPGov discount, multi-unit discount, and pre-payment at the time of order. The City will also save an additional $57,279 by purchasing before a 7% Pierce Manufacturing price increase goes into effect on May 1, 2022.

During the production of fire apparatus, it is common to encounter unanticipated or changed conditions which necessitate additions or other modifications to the project and the contract. Due to the complexity of the build, the Fleet Manager requests authorization for the City Manager or his designee to approve change order requests in an amount not to exceed 1% of the contract price or the remaining portion of the approved budget.

Due to the complexity and the significant financial investment when purchasing fire apparatus, it is common practice for City representatives to attend factory inspections when new fire apparatus is being built. The City representatives include a combined five staff from Fleet Services and the Fire Department. The inspection trips are scheduled at times mutually agreed upon between the manufacturer's representative and the City representatives. In this case, the inspections are estimated to occur in March 2024 and May 2024. Costs related to travel, including airfare, lodging, and meals, are covered by Golden State Fire Apparatus as part of the original purchase price. Fleet Services and the Fire Department will send appropriate City representatives to fulfill the obligations for contract and milestone approvals as outlined in the purchase contract.

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
08-386	28	Meets City replacement criteria

07-438	35	Meets City replacement criteria

FISCAL IMPACT

Sole Source

The total cost of one Altec AT37G articulating telescoping aerial device, including options and sales tax, is $179,953. The budget adjustment of $44,750 is to increase the approved $135,250 to $180,000 in the FY2021-22 Fleet Replacement Fund. The budget adjustment of $44,750 will appropriate funds from the Fleet Replacement Fund into the current fiscal year (FY2021-22) to purchase the vehicle. There are adequate funds accumulated in the Fleet Replacement Fund for this purchase.

NPPGov

The total cost of one Pierce Enforcer 107' tractor-drawn aerial apparatus and one Enforcer Type 1 Engine, including options and sales tax, is $2,581,243. The budget adjustment of $2,607,055 will appropriate $827,055 from the Fire Facilities Fee Fund and $1,780,000 from the Fleet Replacement Fund to purchase both apparatuses. There are adequate funds available in the Fire Facilities Fee Fund and the Fleet Replacement Fund for the recommended budget adjustment.

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.

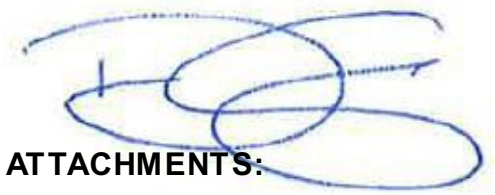
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E – Deliver exceptional city services

Respectfully Submitted,

Brian Craighead, Fleet Services Manager

Jason Shykowski, Public Works Director



ATTACHMENTS:

Description

Resolution 22-109

Pierce - Fire Truck and Tiller Proposal

Intergovernmental Cooperative Purchasing Agreement

Ordinance 6479

Budget Adjustment - Altec

Ordinance 6480

Budget Adjustement - Fire Truck - Tiller

Dominick Casey, City Manager

RESOLUTION NO. 22-109

APPROVING A PURCHASE ORDER, BY AND BETWEEN THE CITY OF ROSEVILLE AND GOLDEN STATE FIRE APPARATUS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROPOSAL ACCEPTANCE STATEMENT AND THE INTERGOVERNMENTAL COOPERATIVE PURCHASE AGREEMENT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a purchase order with Golden State Fire Apparatus, Inc., for one Pierce Enforcer 107' tractor-drawn aerial apparatus, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order is hereby approved, pending receipt and approval of bonds by the City Attorney's office; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the Golden State Fire Apparatus proposal acceptance statement and the Intergovernmental Cooperative Purchasing Agreement.

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 one percent (1%) 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

GOLDEN STATE
FIRE APPARATUS

PROPOSAL PREPARED FOR

City of Roseville
Pierce Manufacturing, Inc.
Enforcer Type 1 Engine
Enforcer 107' TDA
NPPGov – Contract #PS20240
March 30, 2022

SALES CONSULTANT
Jon Bauer
Golden State Fire Apparatus, Inc.
7400 Reese Road
Sacramento, CA 95828
916.330.1638 Office
530.351.2151 Cell
jbauer@goldenstatefire.com

PARTS, SERVICE & SUPPORT
Golden State Emergency Vehicle Service, Inc.
7400 Reese Road
Sacramento, CA 95828
916.330.1638 Office
parts@goldenstatefire.com

GOLDEN STATE
FIRE APPARATUS

www.goldenstatefire.com
7400 Reese Road
Sacramento, CA 95828
Office 916.330.1638
Fax 916.330.1649

PROPOSAL PREPARED FOR:

City of Roseville
2005 Hilltop Circle
Roseville, CA 95678

Submitted Date:	March 30, 2022
Proposal Number:	50330-22
Expiration Date:	April 29, 2022
Sales Consultant:	Jon Bauer

Pursuant to this proposal (the "Proposal"), Golden State Fire Apparatus, Inc. ("GSFA") hereby proposes to furnish **CITY OF ROSEVILLE** ("Customer"), the following fire apparatus and equipment, hereinafter called the "Product":

100% PRE-PAYMENT AT TIME OF ORDER

#	Description	Engine Price	TDA Price
A	One (1) Pierce Enforcer Type 1 Engine (Product Code #3.01)	805,124.08	
B	One (1) Pierce Enforcer 107' Tractor Drawn Aerial (Product Code #1.12)		1,731,109.83
B	Discount For 100% Pre-Payment	(29,080.94)	(59,451.22)
C	Discount For NPPGov (contract #PS20240) Consortium Purchase	(7,148.00)	(15,046.91)
D	Discount For Two Unit Purchase	(9,492.53)	(20,451.99)
	7.75% State Sales Tax	58,853.70	126,802.38
	California Tire Fee	10.50	14.00
	SUBTOTAL	818,266.81	1,762,976.09
	GRAND TOTAL		**2,581,242.90**

PROPOSAL SUMMARY

This Proposal includes the following items in accordance with the specifications hereto attached:

- Fire apparatus and equipment
- 100% performance bond
- Pre-construction conference at customer location
- Factory construction review inspection
- Factory final inspection
- Pre-delivery inspection/services by GSFA
- Delivery to GSFA service center in Sacramento
- Final delivery from service center to Customer
- Demonstration and familiarization of the Product
- California Tire Fee

PRODUCT COMPLETION

The Product shall be built in accordance with the specifications hereto attached within approximately **690 to 720 calendar days** after Customer's acceptance of this Proposal, subject to the force majeure provisions contained in the Purchase Agreement (defined below). The Purchase Agreement shall further describe the delivery schedule for the Product.

DELIVERY LOCATION

Product shall be shipped in accordance with the specifications hereto attached and be delivered to you at **ROSEVILLE, CALIFORNIA**. Prior to final delivery of the Product to Customer, Customer agrees to provide proof of liability and physical damage insurance to GSFA. GSFA shall not deliver the Product until such proof of insurance is provided.

ACCEPTING THIS PROPOSAL

In the event Customer wishes to purchase the Product described in this Proposal and the attached specifications, then, prior to the expiration date listed on page 2 of this Proposal, Customer shall sign and return this Proposal. Thereafter, GSFA and Customer will endeavor to enter into a purchase agreement incorporating this Proposal and including additional terms (a "Purchase Agreement"). If Customer returns a signed copy of this Proposal alone, GSFA will send Customer its form of Purchase Agreement for Customer's review and signature. If Customer desires to use its standard form of purchase order as the Purchase Agreement, then Customer should return a signed copy of this Proposal along with a copy of such purchase order. All purchase orders shall be made out to GSFA. GSFA will review such purchase order and contact the Customer regarding any required revisions. Only upon a full execution of a Purchase Agreement shall GSFA and Customer be obligated to purchase and sell the Product set forth in this Proposal.

TERMS AND CONDITIONS

The following Terms and Conditions are hereby made part of this Proposal:

1. Payment Terms, Payment within 15 Calendar Days of Contract Signing – Customer shall pay the Grand Total within 15 Calendar Days of Contract Signing to GSFA. It is the responsibility of the Customer to have full payment ready within this timeframe. If payment is late or delivery is delayed pending payment, a daily finance charge of $150.00 and a daily storage fee of $50.00 may apply until such payment is received. Due to insurance liability, the Product(s) will not be left at the Customer's location without full acceptance and payment or prior written agreement between the Customer and GSFA.

2. Multiple Unit Purchase – If the Purchase Price includes pricing for multiple units, the price stated on this Proposal shall only be valid if the quantity of Products being proposed are purchased at the same time, pursuant to the same Purchase Agreement.

3. Stock / Demo Units – If applicable, any stock/demo units, including those identified by this Proposal, are available for sale on an as-is, first-come and first served-basis. Regardless of this Proposal, the first Customer to enter into a Purchase Agreement identifying any such stock/demo unites shall obtain said units.

4. Order Changes – The Customer may request that GSFA incorporate a change to the Product or the Specifications for the Product by delivering a written change order to GSFA, which shall include a description of the proposed change sufficient to permit GSFA to evaluate the feasibility of such change (a "Change Order"). GSFA will provide Customer a written response (a "Response") stating (i) whether GSFA will accommodate such Change Order (which GSFA may decide in its sole and absolute discretion) and (ii) the terms of the modification to the order, including any increase or decrease in the Purchase Price resulting from such Change Order, and any effect on production scheduling or Delivery resulting from such Change Order. Customer shall have seven (7) days after receipt of the Response to notify GSFA as to whether Customer desires to make the changes GSFA has approved in the Response. In the event Customer counter-signs GSFA's Response, Customer shall pay the increase (or be refunded the decrease) in the Purchase Price prior to final delivery to Customer location.

5. Force Majeure – GSFA shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond GSFA's and manufacturer's control and which make GSFA's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

6. Cancellation/Termination – In the event Customer and GSFA enter into a Purchase Agreement and Customer thereafter cancels or terminates the Purchase Agreement, GSFA will charge a cancellation fee as follows: (a) 10% of the Purchase Price after order is accepted and entered by GSFA; (b) 20% of the Purchase Price after completion of the pre-construction phase of the order process; and (c) 50% of the Purchase Price after the requisition of any materials or commencement of any manufacturing or assembly of the Product by either GSFA or the manufacturer of the Product. The tier of cancellation fee applicable to any cancellation shall be in the sole and absolute discretion of GSFA.

7. State Sales Tax – Customer shall be responsible for the cost of state sales tax associated with, or attributable to the Product. The taxes owed by Customer for the Product is subject to adjustment for the applicable state sales tax rate in effect when the Product is delivered to the Customer. Therefore, the sales tax will be increased or decreased at the time of delivery if a change in the sales tax rate has occurred, in which case Customer shall pay GSFA (or be refunded by GSFA) the applicable change in sales tax.

8. Proposal Expiration – After the Expiration Date shown on page one of this Proposal, Customer shall require GSFA's written consent to accept this Proposal.

9. Governing Law – This Proposal is to be governed by and under the laws of the state of California.

Thank you for providing Golden State Fire Apparatus, Inc. with the opportunity to provide this proposal. If you have any questions regarding the options presented or need additional options, please contact me.

Sincerely,

Jon Bauer

Golden State Fire Apparatus, Inc.

I, _____ authorized representative of **CITY OF ROSEVILLE** agrees to purchase the proposed Product(s) and agree to the terms and conditions of this proposal and the specifications hereto attached.

SIGNATURE: _____

TITLE: _____ DATE: _____

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Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the "Lead Contracting Agency" and participating government entities ("Participating Agencies"), that are members of National Purchasing Partners ("NPPGov"), including members of Public Safety GPO, First Responder GPO, Law Enforcement GPO, Education GPO and EMS GPO that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as "parties" to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agency has entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPPGov provides group purchasing, marketing and administrative support for governmental entities. NPPGov's marketing and administrative services are free to its membership, which includes participating public entities and nonprofit institutions throughout North America.

WHEREAS, NPPGov has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Master Price Agreements awarded by the Lead Contracting Agency;

WHEREAS, the Master Price Agreements provide that all qualified government members of NPPGov may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements;

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NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the Lead Contracting Agency and may not be appropriate under, or satisfy Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

a. A "procuring party" is defined as the Lead Contracting Agency or any Participating Agency that desires to purchase from the Master Price Agreements awarded by the Lead Contracting Agency.

b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.

c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.

d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.

e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

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ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the "Lead Contracting Agency Endorsement and Authorization" or "Participating Agency Endorsement and Authorization," as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to "Lead Contracting Agency"

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF "THE LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION" OR "PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION," AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

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LEAGUE OF OREGON CITIES
ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of the League of Oregon Cities ("Lead Contracting Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the League of Oregon Cities to Participating Agencies locally, regionally, and nationally through NPPGov. Copies of Master Price Agreements and any amendments thereto made available by the League of Oregon Cities will be provided to Participating Agencies and NPPGov to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the League of Oregon Cities and is duly authorized to sign this League of Oregon Cities Endorsement and Authorization.

DocuSigned by:
38C546F8869143E...

BY:
ITS:

Date: 3/26/2020

League of Oregon Cities Contact Information:

Contact Person: Mike Culley
Address: 1201 Court St NE #200, Salem, OR 97301
Telephone No.: 503-588-6550
Email: mculley@orcities.org

DocuSign Envelope ID: D3B4CAB0-871C-4962-802D-06ECC64C7B3A

PARTICIPATING AGENCY
ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of City of Roseville("Participating Agency") that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Lead Contracting Agency to Participating Agencies locally, regionally, and nationally through NPPGov.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPPGov shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of City of Roseville and is duly authorized to sign this Participating Agency Endorsement and Authorization.

_____ Date:_____

BY: Dominick Casey

ITS: City Manager

Participating Agency Contact Information:

Contact Person: Brian Craighead

Address: 2005 Hilltop Circle

Roseville, CA 95747

Telephone No.: (916) 774-5731

Email: bcraighead@roseville.ca.us

ORDINANCE NO. 6479

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 purchase of an articulating telescoping aerial device truck.

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: Brian Craighead, Fleet Manager
FISCAL YEAR: FY22
PREPARER NAME & TITLE: Brandy LeBeau, Management Analyst
COUNCIL DATE (if applicable): 4/20/22
DEPARTMENT/DIVISION: Public Works, Fleet Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	6552	62601		44,750	Increase budget for replacement of articulating telescoping aerial device truck.
			TOTAL	44,750	

REVENUES/TRANSFERS IN

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

NET ADJUSTMENT	44,750	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005				(44,750)	Decrease in Fleet Replacement available resources.
			TOTAL	(44,750)	

Justification for Budget Adjustment:

The Parks and Recreation Department requires the replacement of an articulating telescoping aerial device truck (#08-386). This truck is utilized for tree trimming activities, traffic sign clearance, aerial tree safety inspections, and storm emergency response. The budget adjustment will increase the existing budget by $44,750. The vehicle is on schedule for replacement in the FY21-22 budget for $135,250, but due to the current market and increased manufacturing costs, the total cost is $180,000.

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. 6480

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 purchase of a Tractor Drawn Aerial Fire Truck.

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: Brian Craighead, Fleet Manager
FISCAL YEAR: FY22

PREPARER NAME & TITLE: Brandy LeBeau, Management Analyst
COUNCIL DATE (if applicable): 4/20/22

DEPARTMENT/DIVISION: Public Works, Fleet Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	6552	62601		2,607,055	Establish budget for replacement of Tractor Drawn Aerial Fire Truck and Fire Engine
3360	5516	48040		827,055	Establish budget in the Fire Facilities Fee Fund for the purchase of a Fire Engine
			TOTAL	3,434,110	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	4254	62601		827,055	Establish revenue in the Fleet Replacement Fund to purchase the Fire Engine.
			TOTAL	827,055	

NET ADJUSTMENT	2,607,055	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005				(1,780,000)	Decrease in Fleet Replacement fund balance
3360				(827,055)	Decrease Fire Facilities fund balance
			TOTAL	(2,607,055)	

Justification for Budget Adjustment:

The Fire Department requires the replacement of a Tractor Drawn Aerial Fire Truck. This truck is a front-line apparatus for structural firefighting. The Department has saved $1,000,000 toward the replacement of this vehicle and will continue funding replacement until the replacement vehicle comes in bringing the total saved to $1,080,000. On February 2, 2022, the City Council appropriated $700,000 in year-end surplus funds to fund this replacement vehicle entirely at $1,780,000, including a one percent contingency. In addition, purchase a new engine for Fire Station #8 funded by the Fire Facilities fund for $827,055.

Staff had planned to purchase this replacement truck (#07-438) and the new engine for fire station #8 in Fiscal Year (FY) 2022-23; however, due to the current market, the manufacturer is implementing a 7% price increase effective May 1, 2022. Therefore, to be financially responsible, Fleet Services and the Fire Department recommend that the City Council authorize the replacement of this fire truck and the new fire engine in the current fiscal year (FY2021-22). Purchasing these vehicles together in the current fiscal year will save the City's General Fund approximately $358,464.

REQUIRED APPROVALS:

Jason Shykowski — Digitally signed by Jason Shykowski Date: 2022.03.24 17:29:24 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE

Scott Pettingell — Digitally signed by Scott Pettingell Date: 2022.03.29 11:46:41 -07'00'

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 #: 2019
File #: 0203-13

Title:	2022 Street Condition Assessment and RoadMatrix Update - Contract Purchase Agreement
Contact:	Jerry Dankbar 916-774-5791 jdankbar@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to approve a contract purchase agreement (3002170) with Stantec Consulting Services Inc., and authorize the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

The Street Maintenance Division has been using Stantec RoadMatrix software for over 20 years to track the Pavement Quality Index (PQI) rating of city streets. Every three years, city streets need to be evaluated for condition and smoothness of the pavement. Using RoadMatrix Software, the data is then used to assist in planning our future resurfacing. With adequate funding, the goal is to place the right treatment on the right street at the right time so as to maximize the life of our street pavements in the most cost effective manner. The scope of this agreement includes: project initiation and set up, street survey and analysis, data collection and processing, rating and quality assurance / quality control (QA/QC), uploading into RoadMatrix, and analysis and reporting.

Staff is recommending a sole source contract purchase agreement with Stantec due to their in-depth knowledge of the RoadMatrix software and Stantec's accuracy of data collection. The City is saving staff time and money by not having to spend extra hours performing quality control inspections to ensure accuracy of the data.

FISCAL IMPACT

The total cost of the service of $99,800 will be funded with Gas Tax revenue.

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)).

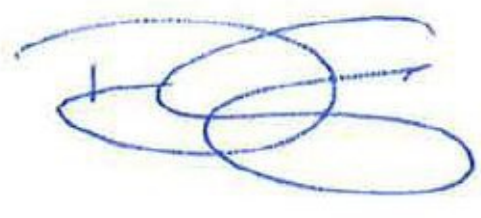
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Jerry Dankbar, Street Maintenance Manager

Jason Shykowski, Public Works Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-099

CPA 3002172

RESOLUTION NO. 22-099

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

WHEREAS, a contract purchase agreement (3002170), for the 2022 Street Condition Assessment and RoadMatrix Update, by and between the City of Roseville and Stantec Consulting Services Inc., has been reviewed by the City Council.

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3002170

Supplier Details:

Company	Stantec Consulting Services Inc
Contact	Fadi Jadoun
Address	3133 West Frye Road Suite 300
	Gila River Indian Reservation, AZ 85226

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.

Contract Purchase Agreement 3002170

Agreement	**3002170**
Agreement Date	**29-MAR-2022**
Revision	**0**
Agreement Amount	**99,800.00 USD**

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

Supplier
Stantec Consulting Services Inc
3133 West Frye Road Suite 300

Gila River Indian Reservation, AZ 85226
Phone: (480) 687-6128
Fax: ()
Email: fadi.jadoun@stantec.com

Description of Labor, equipment and/or materials

VENDOR SHALL PROVIDE STREET CONDITION ASSESSMENT AND ROADMATRIX UPDATES IN ACCORDANCE WITH THE ATTACHED STANTEC CONSULTING SERVICES, INC "PROPOSAL FOR 2022 STREET CONDITION ASSESSMENT AND ROADMATRIX UPDATE" DATED 3/7/22.

START DATE: UPON EXECUTED AGREEMENT
END DATE: UPON FINAL PAYMENT

PLEASE CONTACT JERRY DANKBAR IN STREETS MAINTENANCE AT (916) 774-5791 OR JDANKBAR@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	10886	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

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

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

Contract Terms and Conditions

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

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.

9. All fair employment practices must be adhered to.

10. Consultant agrees to the below insurance requirements:

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

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

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

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

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

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

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

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

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

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

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

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 consultant in the event of noncompliance with insurance requirements or if required by law.
Professional 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:__X__
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

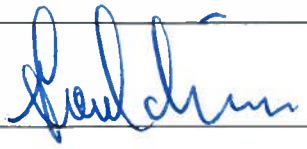
The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

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:	Allan Venema
Title:	Principal

Supplier	
Signature:	
Print Name:	Gabe Cimini
Title:	Principal

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

Stantec Consulting Services Inc.
3133 West Frye Road Suite 300, Chandler AZ 85226-5110

March 7, 2022
File: 1745810

Attention: Jerry Dankbar, Street Maintenance Superintendent
Public Works – Street Maintenance
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

Dear Mr. Dankbar,

Reference: Proposal for 2022 Street Condition Assessment and RoadMatrix Update

Stantec Consulting Services Inc. is pleased to provide this proposal to perform the 2022 street condition assessment and RoadMatrix updates.

The following tasks will be completed as part of this project:

Task 1: Project Initiation and Setup

Task 2: Data Collection

Task 3: Data Processing, Rating, and QA/QC

Task 4: Upload into RoadMatrix and Analysis

Task 5: Reporting

Task 6: RoadMatrix Training

Work Plan

The work plan is presented in the tasks below.

TASK 1.0: PROJECT INITIATION AND SETUP

Task 1.A: Project Initiation Meeting and Setup

Prior to data collection, a meeting will be held with City staff, to clarify project management and specific task responsibilities. The project initiation meeting will address the following:

- Project Scope, management, and work program will be finalized. Lines of communication and reporting between the City and Stantec will be established. Specific tasks will be defined and assigned, and responsibilities of all parties detailed.

- Database Maintenance and Sectional Attribute Data Input Requirements - Database maintenance includes reviewing functional classes, rehabilitation strategies, and costs to reflect the specific needs of the City. This information is updated to incorporate any required changes. Other updated attribute information that has changed since the City's last update will be discussed and a suitable format for both the City and Stantec will be confirmed for upload to RoadMatrix.

Task 1.B: Equipment Mobilization

This task involves mobilizing the field equipment including the following:

- RT3000 data collection unit and field staff to perform the on-site roughness and surface distress survey.

TASK 2.0: DATA COLLECTION

Data collection will include approximately 615 survey miles of paved roads across the City. Following project initiation, and during acceptable field conditions, the data collection activities indicated below will be completed on existing and approved new sections as per the PMS specifications.

Stantec's Data Collection Methodology and Technology

Stantec's data collection technique has been refined over years of testing and field trials. We use the latest technology in the on-board systems and the process has proven to be repeatable and reliable. Our Road Tester 3000 (RT3000) unit simultaneously collects pavement condition, GPS, and digital image data streams and will be used to collect surface condition data, roughness, rutting, and imagery.

The RT3000 data collection vehicle uses sub-systems for the collection of roughness data, right-of-way imagery, GPS, as well as the INO Laser Road Imaging System. The major components within the vehicle are summarized in the following table, and are discussed in more detail, in the following sections.

The data collection vehicle we propose for this assignment uses sub-systems for the collection of roughness data, right-of-way imagery, GPS, as well as the INO Laser Road Imaging System. The major components within the vehicle are summarized in the following table, and are discussed in more detail, in the following sections.

The RT3000 survey is completed in a single pass, in the outer-most lane on 2-lane bi-directional or one-way streets. Roads that are divided and/or have four or more lanes are surveyed in both directions.

Surface Distresses

Our Road Tester 3000 (RT-3000) simultaneously collects pavement condition, GPS, and digital image data streams. It collects all surface condition data, roughness, rutting, and imagery required. It uses sub-systems for the collection of roughness data, right-of-way (ROW) imagery, GPS, as well as the Laser Crack Measuring System (LCMS). The major components of our RT-3000 are summarized in the table below, with additional detail in the following sections.

Reference: **Proposal for 2022 Street Condition Assessment and RoadMatrix Update**

System	Data Component
Laser Road Imaging System (LRIS)	• Pavement Surface Distress • Pavement JPEG Images
Roadway Profiler	• Profile Data (IRI/Rut)
DMI and GPS	• Geo-referenced JPEGs • Linear Referencing
360° High Resolution Camera	• Right-of-way JPEGs

Laser Crack Measuring System (LCMS)

Stantec's LCMS uses laser line projectors, high speed cameras, and advanced optics, to acquire high resolution 3D profiles of the road. This unique 3D vision technology allows for automatic pavement condition assessments of asphalt, porous asphalt, chip seal, and concrete surfaces.

The LCMS acquires both 3D and 2D image data of the road surface with 1mm resolution, over a 13-foot lane width, at posted speeds up to 60 mph. This data collection technique does not impact road users as the vehicle travels at posted speeds.

The pavement imagery captured by the RT-3000 is subsequently post-processed through Stantec's Imaging Workstation. This system was specifically designed for pavement surface analysis, using both the 3D and 2D pavement imagery components of the LCMS, as well as the collected ROW images. The Imaging Workstation expedites the distress rating process with built-in tools and synchronized images, from multiple cameras. The software is used to detect and analyze cracks, lane markings, ruts, macro-texture, patches, raveling, and potholes. As a result, each distress is **measured**, not estimated, and tagged with a linear reference and corresponding GPS coordinates. The distress data is collected ***continuously*** and summarized at 100-foot intervals.

Our team of trained raters will categorize, rate, and measure all pavement distress information from the linescan imagery captured in the driven pavement lane. Each distress is ***measured***, not estimated, and tagged with a linear reference and corresponding GPS coordinates. The distress data is collected continuously, then processed and summarized at 100-foot intervals.

Some surface deficiencies and distresses (e.g., raveling) are best collected using visual assessment. Our fully trained crew will utilize a specialized keyboard to collect these other distresses when applicable. In the RT-3000, Stantec employs a real-time event-recording keyboard to capture any distress/attribute information that cannot be assessed accurately by the linescan approach. Unlike other vendors, who utilize similar digital collection rating systems (DCRS) as a main component of a windshield style survey, our RT-3000 technicians do not evaluate and quantify any cracking distresses while driving the streets. Rating cracking by means of a windshield approach, or non-linescan pavement view imagery, has proven to be more subjective, and can yield inconsistent results from year to year. Given our experience using various technologies, we feel the linescan downward imaging objective data process is the best method to ensure consistency and repeatability of the results.

Reference: **Proposal for 2022 Street Condition Assessment and RoadMatrix Update**

Distress Rating Protocols

Similar to previous survey cycles, the following 13 distresses in the table below will be collected and rated for ***severity*** and ***extent***.

Flexible Pavement Distresses	
• Alligator Cracking • Block/Map Cracking • Distortion • Longitudinal Cracking • Raveling/Streaking • Rippling & Shoving • Flushing & Bleeding	• Transverse Cracking • Patching (includes utility cuts) • Wheel Track Rutting • Excessive Crown • Progressive Edge Cracking • Potholes (count only)

Each defect or distress is measured based on two components: severity and extent. ***Severity*** is defined as '***How bad is the defect?***' The second component evaluates the ***extent*** or '***How much is there?***' in terms of the quantity of the surface the defect covers. The pavement distress data will be summarized such that there will be a maximum of one record for each distress type and severity combination. The surface distress data is collected continuously and will be summarized at 100-foot intervals.

Roughness and Rutting Survey

The pavement roughness (longitudinal profile) and rutting (transverse profile) surveys will be completed at the same time as the surface distress survey using the RT3000 vehicle. The RT3000 incorporates an ASTM E950 ***certified*** Class I profiler configured to capture longitudinal profile measurements and International Roughness Index (IRI) values in both wheel paths.

The collection of longitudinal profile/roughness data is fully automated. The IRI data is collected continuously and will be summarized at 100-foot intervals. All collected data will be tagged with GPS coordinates and linear referencing measurements.

The specialized profile measurement system, mounted on the front bumper of the RT3000 survey vehicle, employs two sensing devices:

- ***Laser Height Sensors*** that measure the distance between the vehicle and the pavement surface, while the vehicle is traveling at posted speed or less.
- ***Accelerometers*** that measure the vertical acceleration of the vehicle as it bounces in response to the pavement surface profile.

The collected roughness data will be processed and summarized in 100-foot intervals, and an average ***International Roughness Index (IRI)*** will be computed for each roadway section, in the final deliverable table. Areas prohibiting measurement of IRI (i.e., speed < 15 mph) will be documented and provided with an override value, based on testing performed on adjacent sections of the same road. IRI results will be processed within the proposed RoadMatrix PMS to calculate the Ride Comfort Index (RCI). The RT3000 will also measure transverse profile and rut depths, using laser-based, height-measuring sensors. All rut

data will be processed at 100-foot intervals. Average rut values, for both wheel paths, will be provided in the final deliverable table, and the values will be used in the rating criteria used for rutting in the surface distress evaluations.

TASK 3.0: DATA PROCESSING, RATING, AND QA/QC

Pavement surface condition and roughness data will be collected using the techniques outlined above. This task includes the conversion of the raw survey data to a deliverable format for upload to the RoadMatrix database. This process includes running all data through specialized processing software, splitting out data and assigning it to appropriate RoadMatrix pavement segments, performing quality control tests, verifying dataset completeness, and assembling the data for upload to the City's RoadMatrix database.

TASK 4: UPLOAD INTO ROADMATRIX AND ANALYSIS

This task includes the upload of the rated and quality checked survey data into the City's RoadMatrix software. Also, any new attribute data discussed and agreed on at the project initiation meeting (updated traffic volumes, layer info, etc.), will be loaded into the RoadMatrix, at no additional cost, providing it is supplied to Stantec, in an agreed upon format.

The uploaded data will be analyzed to calculate the present status and network needs. Network needs, i.e., % deficient sections, will be determined based on the predefined PQI Trigger values currently in RoadMatrix.

Task 5: Reporting

This task includes providing the City with a summary and detailed pavement condition reports. The following items will be delivered:

- A high-level Executive Summary.
- Description of data collection approach and equipment used.
- A PQI report that compares previous condition results with the new (2022) results for various subsets.
- List of new sections or unfound sections, if any.
- List of streets not surveyed, if any, with explanation.

Task 6: RoadMatrix Training

The optional RoadMatrix training includes 2-days of RoadMatrix onsite training delivered by Dr. Fadi Jadoun. The following topics will be covered during the training:

- RoadMatrix Overview (home page summaries; browser environment; navigation and menus)
- Sectional Attributes (location; geometry; traffic; structure; performance; survey; rehab; etc.)
- Data Grids (grid tool bar functions; view; sort; group; export; create filters; custom layouts; etc.)
- Subset Manager (build; modify; delete and view contents of subsets)
- Parameters (section attribute parameters; Traffic/EGT/SG trigger values; treatments; models; etc.)
- Decision Trees (build; modify; validate, etc.)

- Work History (RoadMatrix program builder; commit projects; load work history using LoadMatrix; etc.)
- Analysis (create and modify budget scenarios; analysis parameters; run analysis; analysis logs; etc.)
- Reports (key reports review; report views; customizing reports; exporting reports; etc.)
- Utilities/Administration (modify usernames and access levels; change application settings; etc.)
- RoadMatrix-GIS Module

Training Requirements

Hands-on exercises will be completed. To complete this task, a room with a computer for each trainee is needed. We trust the City will be able to accommodate this need. The training will be provided using the City's RoadMatrix database, centrally located on the City's servers. Each computer (up to 5) should have RoadMatrix software installed by the City IT staff. Details will be discussed as and when needed.

Project Schedule

The project schedule assumes all the tasks are to be completed this year. The RT3000 will be ready to collect data in May 2022. The Final Report would be completed by Monday October 31, 2022, assuming a notice to proceed is received no later than Friday April 22, 2022. In addition, a backup copy of the City's RoadMatrix database will need to be received by Monday August 1st, 2022, for loading the new condition data to it. Finally, a copy of previous work history (covering the period between the last survey and this upcoming survey) and any parametric updates should be received from the City prior to Friday September 2, 2022, for loading into RoadMatrix

Proposed Fees

Task	Task Description	Quantity	Unit Rate	Task Total
1	Project Initiation and Setup	1 EA	Lump Sum	$9,900
2	Data Collection (Surface Distress and Roughness)	615 Miles	$92.00/Survey-Mile	$56,580
3	Data Processing, Rating, and QA/QC	615 Miles	$28.00/Survey Mile	$17,220
4	Upload into RoadMatrix and Analysis	1 EA	Lump Sum	$5,800
5	Reporting Summary and Detailed Pavement Condition Reports (Draft – PDF and Final – PDF)	1 EA	Lump Sum	$5,300
6	RoadMatrix Training – 2-days Onsite	1 EA	Lump Sum	$5,000
			Total (Lump Sum)	**$99,800.00**

The above noted fees will remain valid for a period of 60 days from the date of this proposal, and do not include any applicable taxes. In the instance that any total task units (i.e., survey-miles) increases or decreases from the estimated totals, the associated costs for affected tasks will be adjusted accordingly, at the proposed unit rates.

Reference: **Proposal for 2022 Street Condition Assessment and RoadMatrix Update**

Please note that should we be selected for this assignment; we will be able to conclude a mutually satisfactory contract with the City.

We trust that this proposal fulfills your needs. If you have any questions or comments, please call the under-signed. Looking forward to working with the City on this project.

Regards,

Stantec Consulting Services Inc.

Fadi Jadoun Ph.D., P.E.
Senior Associate, Pavement Specialist
Infrastructure Management
& Pavement Engineering
Phone: 480-687-6128
Fadi.jadoun@stantec.com

Gabriele Cimini
Principal
Infrastructure Management
& Pavement Engineering
Phone: 716-713-2116
Gabe.cimini@stantec.com

OFFICER'S CERTIFICATE
of
STANTEC CONSULTING SERVICES INC.
A **NEW YORK** CORPORATION

I, the undersigned, do hereby certify that:

1. I am a duly elected and acting **Corporate Counsel** of **Stantec Consulting Services Inc.**, a **New York** corporation (the "**Corporation**").

2. On **April 1, 2022**, the following resolution was adopted by the Corporation's Board of Directors:

BE IT RESOLVED THAT:

1. the Corporation hereby adopts the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.

2. execution of any documents for and on behalf of the Corporation shall be governed by the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.;

3. the Secretary or any of the Corporate Counsels of the Corporation be authorized, empowered and directed from time to time as required to facilitate the execution of contracts or submission of proposals, to sign, and to seal with the Corporate Seal, Certificates of the foregoing action evidencing the authority delegated in the Signing Authority Policy, as amended from time to time, of Stantec Inc.

Allan Venema is a **Principal** of the Corporation, and in that capacity is duly authorized to sign proposals and enter into agreements for professional services in accordance with the Corporation's Signing Authority Policy in connection with the following project:

2022 Street Condition Assessment and RoadMatrix Update
City of Roseville, California

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation, this 1st day of April, 2022

Katharine La France,
Corporate Counsel

STANTEC CONSULTING SERVICES INC.
Corporate Seal

OFFICER'S CERTIFICATE
of
STANTEC CONSULTING SERVICES INC.
A **NEW YORK** CORPORATION

I, the undersigned, do hereby certify that:

1. I am a duly elected and acting **Corporate Counsel** of **Stantec Consulting Services Inc.**, a **New York** corporation (the "**Corporation**").

2. On **April 1, 2022**, the following resolution was adopted by the Corporation's Board of Directors:

BE IT RESOLVED THAT:

1. the Corporation hereby adopts the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.

2. execution of any documents for and on behalf of the Corporation shall be governed by the Signing Authority Policy, as modified or amended from time to time, of Stantec Inc.;

3. the Secretary or any of the Corporate Counsels of the Corporation be authorized, empowered and directed from time to time as required to facilitate the execution of contracts or submission of proposals, to sign, and to seal with the Corporate Seal, Certificates of the foregoing action evidencing the authority delegated in the Signing Authority Policy, as amended from time to time, of Stantec Inc.

Gabe Cimini is a **Principal** of the Corporation, and in that capacity is duly authorized to sign proposals and enter into agreements for professional services in accordance with the Corporation's Signing Authority Policy in connection with the following project:

2022 Street Condition Assessment and RoadMatrix Update
City of Roseville, California

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation, this 1st day of April, 2022

Katharine LaFrance,
Corporate Counsel

STANTEC CONSULTING SERVICES INC.
Corporate Seal

COUNCIL COMMUNICATION

CC #: 2037
File #: 0206-08-01

Title:	2022/2023 Landscaping and Lighting Districts Assessments - Initiate Proceedings, Intent to Levy, Approval of Engineer's Reports
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.8.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council adopt the following resolutions (attached):

1. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Historic District Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the Historic District Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Historic District Landscaping and Lighting District for Fiscal Year 2022/2023.

2. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Infill Area Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the Infill Area Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Infill Area Landscaping and Lighting District for Fiscal Year 2022/2023.

3. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Johnson Ranch Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy

Annual Assessments for the Johnson Ranch Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Johnson Ranch Landscaping and Lighting District for Fiscal Year 2022/2023.

4. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the North Central Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the North Central Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the North Central Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

5. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Northwest Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the Northwest Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Northwest Roseville Specific Plan Landscaping and Lighting District for Fiscal Year 2022/2023.

6. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Olympus Pointe Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the Olympus Pointe Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Olympus Pointe Landscaping and Lighting District for Fiscal Year 2022/2023.

7. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Riverside Avenue Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for Riverside Avenue Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Riverside Avenue Landscaping and Lighting District for Fiscal Year 2022/2023.

8. Resolution of the City Council of the City of Roseville, California, Initiating Proceedings for the Annual Levy of Assessments for the Vernon Street Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Declaring Its Intention to Levy Annual Assessments for the Vernon Street Landscaping and Lighting District for Fiscal Year 2022/2023.

Resolution of the City Council of the City of Roseville, California, Preliminary Approval of the Engineer's Annual Levy Report for the Vernon Street Landscaping and Lighting District for Fiscal Year 2022/2023.

It is also recommended that May 18, 2022, at 6 p.m. be set as the date and time to hold the public hearing.

BACKGROUND

The City of Roseville currently has eight active Landscaping and Lighting Districts (LLDs). These districts were formed within the City of Roseville to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (the Act) Sections 22500, et seq., and Article XIII D of the California Constitution.

The Historic District Landscaping and Lighting District was formed in 2006 to levy and collect assessments for the maintenance and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels. The District is located in the Historic Old Town area in Downtown Roseville.

The Infill Area Landscaping and Lighting District was formed in 1995 to levy and collect assessments for the maintenance of certain public improvements that benefit parcels within the District. The District is located in the Infill Plan area.

The Johnson Ranch Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public landscape, open space, floodway and stream courses located within the Southeast Roseville Specific Plan area.

The North Central Roseville Specific Plan Landscaping and Lighting District was formed in 1990 to levy and collect assessments for the maintenance of certain public improvements within the North Central Roseville Specific Plan area. In 2004, the property owners in the district approved, through a mailed ballot, an assessment increase and the addition of an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Northwest Roseville Specific Plan Landscaping and Lighting District was formed in 1989 to

levy and collect assessments for maintenance of certain public landscape medians and corridors, vernal pool preserves, bike trails, and park improvements. In 2004, the Dunmore Junction subdivision was annexed into the LLD as Zone A and the Legacy subdivision was annexed into Zone B. In 2011 the property owners voted against an overlay LLD for the Northwest Specific Plan. In 2006 and most recently in 2021, the property owners voted against an assessment increase as well as the addition of an annual escalation factor.

The Olympus Pointe Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public improvements within the Northeast Roseville Specific Plan Area. In 2005, the property owners in the district approved, through a mailed ballot, an assessment increase and an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Riverside Avenue Landscaping and Lighting District was formed in 2007 to levy and collect assessments for the maintenance and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels.

The Vernon Street Landscaping and Lighting District was formed in 2001 to levy and collect assessments for maintenance of improvements installed by the Vernon Streetscape. The cost of maintaining the streetscape improvements is spread equally to the subject properties on their percentage of the total front footage of all affected parcels.

Assessment Statistics

District	Proposed FY 2022-23 Levy	Maximum Annual Assessment	Levied Parcels	% Change from FY 2021-22		Prior year FY 2021-22 Levy
Historic District LLD	$43,669.72	$43,670.22	56	-5%		$45,928.50
Infill Area LLD	$29,451.84	$44,132.80	222	29%	*	$22,825.92
Johnson Ranch LLD	$48,574.70	$54,403.29	1,044	2%		$47,642.24
North Central LLD	$749,405.48	$749,441.05	3,496	3%		$726,718.30
Northwest LLD	$481,336.00	$481,336.00	4,752	0%		$481,336.00
Olympus Pointe LLD	$208,261.88	$428,629.21	826	48%	*	$140,764.06
Riverside Avenue LLD	$38,258.88	$46,250.09	76	-14.79%		$44,902.04
Vernon Street LLD	$42,284.16	$42,284.16	60	4.24%		$40,564.60
Totals	**$1,641,242.66**	**$1,890,146.81**	**10,532**			**$1,550,681.66**

**Historic District had a decrease in total maximum assessment amount due to zone changes from Commerical to MultFamily (lower rate)*

** Infill district Increase due to last year's use of surplus funds in Zone B that reduced the levy amount for that Zone in 2021/22.*

** Olympus Pointe District increase due to need for to build up Rehab Reserve for projected expenses*

** Riverside Avenue District decrease in projected costs*

Source: Willdan Financial Services

FISCAL IMPACT

All charges are needed to fund landscape services in each LLD. There is no impact on the General Fund.

ENVIRONMENTAL REVIEW

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

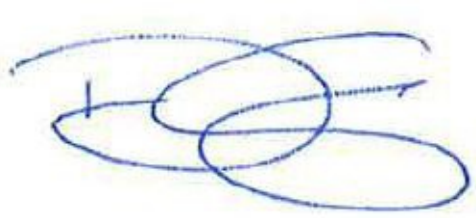
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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

Respectfully Submitted,

Jeannine Thrash, Management Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-112

Resolution 22-113

Resolution 22-114

Historic District LLD- Engineer's Report

Resolution 22-115

Resolution 22-116

Resolution 22-117

Infill LLD- Engineer's Report

Resolution 22-118

Resolution 22-119

Resolution 22-120

Johnson Ranch LLD- Engineer's Report

Resolution 22-121

Resolution 22-122

Resolution 22-123

North Central LLD- Engineer's Report

Resolution 22-124

Resolution 22-125

Resolution 22-126

NW Roseville Specific Plan LLD- Engineer's Report

Resolution 22-127

Resolution 22-128

Resolution 22-129

Olympus Pointe LLD-Engineer's Report

Resolution 22-130

Resolution 22-131

Resolution 22-132

Riverside Avenue LLD- Engineer's Report

Resolution 22-133

Resolution 22-134

Resolution 22-135

Vernon St. LLD- Engineer's Report

RESOLUTION NO. 22-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Historic District Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-112

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Historic District Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

"Historic District Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-113

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 22-113 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Historic District Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Engineer's Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-114

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Historic District Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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Temecula, CA 92590
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F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Historic District
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements within the Historic District Landscaping and Lighting District ("District"). The District was formed on April 5, 2006 and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act").

The Engineer's Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

The City Council, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"); Article XIIID of the Constitution of the State of California ("Article XIIID"); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") initiated proceedings for the formation of the District on February 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2006/07. On April 5, 2006, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District's maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Boundary Map of Historic District Landscaping and Lighting District" as referenced in Appendix A-1 of this Report.

The District is located within the City's Historic Old Town, west of Highway 80, south of Pleasant Street, north and east of Washington Boulevard, and north and west of the Union Pacific Railroad. The District consists of mostly commercial parcels in a concentrated area of the Downtown primarily fronting the following streets: Church Street northeast of Washington Boulevard, Main Street between Washington Boulevard and Lincoln Street, Pacific Street and Lincoln Street where the improvements end approximately one block south of Pleasant Street.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal

of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of

the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements. Maintenance services will be provided by City personnel and/or private contractors. The proposed improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, trash receptacles, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, recreational facilities and associated appurtenances located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Parkway landscaping and hardscape improvements within the public right of ways of the streets with in the district including, but not limited to, Lincoln Street, Main Street, Church Street, Pacific Street and the northeast side of Washington Boulevard estimated at 14,450 square feet of landscaping;
- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically, not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or are funded by other sources available to the City, including those portions of the median and parkway landscaping on Washington Boulevard (southwest side of the street) that are outside the District boundaries.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District.

Specifically excluded from the assessment are the street light energy costs. These costs will continue to be paid for by the City from other revenue sources.

Detailed maps of the locations and descriptions of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs to provide illumination.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be

imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIIID and 1972 Act. Additionally, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District's public rights-of-way and dedicated easements. The annual

assessment is based on the historical and estimated costs to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.

- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

To establish the special benefit to the individual parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and the following formula has been established to apportion the maintenance costs based on benefit.

For purposes of the Assessment Methodology, the terms hereinafter set forth have been the following meanings:

Acreage means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map-, or if the land area is not shown on an Assessor's parcel map, the land area shown on the applicable final map, parcel map, condominium plan, record of survey or other recorded document creating and describing such area of land.

Multi-Family Residential means a residence for which building permits have been issued for attached residential units for rental purposes.

Single-Family Residential Unit means a single residential home. This land use includes detached or attached for sale units intended for single-family occupancy.

Commercial means property being used or zoned for either commercial or industrial use.

Three components were used in the methodology to determine each parcels assessment; 1) Front footage of parcels along the proposed street improvements; 2) acreage of benefiting parcels; and 3) Current land use of parcels. Based on these three components the assessments were determined as follows:

First, the parcels Front Footage was determined based on Assessor's Parcel maps or other sources. Only Front footage on streets that will be improved was used. For parcels with Front Footage on more than one side (corner lots), the total Front Footage was divided by two to provide an average Front Footage. It was determined that twenty percent (20%) of the total budget was reasonably attributed to Front Footage; therefore twenty percent (20%) of the budget was spread to Front Footage.

Second, each parcel's Acreage was calculated based on Assessors Parcels map. It was determined that eighty percent (80%) of the budget was reasonably attributed to Acreage; therefore eighty (80%) of the budget was spread on Acreage. In the event that common area parcels are created subsequent to the formation of the District, the acreage of any such common area parcels shall be apportioned to the remaining assessable parcels of the subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Third, the current land use of the parcel was determined using the County's secured roll. Parcel's currently used as a Single-Family Residence or Multi-Family Residences were determined to receive twenty-five (25%) of the benefit in relation to commercial parcels. Additionally, it was determined that single Family Residential Parcels benefit equally from the improvements, therefore the total assessment calculated based on the formula was averaged between the five Single Family Residential parcels to determine a Single-Family Residential rate per Unit.

The base year maximum assessment rates approved to be levied in FY 2006/07 are provided in the table below.

Base Year (FY 2006/07) Maximum Assessment Rates			
Land Use	Front Footage	Acreage Rate	Flat Rate
Commercial	$1.99 per Front Foot	$2,582.41 per Acre	N/A
Multi-Family Residential	$0.50 per Front Foot	$645.60 per Acre	N/A
Single-Family Residential	N/A	N/A	$132.00 per Unit

The following formula is used to calculate each parcel's assessment (proportional benefit) for those parcels that are not Single-Family Residential parcels.

Front Footage Rate x Parcel's Adjusted Front Footage = Parcel Front Footage Levy

Acreage Rate x Parcel's Adjusted Acreage = Parcel Acreage Levy

Proposed Levy per Parcel = Parcel Front Footage Levy + Parcel Acreage Levy

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2007/08. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by three percent (3%).

Beginning in the second fiscal year (Fiscal Year 2007/08) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

D. ANNUAL INFLATIONARY ADJUSTMENT

If the proposed assessment rates increase over the prior fiscal year's maximum assessment rates by a percentage no greater than the 3%, then the proposed assessment rates are not considered an increase.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	AMOUNT (FUND 2021)
DIRECT COSTS	
Contract Maintenance - Landscaping	$13,053.00
Repair & Maintenance - Landscaping	7,210.00
Repair & Maintenance - Lighting	2,000.00
Repair and Maintenance - Streetscape and Signage	1,000.00
Repair and Maintenance - Tree Work	1,981.00
Utilities	11,550.00
Rehab Reserve Project Expenditures	17,500.00
Total Direct Costs	**$54,294.00**
ADMINISTRATION COSTS	
City Administration	$848.00
Contract Administration - Park's Dept	2,200.00
County Auditor Fees	436.70
Consulting & Professional Services	3,723.00
Public Hearing Publishing Costs	361.00
Total Administrative Costs	**$7,568.70**
Total Direct and Administration Costs	**$61,862.70**
BUDGET ADJUSTMENTS	
Replenishment/(Use) of Operating Reserve	($692.58)
Contribution for /(Use of) Rehab Reserve	(17,500.00)
Rounding Adjustment	(0.40)
Total Adjustments	**($18,192.98)**
BALANCE TO LEVY	**$43,669.72**

Fund balance information is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	AMOUNT (FUND 2021)
FY 2022/23 ASSESSMENT RATES TO BE APPLIED	
Number of Assessable Parcels	54
Total Front Footage - Commercial	2,589.87
Total Front Footage - MFR	410.00
Total Assessable Acreage - Commercial	7.8463
Total Assessable Acreage - MFR	1.4445
Total Single Family Residences	5
Applied Assessment Rate per Front Foot - Commercial	$3.1934
Applied Assessment Rate per Front Foot - MFR	$0.8024
Applied Assessment Rate per Acre - Commercial	$4,144.0100
Applied Assessment Rate per Acre - MFR	$1,035.9985
Applied Assessment Rate per SF Residence	$211.8213
Maximum Assessment Rate per Front Foot - Commercial	$3.1934
Maximum Assessment Rate per Front Foot - MFR	$0.8024
Maximum Assessment Rate per Acre - Commercial	$4,144.0100
Maximum Assessment Rate per Acre - MFR	$1,035.9985
Maximum Assessment Rate per SF Residence	$211.8213
Potential Maximum Assessment	**$43,670**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNT (FUND 2021)
OPERATING RESERVE	
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$64,441.21**
add: Replenish from FY 22/23 Levy	
less: Use for FY 22/23 Expenses	(692.58)
Transfer from/(to) the Rehab Reserve	(36,601.63)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$27,147.00**
REHABILITATION RESERVE	
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$36,633.01**
add: Collect from FY 22/23 Levy	
less: Use for FY 22/23 Rehab Projects	(17,500.00)
Transfer from/(to) the Operating Reserve	36,601.63
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$55,734.64**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems and appurtenant facilities.

Repair and Maintenance - Landscaping - This item includes landscape improvement repair and maintenance costs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included. Costs could include the renovation of improvements such as irrigation systems.

Repair and Maintenance - Lighting - This item includes lighting improvement repair and maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included.

Repair and Maintenance - **Streetscape and Signage** - This item includes repair and maintenance costs of streetscape and sign improvements. Streetscape improvements include street furniture, sidewalks, curbs, gutters, parking stripes, brick pavers, benches, bike racks, and trash receptacles. This may include repair of damaged amenities due to vandalism, storms, etc. May include planned replacements or upgrades not listed below that provide a direct benefit to the District.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be

conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts, the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve

provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage – the total number of Front Feet within the District, adjusted for corner parcels, Multi-Family Residential and Single-Family Residential Parcels will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Assessable Acreage – the total Acreage within the District, adjusted for Multi-Family Residential and Single-Family Residential Parcels that will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Single-Family Residential Parcels – the total number of parcels currently being used as Single-Family Residences.

Applied Assessment Rates – The applied assessment rates for each of the District’s land use types.

Maximum Assessment Rates per Front Foot – The maximum dollar amount that can be assessed per Adjusted Front Foot for the District’s land use type for the current fiscal year.

Maximum Assessment Rates per Acre – The maximum dollar amount that can be assessed per Adjusted Acreage Foot for the District's land use type for the current fiscal year.

Maximum Assessment Rate per SF Residential Unit – The maximum dollar amount that can be assessed per Single Family Unit within the District for the current fiscal year.

Potential Maximum Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or

equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the FY 2022/23 levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or

upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are provided below.

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair, replace and/or refurbish street furniture (pots)	$4,000	$5,000	$3,000	$5,000	$17,000
Repair, replace streetscape and hardscape	2,000	1,000	2,000	1,000	6,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	4,500	4,500	4,500	3,000	16,500
Replace, repair lighting fixtures	2,000	2,000	2,000	2,000	8,000
Non-routine tree work	2,200	2,200	2,200	2,200	8,800
Total Projected Expenses	**$14,700**	**$14,700**	**$13,700**	**$13,200**	**$56,300**

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Districts' Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

BOUNDARY MAP OF
HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT

CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
1	011-143-008
2	011-145-005
3	011-146-008
4	011-146-011
5	011-146-012
6	011-146-013
7	011-146-014
8	011-146-016
9	011-146-017
10	011-146-018
11	011-146-019
12	011-146-024
13	011-148-025
14	011-147-002
15	011-147-003
16	011-147-006
17	011-147-007
18	011-147-008
19	011-147-009
20	011-147-010
21	011-147-011
22	011-147-012
23	011-147-014
24	012-121-001
25	012-121-002
26	012-121-003
27	012-121-007
28	012-121-009

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
29	012-121-012
30	012-121-013
31	012-121-014
32	012-122-001
33	012-122-003
34	012-200-001
35	012-200-002
36	012-200-004
37	012-200-005
38	012-200-006
39	012-200-007
40	012-200-008
41	012-200-009
42	012-200-010
43	012-200-011
44	012-200-012
45	012-200-013
46	012-200-014
47	012-200-015
48	012-200-016
49	012-200-017
50	012-200-022
51	012-200-023
52	012-200-024
53	012-200-025
54	012-200-026
55	012-200-027
56	012-200-028

VICINITY MAP
NOT TO SCALE

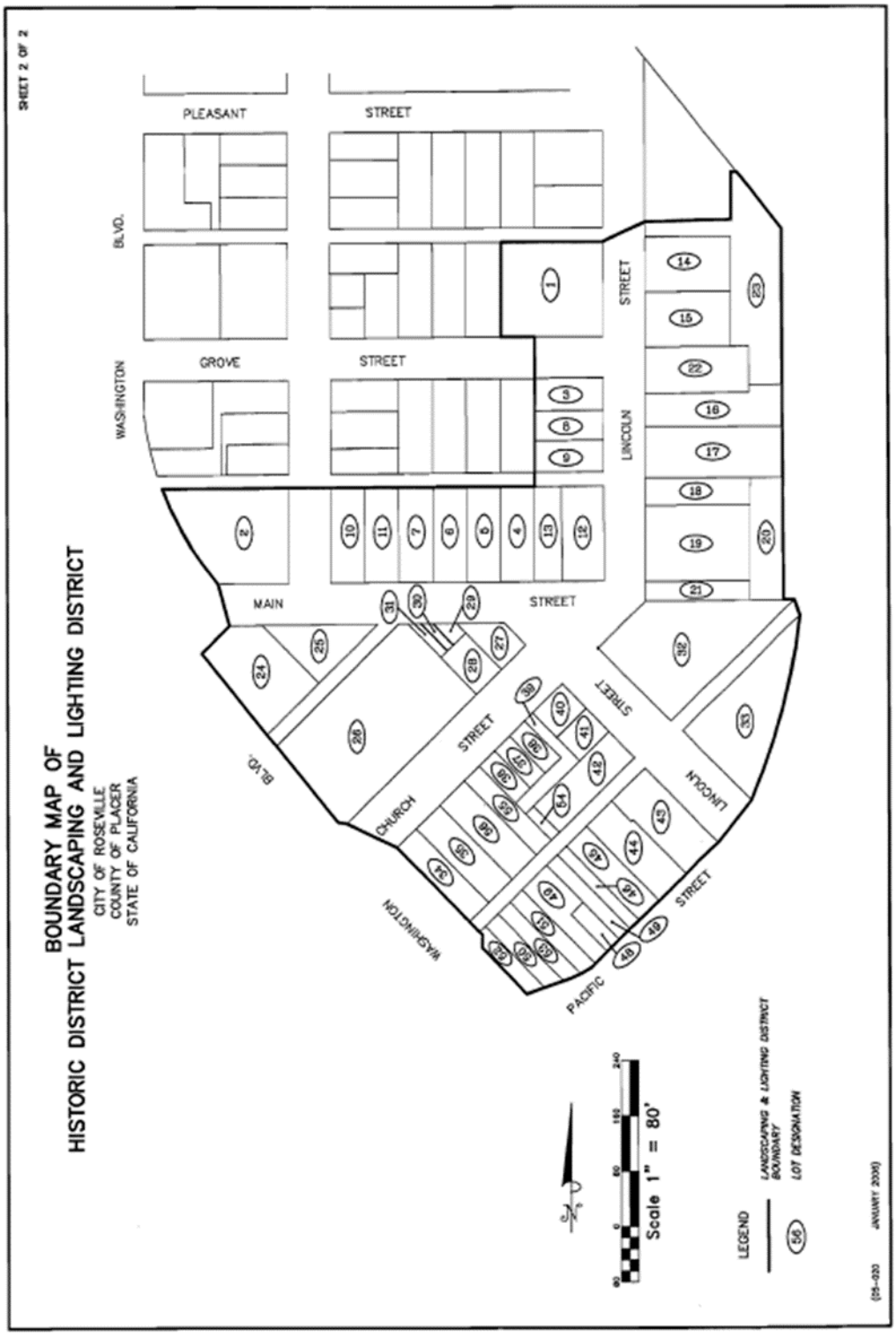
FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 2006

I HEREBY CERTIFY THAT THE MAP SHOWING THE BOUNDARIES OF HISTORIC LANDSCAPING AND LIGHTING DISTRICT, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2006, BY ITS RESOLUTION NO. _____

_____
CITY CLERK
CITY OF ROSEVILLE

KOPPEL GRUBER
PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, California 92078
Tel: (760) 510-0290 Fax: (760) 510-0288

(05-020 JANUARY 2006)


SHEET 2 OF 2
BOUNDARY MAP OF
HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT
CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA
PLEASANT
STREET
BLVD.
WASHINGTON
GROVE
STREET
LINCOLN
STREET
MAIN
STREET
BLVD.
CHURCH
STREET
LINCOLN
STREET
WASHINGTON
PACIFIC
Scale 1" = 80'
LEGEND
LANDSCAPING & LIGHTING DISTRICT BOUNDARY
LOT DESIGNATION
JANUARY 2000

APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	CHARGE	MAXIMUM ASMT	FRONT FEET	ACRES	SF UNITS	LEGAL DESCRIPTION
011-143-008-000	MFR	$ 611.78	$ 611.79	140.0	0.4821	0.0	LOTS 1 2 3 BLK 5 MCRAE ADDN
011-145-008-000	MFR	594.60	594.60	120.0	0.481	0.0	PAR 1 MAIN STREET PLAZA APTS OF PM 36-5
011-146-008-000	SFR	211.82	211.82	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-011-000	COM	822.70	822.71	50.0	0.16	0.0	LOT 12 BLK 2 MCRAE ADDN
011-146-012-000	COM	822.70	822.71	50.0	0.16	0.0	L 13 BLK 2 MCRAE ADDN
011-146-013-000	COM	822.70	822.71	50.0	0.16	0.0	LOT 14 BLK 2 MCRAE ADDN
011-146-016-000	SFR	211.82	211.82	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-017-000	SFR	211.82	211.82	0.0	0.0	1.0	POR LOTS 8 & 9 BLK 2 MCRAE ADDN MOR A-38
011-146-024-000	COM	1,125.50	1,125.51	100.31	0.1943	0.0	L 10 & P L 11 BLK 2 MCRAE ADD
011-146-025-000	COM	665.30	665.31	39.64	0.13	0.0	POR L 11 BLK 2 MCRAE ADDITION
011-146-026-000	MFR	619.08	619.09	150.0	0.4814	0.0	PARCEL 2 MAIN ST PLAZA APTS OF PM 36-5
011-147-002-000	COM	1,206.92	1,206.94	80.0	0.2296	0.0	FR LOTS 9 10 BLK 1 MCRAE ADDN
011-147-003-000	SFR	211.82	211.82	0.0	0.0	1.0	POR LOTS 8 & 9 BLK 1 MCRAE ADD BK A PG 38
011-147-006-000	COM	1,158.36	1,158.38	50.0	0.241	0.0	FR LOT 7 BLK 1 MCRAE ADDN
011-147-007-000	COM	1,666.70	1,666.70	75.0	0.3444	0.0	LOTS 5 6 BLK 1 MCRAE ADDN
011-147-008-000	COM	698.36	698.37	40.0	0.1377	0.0	LOT 4 BLK 1 MCRAE ADDN
011-147-009-000	COM	1,830.68	1,830.69	110.0	0.357	0.0	LOTS 2 3 FR 1 BLK 1 MCRAE ADDN
011-147-010-000	COM	856.14	856.15	0.0	0.2066	0.0	LOT IN RSVL
011-147-011-000	COM	523.86	523.88	30.0	0.1033	0.0	FR LOT 1 BLK 1 MCRAE ADDN
011-147-012-000	SFR	211.82	211.82	0.0	0.0	1.0	POR LOTS 7 & 8 BLK 1 MCRAE ADD BK A PG 38
011-147-014-000	COM	2,151.42	2,151.43	25.0	0.4999	0.0	FR L 8 THRU 11 BLK 1 MCRAE
012-121-001-000	COM	1,866.86	1,866.86	160.0	0.3272	0.0	FR LOTS 11 14 15 16 BLK 38 R
012-121-002-000	COM	1,098.92	1,098.93	140.0	0.1573	0.0	FR L 12 13 BLK 38 RSVL
012-121-003-000	COM	4,429.08	4,429.08	201.0	0.9139	0.0	LOTS BLK 38 RSVL
012-121-007-000	COM	588.58	588.59	81.15	0.0795	0.0	LOT 8 BLK 38 RSVLE
012-121-009-000	COM	489.52	489.53	50.0	0.0796	0.0	POR L 7 BLOCK 38 ROSEVILLE
012-121-011-000	EXE	-	-	0.0	0.0	0.0	L 1 113 MAIN ST O-70
012-121-012-000	COM	168.38	168.40	26.0	0.0206	0.0	UNIT 1 113 MAIN STREET CONDO
012-121-013-000	COM	133.64	133.66	22.0	0.0153	0.0	UNIT 2 113 MAIN STREET CONDO
012-121-014-000	COM	123.70	123.71	22.0	0.0129	0.0	UNIT 3 113 MAIN STREET CONDO
012-122-001-000	COM	2,977.42	2,977.43	150.0	0.6029	0.0	L 12 THRU 16 RSVLLE
012-122-003-000	COM	2,414.04	2,414.05	208.59	0.4218	0.0	L 5 BLK 21 ROSEVILLE
012-200-001-000	COM	681.08	681.08	39.0	0.1343	0.0	L 14 15 BLK 22
012-200-002-000	COM	829.64	829.65	47.5	0.1636	0.0	FR LOT 14 BLK 22 RSVLE
012-200-004-000	COM	320.28	320.29	31.0	0.0534	0.0	LOT 7 BANK CORNER ADDN
012-200-005-000	COM	320.28	320.29	31.0	0.0534	0.0	LOT 6 BANK CORNER ADDN
012-200-006-000	COM	320.28	320.29	31.0	0.0534	0.0	OWL CLUB FRNSHNGS L 5 BANK CORNER ADDI
012-200-007-000	COM	382.60	382.62	16.0	0.08	0.0	POR BANK CORNER SUBD

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	CHARGE	MAXIMUM ASMT	FRONT FEET	ACRES	SF UNITS	LEGAL DESCRIPTION
012-200-008-000	COM	457.42	457.43	55.0	0.068	0.0	L 3 4 BANK CORNER ADDN
012-200-009-000	COM	418.20	418.21	47.0	0.0647	0.0	LOTS 1 2 BANK CORNER ADDN
012-200-010-000	COM	936.30	936.31	53.0	0.1851	0.0	FR LOTS 9 10 11 12 BLK 22 RSVL
012-200-011-000	COM	1,270.70	1,270.72	107.5	0.2238	0.0	LOT 8 FR 7 BLK 22 RSVLE
012-200-012-000	COM	960.50	960.51	55.0	0.1894	0.0	FR LOTS 6 7 BLK 22 RSVLE
012-200-013-000	COM	698.36	698.37	40.0	0.1377	0.0	FR LOTS 5 6 BLK 22 RSVLE
012-200-014-000	COM	314.40	314.41	18.0	0.062	0.0	FR LOT 5 BLK 22 RSVLE
012-200-015-000	COM	384.36	384.37	22.0	0.0758	0.0	FR LOT 5 BLK 22 RSVLE
012-200-016-000	COM	258.02	258.03	25.0	0.043	0.0	L 4 BLK 22
012-200-017-000	COM	614.82	614.83	25.0	0.1291	0.0	L 4 BLK 22
012-200-022-000	COM	400.14	400.15	27.59	0.0753	0.0	L 2 BLK 22
012-200-023-000	COM	430.40	430.42	25.0	0.0846	0.0	L 3 BLK 22
012-200-024-000	COM	355.38	355.39	27.59	0.0645	0.0	L 2 BLK 22
012-200-025-000	COM	436.62	436.63	25.0	0.0861	0.0	L 3 BLK 22
012-200-026-000	COM	95.72	95.73	0.0	0.0231	0.0	FR L 12 BLK 22 RSVLE
012-200-027-000	COM	384.92	384.93	31.0	0.069	0.0	FR L 12 BLK 22 L 8 BANK C
012-200-028-000	COM	873.26	873.27	50.0	0.1722	0.0	L 13 BLK 22 ROSEVILLE

Summary Fields	Value
ACTIVE PARCELS	55
LEVIED PARCELS	54
CHARGE	$43,669.72
MAXIMUM ASMT	$43,670.22
FRONT FEET	2,999.87
ACRES	9.2908
SF UNITS	5

RESOLUTION NO. 22-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Infill Area Landscaping and Lighting District and annexed territory therein (hereafter referred to as the "District") and annexed territory therein pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services relating to landscaping, all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of the landscape corridors adjacent to property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report also describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-115

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Infill Area Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: : The improvements within the District include: maintenance, servicing, administration and operation of the landscape corridors adjacent to property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report also describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District includes the parcels within the areas known as the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions. The District is known and designated as:

"Infill Area Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-116

PASSED, APPROVED, AND ADOPTED THIS_____DAY OF_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Infill Area Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each Zone, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-117

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Infill Area Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Infill Area
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements within the City's existing Infill Area Landscaping and Lighting District ("District"). The District was formed and levies annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act").

The Engineer's Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023 (hereafter "Fiscal Year" or "FY 2022/23"). The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of three (3) zones of benefit, Zones A, B and C (individually the "Zone" and collectively the "Zones"). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the County of Placer ("County") Assessor. The County Auditor-Controller ("Auditor-Controller") uses Assessor's Parcel Numbers and specific tax code accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the Roseville City Council (the "City Council") will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District and respective Zones for FY 2022/23. The assessments as approved will be submitted to the Placer County Auditor-Controller to be included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIIID ("Articles XIIIC and XIIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIIC and XIIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

Pursuant to the California Constitution Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, & C identified in this Report) are exempt from the procedural requirements Article XIIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The three Zones within the District are comprised of three non-contiguous residential subdivisions, namely Pheasant Run, Cirby Oaks II and Reuter Ranch, are located in the southern portion of the City and are within the boundaries of the City's "Infill Planning Area". A general depiction of the boundaries of each Zone can be found in Appendix A of this Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND BENEFITS

This District, by special benefit assessments, provides funding for the maintenance and operation of certain landscaping improvements located within the public rights-of-way and dedicated easements:

The District provides all services necessary to maintain the landscaped corridors adjacent to the privately-owned parcels comprising the three subdivisions. Improvements include shrubs, trees and other landscaping vegetation, as well as irrigation controllers, automatic valves and irrigation systems. Services provided include all necessary services, operations, and maintenance required in keeping the improvements in a healthy, vigorous condition and in proper working order.

The District encompasses three subdivisions, each of which is located in a separate Zone. The Zones have specific improvements and costs associated with those improvements that benefit the parcels within each respective Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels within the Zone and only parcels that receive a Special Benefit from the improvements are assessed.

The specific locations of the improvements within each Zone of the District are described as follows:

Zone A – Pheasant Run

Maintenance of 6,880 square feet of landscaping and related improvements within the Pheasant Run subdivision.

Zone B – Cirby Oaks

Maintenance of 7,447 square feet of landscaping and related improvements within the Cirby Oaks II subdivision.

Zone C – Reuter Ranch

Maintenance of 24,700 square feet of landscaping and related improvements within the Reuter Ranch subdivision. A larger amount of landscaping benefits the properties within Reuter Ranch and typically results in a larger per parcel assessment for these properties as compared to Zones A and B.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a Special Benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special Benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "Special Benefit."

Article XIIID Section 4a defines proportional Special Benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a Special Benefit conferred upon them and upon which an assessment will be imposed. The proportionate Special Benefit derived by each identified

parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional Special Benefit conferred on that parcel."

These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

Each of the proposed improvements; the associated costs and assessments have been reviewed, identified and allocated based on Special Benefit pursuant to the Act. All improvements associated with the Zones were necessary and required through the conditions of property development. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and Special Benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within each Zone receives a Special Benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Zones through well-maintained surroundings and amenities including abatement of graffiti.

- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the Special Benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the Zones and are not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large.

C. RATE AND METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and Special Benefit from the improvements in the Zone. This direct and Special Benefit was determined to be equal for all dwelling units within each Zone; costs for each Zone shall be calculated separately within each respective Zone. Each single-family residence is equal to one dwelling unit (unit) and the formula used to arrive at each parcel's annual assessment is described below. Public parcels lying within the landscape corridors are considered to receive no benefit from the improvements and are therefore not assessed.

Costs associated with each Zone are to be charged only to assessable parcels within the respective Zone as follows:

$$\frac{\textit{Balance to Levy in Zone}}{\textit{Total Units in Zone}} = \textit{Assessment Per Unit in Zone}$$

The Maximum Annual Assessment Rates are not to exceed $193.32 per unit for Zone A and $200.00 per unit for Zones B and C.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
DIRECT COSTS			
Contract Maintenance - Landscaping	$1,384.32	$2,014.68	$3,992.28
Repair & Maintenance - Landscaping	2,120.00	3,000.00	2,000.00
Repair & Maintenance - Tree Work	421.00	608.00	1,170.00
Utilities	2,200.00	1,575.00	3,000.00
Rehab Reserve Project Expenditures	1,500.00	4,000.00	500.00
Total Direct Costs	**$7,625.32**	**$11,197.68**	**$10,662.28**
ADMINISTRATION COSTS			
City Administration	$226.00	$3.00	$230.00
Contract Administration - Park's Dept	1,150.00	1,213.00	1,954.00
County Auditor Fees	77.33	85.19	132.00
Consulting & Professional Services	2,073.00	19.00	2,109.00
Public Hearing Publishing Costs	179.00	2.00	180.00
Total Administrative Costs	**$3,705.33**	**$1,322.19**	**$4,605.00**
Total Direct and Administration Costs	**$11,330.65**	**$12,519.87**	**$15,267.28**
BUDGET ADJUSTMENTS			
Replenishment/(Use) of Operating Reserve	($2,097.85)	$0.00	($1,567.28)
Contribution for /(Use of) Rehab Reserve	(1,500.00)	(4,000.00)	(500.00)
Rounding Adjustment	0.00	(0.83)	0.00
Total Adjustments	**($3,597.85)**	**($4,000.83)**	**($2,067.28)**
BALANCE TO LEVY	**$7,732.80**	**$8,519.04**	**$13,200.00**

Fund balance information of each Zone is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
ASSESSMENT RATES TO APPLY			
Number of Assessable Units	40	116	66
Applied Assessment Rate Per Unit	$193.32	$73.44	$200.00
Maximum Assessment Rate Per Unit	$193.32	$200.00	$200.00
Potential Maximum Assessment Per Zone	**$7,732.80**	**$23,200.00**	**$13,200.00**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A (Pheasant Run) Fund 2014	ZONE B (Cirby Oaks II) Fund 2015	ZONE C (Reuter Ranch) Fund 2017
OPERATING RESERVE			
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$7,157.10**	**$19,125.19**	**$36,600.85**
add: Replenishment from FY 22/23 Levy			
less: Use for FY 22/23 Expenses	(2,097.85)		(1,567.28)
Transfer from/(to) the Rehab Reserve	(1,246.59)	(13,526.35)	(29,702.43)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$3,812.66**	**$5,598.84**	**$5,331.14**
REHABILITATION RESERVE			
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$9,452.07**	**$13,199.39**	**$424.74**
add: Collect from FY 22/23 Levy			
less: Use for FY 22/23 Rehab Projects	(1,500.00)	(4,000.00)	(500.00)
Transfer from/(to) the Operating Reserve	1,246.59	13,526.35	29,702.43
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$9,198.66**	**$22,725.74**	**$29,627.17**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the “improvements”).

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City's Finance Department and other Departments in preparing the annual budget for the Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Report and any out of pocket costs related to district administration.

Public Hearing Publishing Costs –Includes the out-of-pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current Fiscal Year for each Zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Units - The total number of residential units that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Applied Assessment Rate per Unit - The per unit assessment rates to be applied to the non-exempt parcels within the District for the current Fiscal Year.

Maximum Assessment Rate per Unit - The per unit maximum assessment rates for current Fiscal Year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current Fiscal Year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's Fiscal Year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve moneys to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and

Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the FY 2022/23 levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve moneys expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements in FY 2022/23. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve moneys to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures by Zone related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

Zone A

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair and/or refurbish sound wall improvements	$1,000	$1,000	$1,000	$1,000	$4,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	1,000	1,000	1,000	1,000	4,000
Non-routine tree work	400	400	400	400	1,600
Total Projected Expenses	**$2,400**	**$2,400**	**$2,400**	**$2,400**	**$9,600**

Zone B

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair and/or refurbish sound wall improvements	$2,100	$2,000	$2,100	$2,000	$8,200
Replace, repair, renovate and/or refurbish plants, landscape & related materials	3,000	3,000	3,000	3,000	12,000
Non-routine tree work	675	625	625	625	2,550
Total Projected Expenses	**$5,775**	**$5,625**	**$5,725**	**$5,625**	**$22,750**

Zone C

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair and/or refurbish sound wall improvements	$2,000	$2,000	$2,000	$2,000	$8,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials	5,000	3,000	5,000	3,000	16,000
Non-routine tree work	1,500	1,500	1,500	1,500	6,000
Total Projected Expenses	**$8,500**	**$6,500**	**$8,500**	**$6,500**	**$30,000**

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

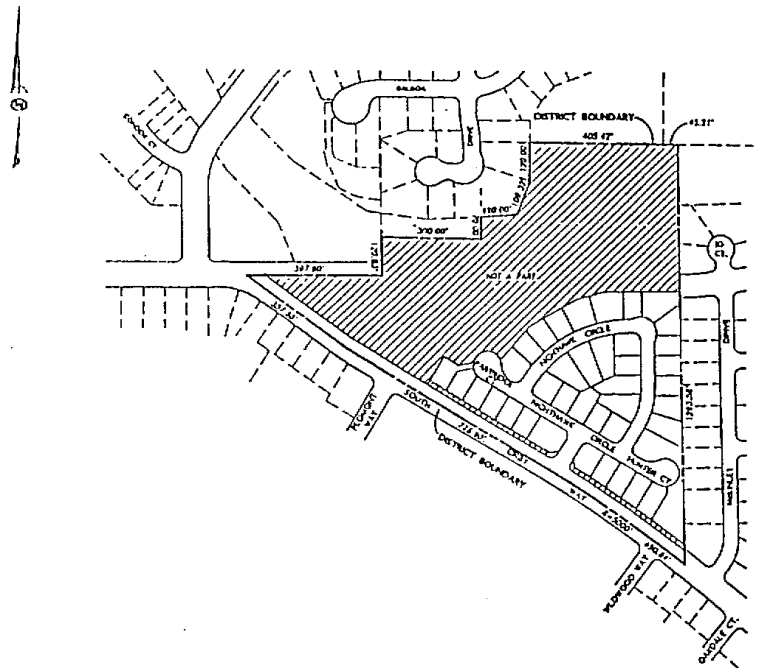
APPENDIX A – DISTRICT BOUNDARY MAPS

The Assessment Diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District and Zone Boundaries are presented herein.

PROPOSED BOUNDARIES OF
PHEASANT RUN
LIGHTING AND LANDSCAPING DISTRICT
ASSESSMENT YEAR 1996–1997

PLACER COUNTY, CITY OF ROSEVILLE, CALIFORNIA
MAY, 1996 SCALE 1"=200'
MORTON & PITALO, INC.
SHEET 1 OF 1 SHEET



LEGEND

——————..ASSESSMENT DISTRICT BOUNDARY

18.....SUBDIVISION LOT NUMBER

▨..NOT A PART OF THIS ASSESSMENT DISTRICT

NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENT.

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 199__.

_____
CITY CLERK, CITY OF ROSEVILLE

CLERK'S MAP STATEMENT

I HEREBY STATE THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF PHEASANT RUN LIGHTING AND LANDSCAPING DISTRICT, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 199__, BY ITS RESOLUTION NO. _____.

_____
CITY CLERK, CITY OF ROSEVILLE
COUNTY OF PLACER

COUNTY RECORDER'S FILING STATEMENT

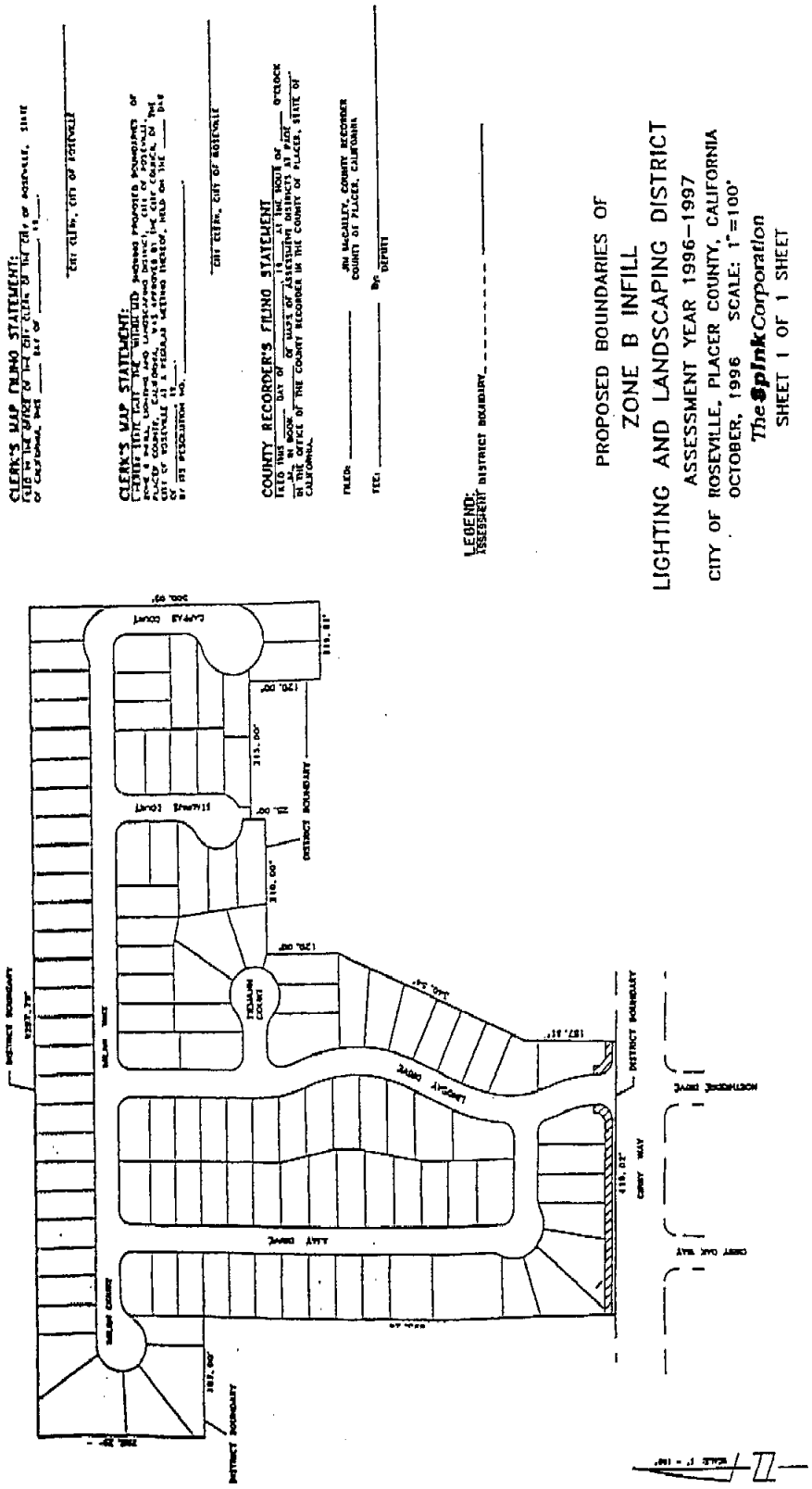
FILED THIS ____ DAY OF _____, 199__, AT THE HOUR OF _____ O'CLOCK __M., IN BOOK _____ OF MAPS OF ASSESSMENT DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF PLACER STATE OF CALIFORNIA.

FILED_____ JIM McCAULEY, COUNTY RECORDER
COUNTY OF PLACER, CALIFORNIA

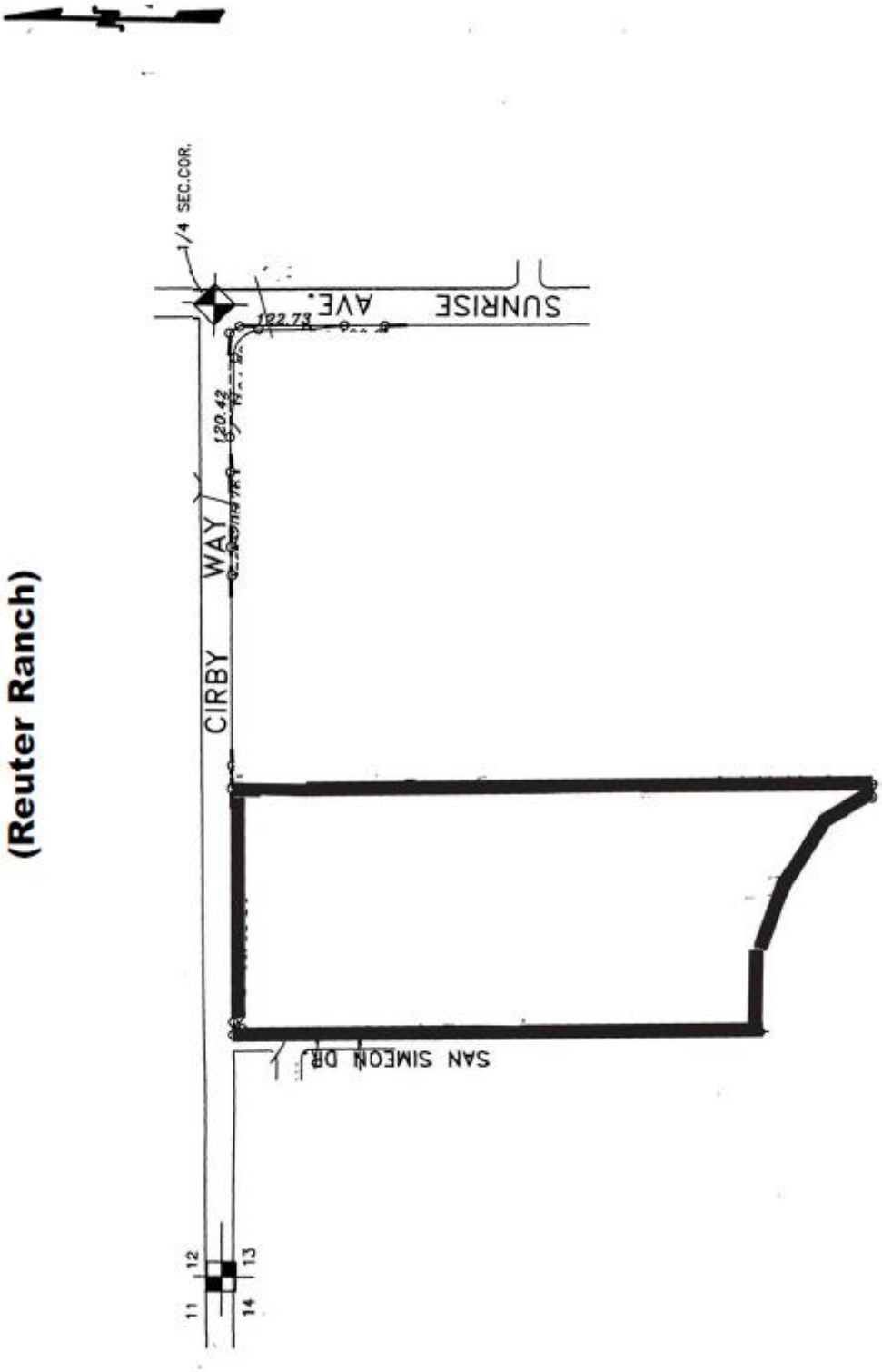
FEE:_____ BY:_____
DEPUTY

WILLDAN

Zone B


CLERK'S MAP FILING STATEMENT:
CLERK'S MAP STATEMENT:
COUNTY RECORDER'S FILING STATEMENT
LEGEND:
ASSESSMENT DISTRICT BOUNDARY
PROPOSED BOUNDARIES OF
ZONE B INFILL
LIGHTING AND LANDSCAPING DISTRICT
ASSESSMENT YEAR 1996-1997
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
OCTOBER, 1996 SCALE: 1"=100'
The Spink Corporation
SHEET 1 OF 1 SHEET
DISTRICT BOUNDARY
ALLEY DRIVE
CAMPUS COURT
HILLMAN COURT
MELAN COURT
NORTHRIDGE DRIVE
CHERRY WAY
CHERRY OAK WAY

Zone C
(Reuter Ranch)



APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	NO OF UNITS	LEGAL DESCRIPTION
469-370-001-000	A	$ 193.32	$ 193.32	1.0	LOT 1 PHEASANT RUN MOR T-20
469-370-002-000	A	193.32	193.32	1.0	LOT 2 PHEASANT RUN MOR T-20
469-370-003-000	A	193.32	193.32	1.0	LOT 3 PHEASANT RUN MOR T-20
469-370-004-000	A	193.32	193.32	1.0	LOT 4 PHEASANT RUN MOR T-20
469-370-005-000	A	193.32	193.32	1.0	LOT 5 PHEASANT RUN MOR T-20
469-370-006-000	A	193.32	193.32	1.0	LOT 6 PHEASANT RUN MOR T-20
469-370-007-000	A	193.32	193.32	1.0	LOT 7 PHEASANT RUN MOR T-20
469-370-008-000	A	193.32	193.32	1.0	LOT 8 PHEASANT RUN MOR T-20
469-370-009-000	A	193.32	193.32	1.0	LOT 9 PHEASANT RUN MOR T-20
469-370-010-000	A	193.32	193.32	1.0	LOT 10 PHEASANT RUN MOR T-20
469-370-011-000	A	193.32	193.32	1.0	LOT 11 PHEASANT RUN MOR T-20
469-370-012-000	A	193.32	193.32	1.0	LOT 12 PHEASANT RUN MOR T-20
469-370-013-000	A	193.32	193.32	1.0	LOT 13 PHEASANT RUN MOR T-20
469-370-014-000	A	193.32	193.32	1.0	LOT 14 PHEASANT RUN MOR T-20
469-370-015-000	A	193.32	193.32	1.0	LOT 15 PHEASANT RUN MOR T-20
469-370-016-000	A	193.32	193.32	1.0	LOT 16 PHEASANT RUN MOR T-20
469-370-017-000	A	193.32	193.32	1.0	LOT 17 PHEASANT RUN MOR T-20
469-370-018-000	A	193.32	193.32	1.0	LOT 18 PHEASANT RUN MOR T-20
469-370-019-000	A	193.32	193.32	1.0	LOT 19 PHEASANT RUN MOR T-20
469-370-020-000	A	193.32	193.32	1.0	LOT 20 PHEASANT RUN MOR T-20
469-370-021-000	A	193.32	193.32	1.0	LOT 21 PHEASANT RUN MOR T-20
469-370-022-000	A	193.32	193.32	1.0	LOT 22 PHEASANT RUN MOR T-20
469-370-023-000	A	193.32	193.32	1.0	LOT 23 PHEASANT RUN MOR T-20
469-370-024-000	A	193.32	193.32	1.0	LOT 24 PHEASANT RUN MOR T-20
469-370-025-000	A	193.32	193.32	1.0	LOT 25 PHEASANT RUN MOR T-20
469-370-026-000	A	193.32	193.32	1.0	LOT 26 PHEASANT RUN MOR T-20
469-370-027-000	A	193.32	193.32	1.0	LOT 27 PHEASANT RUN MOR T-20
469-370-028-000	A	193.32	193.32	1.0	LOT 28 PHEASANT RUN MOR T-20
469-370-029-000	A	193.32	193.32	1.0	LOT 29 PHEASANT RUN MOR T-20
469-370-030-000	A	193.32	193.32	1.0	LOT 30 PHEASANT RUN MOR T-20
469-370-031-000	A	193.32	193.32	1.0	LOT 31 PHEASANT RUN MOR T-20
469-370-032-000	A	193.32	193.32	1.0	LOT 32 PHEASANT RUN MOR T-20
469-370-033-000	A	193.32	193.32	1.0	LOT 33 PHEASANT RUN MOR T-20
469-370-034-000	A	193.32	193.32	1.0	LOT 34 PHEASANT RUN MOR T-20
469-370-035-000	A	193.32	193.32	1.0	LOT 35 PHEASANT RUN MOR T-20
469-370-036-000	A	193.32	193.32	1.0	LOT 36 PHEASANT RUN MOR T-20
469-370-037-000	A	193.32	193.32	1.0	LOT 37 PHEASANT RUN MOR T-20
469-370-038-000	A	193.32	193.32	1.0	LOT 38 PHEASANT RUN MOR T-20
469-370-039-000	A	193.32	193.32	1.0	LOT 39 PHEASANT RUN MOR T-20
469-370-040-000	A	193.32	193.32	1.0	LOT 40 PHEASANT RUN MOR T-20
471-150-018-000	C	200.00	200.00	1.0	LOT 34 REUTER RANCH PH 1
471-150-019-000	C	200.00	200.00	1.0	LOT 35 REUTER RANCH PH 1
471-150-020-000	C	200.00	200.00	1.0	LOT 36 REUTER RANCH PH 1
471-150-021-000	C	200.00	200.00	1.0	LOT 41 REUTER RANCH PH 1
471-320-001-000	C	200.00	200.00	1.0	LOT 1 REUTER RANCH UNIT 1 PH 2 U-68
471-320-002-000	C	200.00	200.00	1.0	LOT 2 REUTER RANCH UNIT 1 PH 2 U-68
471-320-003-000	C	200.00	200.00	1.0	LOT 3 REUTER RANCH UNIT 1 PH 2 U-68
471-320-004-000	C	200.00	200.00	1.0	LOT 4 REUTER RANCH UNIT 1 PH 2 U-68
471-320-005-000	C	200.00	200.00	1.0	LOT 5 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 68
471-320-006-000	C	200.00	200.00	1.0	LOT 6 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 68
471-320-007-000	C	200.00	200.00	1.0	LOT 7 REUTER RANCH UNIT 1 PH 2 U-68
471-320-008-000	C	200.00	200.00	1.0	LOT 8 REUTER RANCH UNIT 1 PH 2 U-68
471-320-009-000	C	200.00	200.00	1.0	LOT 9 REUTER RANCH UNIT 1 PH 2 U-68
471-320-010-000	C	200.00	200.00	1.0	LOT 10 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-011-000	C	200.00	200.00	1.0	LOT 11 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-012-000	C	200.00	200.00	1.0	LOT 12 REUTER RANCH UNIT 1 PH 2 U-68
471-320-013-000	C	200.00	200.00	1.0	LOT 13 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-014-000	C	200.00	200.00	1.0	LOT 14 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	NO OF UNITS	LEGAL DESCRIPTION
471-320-015-000	C	200.00	200.00	1.0	LOT 15 REUTER RANCH UNIT 1 PH 2 U-68
471-320-016-000	C	200.00	200.00	1.0	LOT 16 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-017-000	C	200.00	200.00	1.0	LOT 17 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-018-000	C	200.00	200.00	1.0	LOT 18 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-019-000	C	200.00	200.00	1.0	LOT 19 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-020-000	C	200.00	200.00	1.0	LOT 20 REUTER RANCH UNIT 1 PH 2 U-68
471-320-021-000	C	200.00	200.00	1.0	LOT 21 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-022-000	C	200.00	200.00	1.0	LOT 22 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-023-000	C	200.00	200.00	1.0	LOT 23 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-024-000	C	200.00	200.00	1.0	LOT 24 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-025-000	C	200.00	200.00	1.0	LOT 25 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-026-000	C	200.00	200.00	1.0	LOT 26 REUTER RANCH UNIT 1 PH 2 U-68
471-320-027-000	C	200.00	200.00	1.0	LOT 27 REUTER RANCH UNIT 1 PH 2 U-68
471-320-028-000	C	200.00	200.00	1.0	LOT 28 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-029-000	C	200.00	200.00	1.0	LOT 29 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-030-000	C	200.00	200.00	1.0	LOT 30 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-031-000	C	200.00	200.00	1.0	LOT 31 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-032-000	C	200.00	200.00	1.0	LOT 32 REUTER RANCH UNIT 1 PH 2 MOR BK U PG 6
471-320-033-000	C	200.00	200.00	1.0	LOT 33 REUTER RANCH UNIT 1 PH 2 U-68
471-330-001-000	C	200.00	200.00	1.0	LOT 37 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-002-000	C	200.00	200.00	1.0	LOT 38 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-003-000	C	200.00	200.00	1.0	LOT 39 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-004-000	C	200.00	200.00	1.0	LOT 40 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-005-000	C	200.00	200.00	1.0	LOT 42 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-006-000	C	200.00	200.00	1.0	LOT 43 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-007-000	C	200.00	200.00	1.0	LOT 44 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-008-000	C	200.00	200.00	1.0	LOT 45 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-009-000	C	200.00	200.00	1.0	LOT 46 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-010-000	C	200.00	200.00	1.0	LOT 47 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-011-000	C	200.00	200.00	1.0	LOT 48 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-012-000	C	200.00	200.00	1.0	LOT 49 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-013-000	C	200.00	200.00	1.0	LOT 50 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-014-000	C	200.00	200.00	1.0	LOT 51 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-015-000	C	200.00	200.00	1.0	LOT 52 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-016-000	C	200.00	200.00	1.0	LOT 53 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-017-000	C	200.00	200.00	1.0	LOT 54 REUTER RANCH UNIT 1 PH 3 MOR BK V PG (
471-330-018-000	C	200.00	200.00	1.0	LOT 55 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-019-000	C	200.00	200.00	1.0	LOT 56 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-020-000	C	200.00	200.00	1.0	LOT 57 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-021-000	C	200.00	200.00	1.0	LOT 58 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-022-000	C	200.00	200.00	1.0	LOT 59 REUTER RANCH UNIT 1 PH 3 MOR BK V PG 6
471-330-023-000	C	200.00	200.00	1.0	LOT 60 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-024-000	C	200.00	200.00	1.0	LOT 61 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-025-000	C	200.00	200.00	1.0	LOT 62 REUTER RANCH UNIT 1 PH 3 MOR BK V PG 6
471-330-026-000	C	200.00	200.00	1.0	LOT 63 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-027-000	C	200.00	200.00	1.0	LOT 64 REUTER RANCH UNIT 1 PH 3 MOR BK V PG 6
471-330-028-000	C	200.00	200.00	1.0	LOT 65 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-029-000	C	200.00	200.00	1.0	LOT 66 REUTER RANCH UNIT 1 PH 3 MOR BK V PG 6
472-420-001-000	B	73.44	200.00	1.0	LOT 1 CIRBY OAKS II T-57
472-420-002-000	B	73.44	200.00	1.0	LOT 2 CIRBY OAKS II T-57
472-420-003-000	B	73.44	200.00	1.0	LOT 3 CIRBY OAKS II T-57
472-420-004-000	B	73.44	200.00	1.0	LOT 4 CIRBY OAKS II T-57
472-420-005-000	B	73.44	200.00	1.0	LOT 5 CIRBY OAKS II T-57
472-420-006-000	B	73.44	200.00	1.0	LOT 6 CIRBY OAKS II T-57
472-420-007-000	B	73.44	200.00	1.0	LOT 7 CIRBY OAKS II T-57
472-420-008-000	B	73.44	200.00	1.0	LOT 8 CIRBY OAKS II T-57
472-420-009-000	B	73.44	200.00	1.0	LOT 9 CIRBY OAKS II T-57
472-420-010-000	B	73.44	200.00	1.0	LOT 10 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	NO OF UNITS	LEGAL DESCRIPTION
472-420-011-000	B	73.44	200.00	1.0	LOT 11 CIRBY OAKS II T-57
472-420-012-000	B	73.44	200.00	1.0	LOT 12 CIRBY OAKS II T-57
472-420-013-000	B	73.44	200.00	1.0	LOT 13 CIRBY OAKS II T-57
472-420-014-000	B	73.44	200.00	1.0	LOT 14 CIRBY OAKS II T-57
472-420-015-000	B	73.44	200.00	1.0	LOT 15 CIRBY OAKS II T-57
472-420-016-000	B	73.44	200.00	1.0	LOT 16 CIRBY OAKS II T-57
472-420-017-000	B	73.44	200.00	1.0	LOT 34 CIRBY OAKS II T-57
472-420-018-000	B	73.44	200.00	1.0	LOT 35 CIRBY OAKS II T-57
472-420-019-000	B	73.44	200.00	1.0	LOT 36 CIRBY OAKS II T-57
472-420-020-000	B	73.44	200.00	1.0	LOT 37 CIRBY OAKS II T-57
472-420-021-000	B	73.44	200.00	1.0	LOT 38 CIRBY OAKS II T-57
472-420-022-000	B	73.44	200.00	1.0	LOT 39 CIRBY OAKS II T-57
472-420-023-000	B	73.44	200.00	1.0	LOT 40 CIRBY OAKS II T-57
472-420-024-000	B	73.44	200.00	1.0	LOT 41 CIRBY OAKS II T-57
472-420-025-000	B	73.44	200.00	1.0	LOT 42 CIRBY OAKS II T-57
472-420-026-000	B	73.44	200.00	1.0	LOT 43 CIRBY OAKS II T-57
472-420-027-000	B	73.44	200.00	1.0	LOT 44 CIRBY OAKS II T-57
472-420-028-000	B	73.44	200.00	1.0	LOT 45 CIRBY OAKS II T-57
472-420-029-000	B	73.44	200.00	1.0	LOT 46 CIRBY OAKS II T-57
472-420-030-000	B	73.44	200.00	1.0	LOT 47 CIRBY OAKS II T-57
472-420-031-000	B	73.44	200.00	1.0	LOT 48 CIRBY OAKS II T-57
472-420-032-000	B	73.44	200.00	1.0	LOT 49 CIRBY OAKS II T-57
472-420-033-000	B	73.44	200.00	1.0	LOT 50 CIRBY OAKS II T-57
472-420-034-000	B	73.44	200.00	1.0	LOT 51 CIRBY OAKS II T-57
472-420-035-000	B	73.44	200.00	1.0	LOT 52 CIRBY OAKS II T-57
472-420-036-000	B	73.44	200.00	1.0	LOT 53 CIRBY OAKS II T-57
472-420-037-000	B	73.44	200.00	1.0	LOT 54 CIRBY OAKS II T-57
472-420-038-000	B	73.44	200.00	1.0	LOT 101 CIRBY OAKS II T-57
472-420-039-000	B	73.44	200.00	1.0	LOT 102 CIRBY OAKS II T-57
472-420-040-000	B	73.44	200.00	1.0	LOT 103 CIRBY OAKS II T-57
472-420-041-000	B	73.44	200.00	1.0	LOT 104 CIRBY OAKS II T-57
472-420-042-000	B	73.44	200.00	1.0	LOT 105 CIRBY OAKS II T-57
472-420-043-000	B	73.44	200.00	1.0	LOT 106 CIRBY OAKS II T-57
472-420-044-000	B	73.44	200.00	1.0	LOT 107 CIRBY OAKS II T-57
472-420-045-000	B	73.44	200.00	1.0	LOT 108 CIRBY OAKS II T-57
472-420-046-000	B	73.44	200.00	1.0	LOT 109 CIRBY OAKS II T-57
472-420-047-000	B	73.44	200.00	1.0	LOT 110 CIRBY OAKS II T-57
472-420-048-000	B	73.44	200.00	1.0	LOT 111 CIRBY OAKS II T-57
472-420-049-000	B	73.44	200.00	1.0	LOT 112 CIRBY OAKS II T-57
472-420-050-000	B	73.44	200.00	1.0	LOT 113 CIRBY OAKS II T-57
472-420-051-000	B	73.44	200.00	1.0	LOT 114 CIRBY OAKS II T-57
472-420-052-000	B	73.44	200.00	1.0	LOT 115 CIRBY OAKS II T-57
472-420-053-000	B	73.44	200.00	1.0	LOT 116 CIRBY OAKS II T-57
472-430-001-000	B	73.44	200.00	1.0	LOT 17 CIRBY OAKS II T-57
472-430-002-000	B	73.44	200.00	1.0	LOT 18 CIRBY OAKS II T-57
472-430-003-000	B	73.44	200.00	1.0	LOT 19 CIRBY OAKS II T-57
472-430-004-000	B	73.44	200.00	1.0	LOT 20 CIRBY OAKS II T-57
472-430-005-000	B	73.44	200.00	1.0	LOT 21 CIRBY OAKS II T-57
472-430-006-000	B	73.44	200.00	1.0	LOT 22 CIRBY OAKS II T-57
472-430-007-000	B	73.44	200.00	1.0	LOT 23 CIRBY OAKS II T-57
472-430-008-000	B	73.44	200.00	1.0	LOT 24 CIRBY OAKS II T-57
472-430-009-000	B	73.44	200.00	1.0	LOT 25 CIRBY OAKS II T-57
472-430-010-000	B	73.44	200.00	1.0	LOT 26 CIRBY OAKS II T-57
472-430-011-000	B	73.44	200.00	1.0	LOT 27 CIRBY OAKS II T-57
472-430-012-000	B	73.44	200.00	1.0	LOT 28 CIRBY OAKS II T-57
472-430-013-000	B	73.44	200.00	1.0	LOT 29 CIRBY OAKS II T-57
472-430-014-000	B	73.44	200.00	1.0	LOT 30 CIRBY OAKS II T-57
472-430-015-000	B	73.44	200.00	1.0	LOT 31 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASMT	NO OF UNITS	LEGAL DESCRIPTION
472-430-016-000	B	73.44	200.00	1.0	LOT 32 CIRBY OAKS II T-57
472-430-017-000	B	73.44	200.00	1.0	LOT 33 CIRBY OAKS II T-57
472-430-018-000	B	73.44	200.00	1.0	LOT 55 CIRBY OAKS II T-57
472-430-019-000	B	73.44	200.00	1.0	LOT 56 CIRBY OAKS II T-57
472-430-020-000	B	73.44	200.00	1.0	LOT 57 CIRBY OAKS II T-57
472-430-021-000	B	73.44	200.00	1.0	LOT 58 CIRBY OAKS II T-57
472-430-022-000	B	73.44	200.00	1.0	LOT 59 CIRBY OAKS II T-57
472-430-023-000	B	73.44	200.00	1.0	LOT 60 CIRBY OAKS II T-57
472-430-024-000	B	73.44	200.00	1.0	LOT 61 CIRBY OAKS II T-57
472-430-025-000	B	73.44	200.00	1.0	LOT 62 CIRBY OAKS II T-57
472-430-026-000	B	73.44	200.00	1.0	LOT 63 CIRBY OAKS II T-57
472-430-027-000	B	73.44	200.00	1.0	LOT 64 CIRBY OAKS II T-57
472-430-028-000	B	73.44	200.00	1.0	LOT 65 CIRBY OAKS II T-57
472-430-029-000	B	73.44	200.00	1.0	LOT 66 CIRBY OAKS II T-57
472-430-030-000	B	73.44	200.00	1.0	LOT 67 CIRBY OAKS II T-57
472-430-031-000	B	73.44	200.00	1.0	LOT 68 CIRBY OAKS II T-57
472-430-032-000	B	73.44	200.00	1.0	LOT 69 CIRBY OAKS II T-57
472-430-033-000	B	73.44	200.00	1.0	LOT 70 CIRBY OAKS II T-57
472-430-034-000	B	73.44	200.00	1.0	LOT 71 CIRBY OAKS II T-57
472-430-035-000	B	73.44	200.00	1.0	LOT 72 CIRBY OAKS II T-57
472-430-036-000	B	73.44	200.00	1.0	LOT 73 CIRBY OAKS II T-57
472-430-037-000	B	73.44	200.00	1.0	LOT 74 CIRBY OAKS II T-57
472-430-038-000	B	73.44	200.00	1.0	LOT 75 CIRBY OAKS II T-57
472-430-039-000	B	73.44	200.00	1.0	LOT 76 CIRBY OAKS II T-57
472-430-040-000	B	73.44	200.00	1.0	LOT 77 CIRBY OAKS II T-57
472-430-041-000	B	73.44	200.00	1.0	LOT 78 CIRBY OAKS II T-57
472-430-042-000	B	73.44	200.00	1.0	LOT 79 CIRBY OAKS II T-57
472-430-043-000	B	73.44	200.00	1.0	LOT 80 CIRBY OAKS II T-57
472-430-044-000	B	73.44	200.00	1.0	LOT 81 CIRBY OAKS II T-57
472-430-045-000	B	73.44	200.00	1.0	LOT 82 CIRBY OAKS II T-57
472-430-046-000	B	73.44	200.00	1.0	LOT 83 CIRBY OAKS II T-57
472-430-047-000	B	73.44	200.00	1.0	LOT 84 CIRBY OAKS II T-57
472-430-048-000	B	73.44	200.00	1.0	LOT 85 CIRBY OAKS II T-57
472-430-049-000	B	73.44	200.00	1.0	LOT 86 CIRBY OAKS II T-57
472-430-050-000	B	73.44	200.00	1.0	LOT 87 CIRBY OAKS II T-57
472-430-051-000	B	73.44	200.00	1.0	LOT 88 CIRBY OAKS II T-57
472-430-052-000	B	73.44	200.00	1.0	LOT 89 CIRBY OAKS II T-57
472-430-053-000	B	73.44	200.00	1.0	LOT 90 CIRBY OAKS II T-57
472-430-054-000	B	73.44	200.00	1.0	LOT 91 CIRBY OAKS II T-57
472-430-055-000	B	73.44	200.00	1.0	LOT 92 CIRBY OAKS II T-57
472-430-056-000	B	73.44	200.00	1.0	LOT 93 CIRBY OAKS II T-57
472-430-057-000	B	73.44	200.00	1.0	LOT 94 CIRBY OAKS II T-57
472-430-058-000	B	73.44	200.00	1.0	LOT 95 CIRBY OAKS II T-57
472-430-059-000	B	73.44	200.00	1.0	LOT 96 CIRBY OAKS II T-57
472-430-060-000	B	73.44	200.00	1.0	LOT 97 CIRBY OAKS II T-57
472-430-061-000	B	73.44	200.00	1.0	LOT 98 CIRBY OAKS II T-57
472-430-062-000	B	73.44	200.00	1.0	LOT 99 CIRBY OAKS II T-57
472-430-063-000	B	73.44	200.00	1.0	LOT 100 CIRBY OAKS II T-57

Summary Fields	Value
ACTIVE PARCELS	222
LEVIED PARCELS	222
CHARGE	$29,451.84
MAXIMUM ASMT	$44,132.80
NO OF UNITS	222

RESOLUTION NO. 22-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Johnson Ranch Landscaping and Lighting District and annexed territory therein (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: certain landscaping and open space areas, including floodway and stream course areas within the open space and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-118

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Johnson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: certain landscaping and open space areas, including floodway and stream course areas within the open space and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District generally includes the parcels within the area known as the Southeast Roseville Specific Plan. The District is known and designated as

"Johnson Ranch Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and applicable annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-119

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Annual Levy Report (hereafter referred to as the "Report") for the district known and designated as the Johnson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each Zone, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-120

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Johnson Ranch
Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Johnson Ranch
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements in the southeast section of the City of Roseville, known as Johnson Ranch Landscaping and Lighting District ("District"). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act").

The Engineer's Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of five (5) zones of benefit, Zones A, B, C, D and E (individually the "Zone" and collectively the "Zones"). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the

resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIIID ("Articles XIIIC and XIIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIIC and XIIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

Pursuant to the California Constitution Article XIIID, Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, C & D identified in this Report) are exempt from the procedural requirements of Article XIIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

In Fiscal Year 1999/00, the City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID for Zone E in order to increase the assessment to cover additional costs for services. The proposed assessment increase presented to property owners included an annual inflationary factor of 3%. In Fiscal Year 1999/00 the maximum assessment rate was $623.10 per acre. At the conclusion of the Public Hearing, all property owner ballots returned were tabulated and the City determine that a majority protest did not exist. The City Council then approved the increased assessment and the inflationary factor for maintaining the improvements within the District.

The District and all Zones therein have been formed pursuant to the 1972 Act. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DISTRICT BOUNDARIES

The District lies within a portion of the Southeast Roseville Specific Plan, which is located in the southeast section of the City of Roseville. The District is generally located east of I-80 on the south side of Douglas Boulevard. See Appendix A for a rendering of the District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND BENEFITS

Zones A, B and C

Zones A, B and C of the District, by special benefit assessments, provide annual funding for the continual maintenance of certain landscaping, open space areas; including floodway and stream course areas as well as any the maintenance of bike trails. The specific locations of the floodways, stream courses and areas adjacent thereto to be maintained are described below:

- Parcel 70 - Floodway that feeds Cirby Creek and is located between Douglas Boulevard and Eureka Road. (7.76 acres) - Zone C
- Parcel 71 - Strap Ravine floodway between Douglas Boulevard and East Roseville Parkway. (3.38 acres) - Zone A
- Parcel 72 - Floodway between Roseville Parkway east to commercial development. (8.98 acres) - Zone C
- Parcel 73 - Recreational floodway in Strap Ravine between East Roseville Parkway and Sierra College Boulevard. (16.11 acres) - Zone A
- Parcels 74 & 75 - Recreational floodway that eventually feeds Linda Creek, beginning at Sierra College Boulevard then east to the Roseville City limits. (6.2 acres and 10.8 acres, respectively) - Zone B

Zone D

Zone D of the District, by special benefit assessments, provides annual funding for the costs of mitigation monitoring and costs to maintain landscaped open space areas within certain wetland / riparian area(s) to comply with a Section 404 Permit. The issuance of this Section 404 permit was a condition of the development of the Johnson Ranch East Project, which represents the parcels comprising Zone D.

Zone E

Zone E of the District, by special benefit assessments, provides annual funding for the maintenance of certain landscaping, bike trails and open space areas that include floodway and stream course areas and the costs of mitigation monitoring to comply with both a Section 404 Permit (Federal) and a 1603 Permit (State). The issuance of these permits was a condition of the development of Parcel 9. The specific locations of the floodway and stream courses to be maintained are described as:

- Parcel 76 - Streambed and floodway area located at Cirby Creek from the southwest side of Eureka Boulevard to the end of the Coker Development. (2.79 acres)

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments regarding Zone E, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be

imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

C. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the District. The formula used to arrive at each parcel's annual levy amount in each zone is as follows:

Zones A and B

Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). The remaining Seventy percent (70%) of costs are then allocated equally on a per acre basis to all assessable parcels within these Zones. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Zones C, D and E

The budgeted costs of Zones C, D and E are to be allocated equally on a per acre basis to all assessable parcels within each respective Zone. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

D. INFLATIONARY ADJUSTMENT FACTOR

For Zone E only, if the proposed assessment rate increases over the prior fiscal year's maximum assessment rate by a percentage no greater than the 3%, then the proposed assessment rate is not considered an increase.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	ZONE A [1] Fund 2001	ZONE B [1] Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
DIRECT COSTS					
Contract Maintenance - Open Space (2521-4801-10001)	$12,000.00	$7,086.40	$4,458.87	$129.78	$7,339.92
Repair & Maintenance - Landscaping					
Utilities	525.00				
Maintenance - Bike Trails (3380-4801-10001)	n/a	3,183.00	2,652.00	n/a	1,206.00
Rehab Reserve Project Expenditures	-	-	-	-	-
Total Direct Costs	**$12,525.00**	**$10,269.40**	**$7,110.87**	**$129.78**	**$8,545.92**
ADMINISTRATION COSTS					
City Administration	$348.00	$239.00	$187.00	$7.00	$174.00
Contract Administration- Park's Dept	150.00	36.00	100.00	36.00	116.00
Contract Administration - Open Space	1,350.00	36.00	780.00	36.00	906.00
County Auditor Fees	167.55	115.57	90.08	3.24	109.35
Consulting & Professional Services	2,032.00	1,398.00	1,092.00	40.00	1,016.00
Public Hearing Publishing Costs	135.00	93.00	73.00	3.00	68.00
Total Administrative Costs	**$4,182.55**	**$1,917.57**	**$2,322.08**	**$125.24**	**$2,389.35**
Total Direct and Administration Costs	**$16,707.55**	**$12,186.97**	**$9,432.95**	**$255.02**	**$10,935.27**
BUDGET ADJUSTMENTS					
Replenishment/(Use) of Operating Reserve	$47.47	($629.65)	($425.11)	$69.38	$0.00
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	(1.48)	(2.40)	(0.46)	(0.24)	(0.57)
Total Adjustments	**$45.99**	**($632.05)**	**($425.57)**	**$69.14**	**($0.57)**
BALANCE TO LEVY	**$16,753.54**	**$11,554.92**	**$9,007.38**	**$324.16**	**$10,934.70**

Parcel 82 Levy Recap [1]	ZONE A [1] Fund 2001	ZONE B [1] Fund 2002
Non-Parcel 82 Levy (70% of Costs)	$11,727.48	$8,088.44
Parcel 82 Levy - 458-020-001 (30% of Total Costs)	5,026.06	3,466.48
Total Assessment	**$16,753.54**	**$11,554.92**

(1) Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

Fund balance information of each Zone is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	ZONE A [1] Fund 2001	ZONE B [1] Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
FY 2022/23 ASSESSMENT RATES					
Number of Assessable Parcels	194	812	174	505	4
Total Assessable Acres	101.5984	227.5064	132.6061	140.9012	13.6282
Assessment Rates to be Applied:					
Per Acre - Zones C, D & E			$67.9258	$2.3006	$802.3583
Per Acre - Non-Parcel 82 Parcels (70% of costs)[1]	$115.42975	$35.5526			
Parcel 82 Only (30% of Costs)[2]	$5,026.06	$3,466.48			
Maximum Assessment Rates:					
Per Acre - Zones C, D & E			$67.9293	$2.3023	$1,229.7400
Per Acre - Non-Parcel 82 Properties	$115.4399	$35.5600			
Parcel 82 Only	$5,026.51	$3,467.20			
Potential Maximum Assessment	**$16,755.02**	**$11,557.32**	**$9,007.84**	**$324.40**	**$16,759.14**

(1) Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A Fund 2001	ZONE B Fund 2002	ZONE C Fund 2003	ZONE D Fund 2004	ZONE E Fund 2005
OPERATING RESERVE					
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$9,291.45**	**$1,161.80**	**$855.90**	**$150.37**	**$5,051.63**
add: Replenishment from FY 22/23 Levy	47.47			69.38	
less: Use for FY 22/23 Expenses		(629.65)	(425.11)		
Transfer from/(to) the Rehab Reserve	(3,076.42)	230.95	776.54	(154.86)	(778.67)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$6,262.50**	**$763.10**	**$1,207.33**	**$64.89**	**$4,272.96**
REHABILITATION RESERVE					
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$771.26**	**$230.95**	**$776.54**	**$108.45**	**$0.00**
add: Collect from FY 22/23 Levy					
less: Use for FY 22/23 Rehab Projects	0.00	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	3,076.42	(230.95)	(776.54)	154.86	778.67
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$3,847.68**	**$0.00**	**$0.00**	**$263.31**	**$778.67**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Open Space – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition of all open space landscaping, irrigation, drainage systems, lighting, floodplain improvements and appurtenant facilities (the "improvements").

Mitigation Monitoring – Costs associated with monitoring certain impacts to riparian areas in or near the District under the terms of a Section 404 or 1603 permit. If zero, this line item will not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements. If zero, this line item will not be shown in the budget.

Maintenance - Bike Trails - Costs associated with the resurfacing of the Bike trail. If zero, this line item will not be shown in the budget.

Water Hyacinth Eradication – Costs associated with the eradication of the Water Hyacinth plant in the creek beds. If zero, this line item will not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

Contract Administration – Open Space – Estimated costs of City staff to coordinate and oversee the maintenance contracts and non-contract maintenance of the open space areas of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out-of-pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each Zone. The Balance to Levy represents the sum of the total District costs together with applicable adjustments related to the Reserve Fund replenishments or reductions and/or Capital Improvement Fund activity.

Parcel 82 Levy Recap – A recap of the cost breakdown between certain parcels. Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Parcels - The total number of parcels within each Unit that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Total Assessable Acres – Non-Parcel 82 Properties - The total number of acres within the Zones A and B that are to be assessed on an acreage basis for the current fiscal year; this acreage excludes Parcel 82.

Applied Assessment Rates - The assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rates - The maximum assessment rates for current fiscal year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the FY 2022/23 levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures by Zone related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

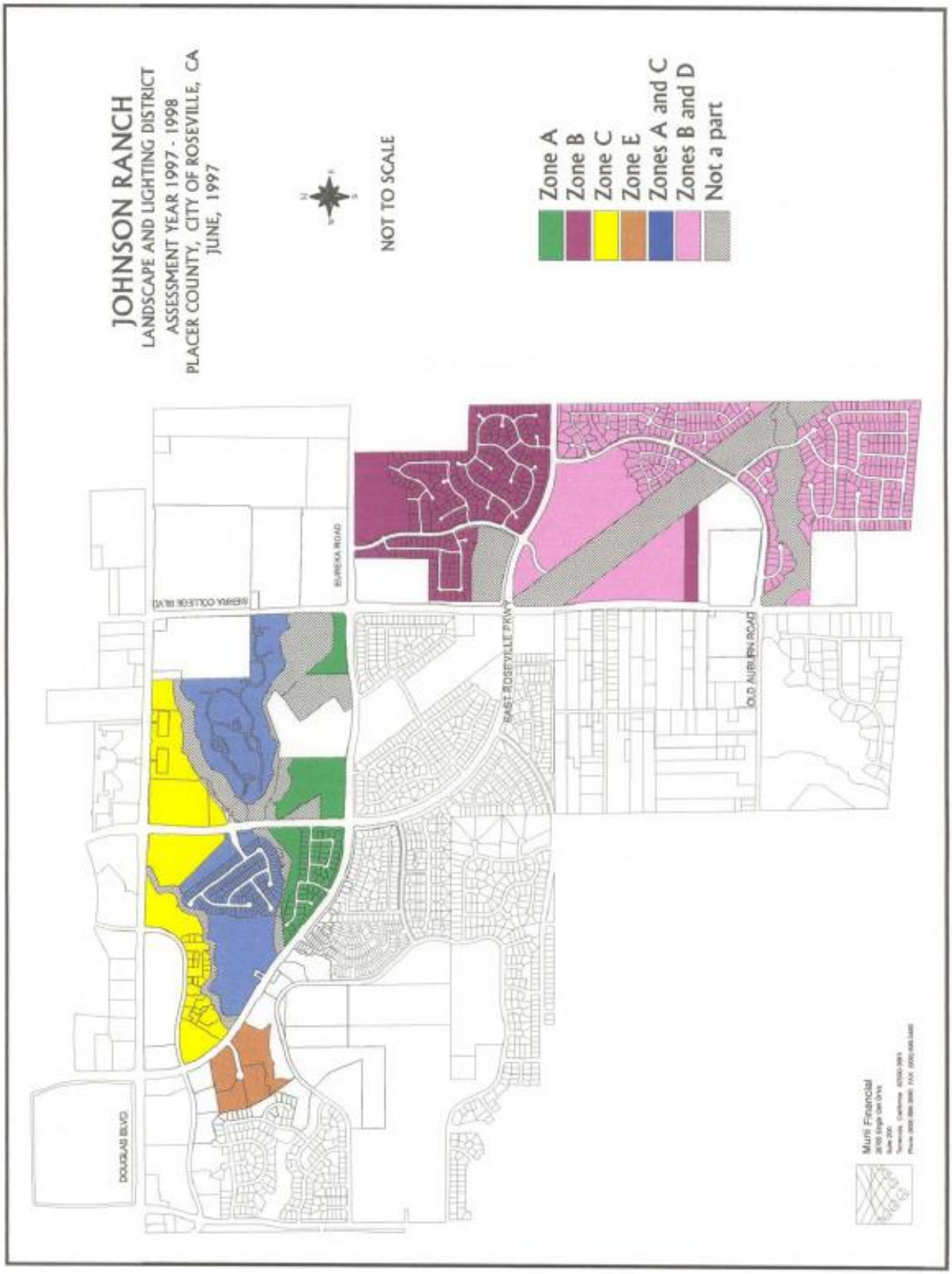
Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
General open space, creek rehab - Zone A	$1,000	$1,000	$1,900	$0	**$3,900**
General open space, creek rehab - Zone B	$100	$100	$100	$100	**400**
General open space, creek rehab - Zone C	$0	$0	$0	$0	**0**
General open space, creek rehab - Zone D	$135	$0	$128	$0	**263**
General open space, creek rehab - Zone E	$250	$150	$250	$150	**800**
Total Projected Expenses	**$1,485**	**$1,250**	**$2,378**	**$250**	**$5,363**

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the District or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same Zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a one-page rendering of the District's Boundaries is presented herein.


JOHNSON RANCH
LANDSCAPE AND LIGHTING DISTRICT
ASSESSMENT YEAR 1997 - 1998
PLACER COUNTY, CITY OF ROSEVILLE, CA
JUNE, 1997
NOT TO SCALE
Zone A
Zone B
Zone C
Zone E
Zones A and C
Zones B and D
Not a part
SIERRA COLLEGE BLVD
EUREKA ROAD
EAST ROSEVILLE PKWY
DOUGLAS BLVD
Muni Financial

APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
048-160-030-000	Assessable	A&C	$ 7,089.08	$ 7,089.05	38.66	0.0	38.66	0.0	0.0	38.7AL29JOHNSONRANCH N CENP100
048-160-032-000	Assessable	A	499.84	499.85	4.33	0.0	0.0	0.0	0.0	4.3ACL32JOHNSONRANCH N CENP100
048-160-036-000	Assessable	A	1,365.66	1,365.65	11.83	0.0	0.0	0.0	0.0	12.0AC POR L1 JOHNSON RANCH #3
048-160-040-000	Assessable	C	178.64	178.65	0.0	0.0	2.63	0.0	0.0	2.6 AC L30C JOHNSON RANCH N C
048-160-041-000	Assessable	C	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 1 PMOR 26-126
048-160-042-000	Assessable	C	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 2 PMOR 26-126
048-160-043-000	Assessable	C	506.06	506.07	0.0	0.0	7.45	0.0	0.0	7.5 AC PAR 3 PMOR 26-126
048-160-045-000	Assessable	C	170.50	170.50	0.0	0.0	2.51	0.0	0.0	2.5 AC PAR 2 PMOR 28-26
048-160-046-000	Assessable	C	211.74	211.74	0.0	0.0	3.117	0.0	0.0	PARCEL 1 PMOR 29-10
048-160-047-000	Assessable	C	315.02	315.02	0.0	0.0	4.6374	0.0	0.0	PARCEL 2 PMOR 29-10
048-160-048-000	Assessable	C	356.32	356.33	0.0	0.0	5.2456	0.0	0.0	PARCEL 3 PMOR 29-10
048-160-049-000	Common Area	C	-	-	0.0	0.0	0.0	0.0	0.0	8.8 AC PARCEL 4 PMOR 29-10
048-171-045-000	Assessable	C	739.06	739.07	0.0	0.0	10.88	0.0	0.0	10.9 AC L 21 SOUTHFORK Q-14
048-171-053-000	Assessable	A&C	3,509.70	3,509.69	19.14	0.0	19.14	0.0	0.0	19.6 AC LOT 8A & POR LOT 8B SOUTHFORK Q-14
457-070-001-000	Assessable	E	2,306.66	3,535.14	0.0	0.0	0.0	0.0	2.8747	2.7 AC PAR 9A PMOR 28-110
457-070-002-000	Assessable	E	2,990.14	4,582.63	0.0	0.0	0.0	0.0	3.7265	3.5 AC PAR 9B PMOR 28-110
457-070-003-000	Assessable	E	2,819.24	4,320.70	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9C PMOR 28-110
457-070-004-000	Assessable	E	2,819.24	4,320.70	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9D PMOR 28-110
458-010-001-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 1 BROADSTONE PLACE Q-11
458-010-002-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 2 BROADSTONE PLACE Q-11
458-010-003-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 3 BROADSTONE PLACE Q-11
458-010-004-000	Assessable	A	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	L 4 BROADSTONE PLACE Q-11
458-010-005-000	Assessable	A	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	LOT 5 BROADSTONE PLACE MOR BK Q PG 11
458-010-006-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	LOT 6 BROADSTONE PLACE MOR BK Q PG 11
458-010-007-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 7 BROADSTONE PLACE Q-11
458-010-008-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 8 BROADSTONE PLACE Q-11
458-010-009-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 9 BROADSTONE PLACE Q-11
458-010-010-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	LOT 10 BROADSTONE PLACE MOR BK Q PG 11
458-010-011-000	Assessable	A	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 11 BROADSTONE PLACE Q-11
458-010-012-000	Assessable	A	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	LOT 12 BROADSTONE PLACE MOR BK Q PG 11
458-010-013-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 13 BROADSTONE PLACE MOR BK Q PG 11
458-010-014-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 14 BROADSTONE PLACE Q-11
458-010-015-000	Assessable	A	32.52	32.52	0.2817	0.0	0.0	0.0	0.0	L 15 BROADSTONE PLACE Q-11
458-010-016-000	Assessable	A	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 16 BROADSTONE PLACE Q-11
458-010-017-000	Assessable	A	31.36	31.37	0.2717	0.0	0.0	0.0	0.0	L 17 BROADSTONE PLACE Q-11
458-010-018-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 18 BROADSTONE PLACE Q-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-010-019-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	LOT 19 BROADSTONE PLACE MOR Q-11
458-010-020-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 20 BROADSTONE PLACE Q-11
458-010-021-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 21 BROADSTONE PLACE Q-11
458-010-022-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 22 BROADSTONE PLACE MOR Q-11
458-010-023-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 23 BROADSTONE PLACE Q-11
458-010-024-000	Assessable	A	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	LOT 24 BROADSTONE PLACE MOR Q-11
458-010-025-000	Assessable	A	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 25 BROADSTONE PLACE Q-11
458-010-026-000	Assessable	A	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	LOT 45 BROADSTONE PLACE MOR BK Q PG 11
458-010-027-000	Assessable	A	30.20	30.21	0.2617	0.0	0.0	0.0	0.0	L 46 BROADSTONE PLACE Q-11
458-010-028-000	Assessable	A	16.36	16.36	0.1417	0.0	0.0	0.0	0.0	LOT 47 BROADSTONE PLACE MOR BK Q PG 11
458-010-029-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 48 BROADSTONE PLACE Q-11
458-010-030-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 49 BROADSTONE PLACE Q-11
458-010-033-000	Assessable	A	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 52 BROADSTONE PLACE Q-11
458-010-035-000	Assessable	A	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	POR L 50 BROADSTONE PL Q-11
458-010-036-000	Assessable	A	26.74	26.75	0.2317	0.0	0.0	0.0	0.0	L51 &POR L50 BROADSTONE PLQ-11
458-020-001-000	Flood	A&B	8,493.70	8,493.71	0.0	0.0	0.0	0.0	0.0	L 71C BROADSTONE PLACE Q-11
458-020-002-000	Assessable	A	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 26 BROADSTONE PLACE Q-11
458-020-003-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 27 BROADSTONE PLACE Q-11
458-020-004-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 28 BROADSTONE PLACE Q-11
458-020-005-000	Assessable	A	38.28	38.29	0.3317	0.0	0.0	0.0	0.0	L 29 BROADSTONE PLACE Q-11
458-020-006-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 30 BROADSTONE PLACE MOR Q-11
458-020-007-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	L 31 BROADSTONE PLACE Q-11
458-020-008-000	Assessable	A	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	L 32 BROADSTONE PLACE Q-11
458-020-009-000	Assessable	A	39.44	39.45	0.3417	0.0	0.0	0.0	0.0	L 33 BROADSTONE PLACE Q-11
458-020-010-000	Assessable	A	29.06	29.06	0.2517	0.0	0.0	0.0	0.0	L 34 BROADSTONE PLACE Q-11
458-020-011-000	Assessable	A	31.36	31.37	0.2717	0.0	0.0	0.0	0.0	LOT 35 BROADSTONE PLACE Q-11
458-020-012-000	Assessable	A	25.58	25.59	0.2217	0.0	0.0	0.0	0.0	LOT 36 BROADSTONE PLACE MOR BK Q PG 11
458-020-013-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 37 BROADSTONE PLACE Q-11
458-020-014-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 38 BROADSTONE PLACE Q-11
458-020-015-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 39 BROADSTONE PLACE Q-11
458-020-016-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 40 BROADSTONE PLACE Q-11
458-020-017-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 41 BROADSTONE PLACE Q-11
458-020-018-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 42 BROADSTONE PLACE Q-11
458-020-019-000	Assessable	A	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 43 BROADSTONE PLACE Q-11
458-020-020-000	Assessable	A	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 44 BROADSTONE PLACE Q-11
458-030-001-000	Assessable	C	296.16	296.17	0.0	0.0	4.36	0.0	0.0	4.3 AC PAR 7E PM 25-91

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458-030-004-000	Assessable	C	21.06	21.06	0.0	0.0	0.31	0.0	0.0	PAR 3 PMOR 28-15
458-030-005-000	Assessable	C	17.66	17.66	0.0	0.0	0.26	0.0	0.0	PAR 4 PMOR 28-15
458-030-006-000	Assessable	C	37.36	37.36	0.0	0.0	0.55	0.0	0.0	PAR 5 PMOR 28-15
458-030-009-000	Assessable	C	31.92	31.93	0.0	0.0	0.47	0.0	0.0	PAR 8 PMOR 28-15
458-030-010-000	Assessable	C	45.50	45.51	0.0	0.0	0.67	0.0	0.0	PAR 6 & 7 PMOR 28-15
458-030-014-000	Assessable	C	40.08	40.08	0.0	0.0	0.59	0.0	0.0	LOT A PMOR 28-71
458-030-015-000	Assessable	C	28.52	28.53	0.0	0.0	0.42	0.0	0.0	LOT B PMOR 28-71
458-030-016-000	Assessable	C	84.90	84.91	0.0	0.0	1.25	0.0	0.0	1.3 AC PAR 1 & POR PAR 2 PMOR 28-15
458-030-017-000	Assessable	C	34.38	34.39	0.0	0.0	0.5062	0.0	0.0	PAR 7H PMOR 28-119
458-030-018-000	Assessable	C	16.66	16.66	0.0	0.0	0.2452	0.0	0.0	PAR 1 PMOR 28-120
458-030-019-000	Assessable	C	21.68	21.69	0.0	0.0	0.3193	0.0	0.0	PAR 2 PMOR 28-120
458-030-020-000	Assessable	C	26.00	26.00	0.0	0.0	0.3828	0.0	0.0	PAR 3 PMOR 28-120
458-030-021-000	Assessable	C	25.48	25.48	0.0	0.0	0.3751	0.0	0.0	PAR 4 PMOR 28-120
458-030-022-000	Assessable	C	16.64	16.64	0.0	0.0	0.2449	0.0	0.0	PAR 5 PMOR 28-120
458-030-026-000	Assessable	C	34.86	34.86	0.0	0.0	0.5132	0.0	0.0	PAR 6 & 7 PMOR 28-120
458-040-001-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 1 THE VILLAGE S-101
458-040-002-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 2 THE VILLAGE S-101
458-040-003-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 3 THE VILLAGE S-101
458-040-004-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 4 THE VILLAGE S-101
458-040-005-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 5 THE VILLAGE S-101
458-040-006-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 6 THE VILLAGE S-101
458-040-007-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 7 THE VILLAGE S-101
458-040-008-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 8 THE VILLAGE S-101
458-040-009-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 9 THE VILLAGE S-101
458-040-010-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 10 THE VILLAGE S-101
458-040-011-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 11 THE VILLAGE S-101
458-040-012-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 12 THE VILLAGE S-101
458-040-013-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 13 THE VILLAGE S-101
458-040-014-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 14 THE VILLAGE S-101
458-040-015-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 15 THE VILLAGE S-101
458-040-016-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 16 THE VILLAGE S-101
458-040-017-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 17 THE VILLAGE S-101
458-040-018-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 18 THE VILLAGE S-101
458-040-019-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 19 THE VILLAGE S-101
458-040-020-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 20 THE VILLAGE S-101
458-040-021-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 21 THE VILLAGE S-101

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458-040-022-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 22 THE VILLAGE S-101
458-040-023-000	Assessable	A&C	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 23 THE VILLAGE S-101
458-040-024-000	Assessable	A&C	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 24 THE VILLAGE S-101
458-040-025-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 25 THE VILLAGE S-101
458-040-026-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 26 THE VILLAGE S-101
458-040-027-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 27 THE VILLAGE S-101
458-040-028-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 28 THE VILLAGE S-101
458-040-029-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 29 THE VILLAGE S-101
458-040-030-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 30 THE VILLAGE S-101
458-040-031-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 31 THE VILLAGE S-101
458-040-032-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 32 THE VILLAGE S-101
458-040-033-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 33 THE VILLAGE S-101
458-040-034-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 34 THE VILLAGE S-101
458-040-035-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 35 THE VILLAGE S-101
458-040-036-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 36 THE VILLAGE S-101
458-040-037-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 37 THE VILLAGE S-101
458-040-038-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 38 THE VILLAGE S-101
458-040-039-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 39 THE VILLAGE S-101
458-040-040-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 40 THE VILLAGE S-101
458-040-041-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 41 THE VILLAGE S-101
458-040-042-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 42 THE VILLAGE S-101
458-040-043-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 55 THE VILLAGE S-101
458-040-044-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 56 THE VILLAGE S-101
458-040-045-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 57 THE VILLAGE S-101
458-040-046-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 58 THE VILLAGE S-101
458-040-047-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 59 THE VILLAGE S-101
458-040-048-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 60 THE VILLAGE S-101
458-040-049-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 61 THE VILLAGE S-101
458-040-050-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 62 THE VILLAGE S-101
458-040-051-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 63 THE VILLAGE S-101
458-040-052-000	Assessable	A&C	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 64 THE VILLAGE S-101
458-040-053-000	Assessable	A&C	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 65 THE VILLAGE S-101
458-040-054-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 66 THE VILLAGE S-101
458-040-055-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 67 THE VILLAGE S-101
458-040-056-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 68 THE VILLAGE S-101
458-040-057-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 69 THE VILLAGE S-101

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458-040-058-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 70 THE VILLAGE S-101
458-040-059-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 71 THE VILLAGE S-101
458-040-060-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 72 THE VILLAGE S-101
458-040-061-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 73 THE VILLAGE S-101
458-040-062-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 74 THE VILLAGE S-101
458-040-063-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 75 THE VILLAGE S-101
458-040-064-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 76 THE VILLAGE S-101
458-040-065-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 77 THE VILLAGE S-101
458-040-066-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 78 THE VILLAGE S-101
458-040-067-000	Assessable	A&C	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 79 THE VILLAGE S-101
458-050-001-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 43 THE VILLAGE S-101
458-050-002-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 44 THE VILLAGE S-101
458-050-003-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 45 THE VILLAGE S-101
458-050-004-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 46 THE VILLAGE S-101
458-050-005-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 47 THE VILLAGE S-101
458-050-006-000	Assessable	A&C	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 48 THE VILLAGE S-101
458-050-007-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 49 THE VILLAGE S-101
458-050-008-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 50 THE VILLAGE S-101
458-050-009-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 51 THE VILLAGE S-101
458-050-010-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 52 THE VILLAGE S-101
458-050-011-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 53 THE VILLAGE S-101
458-050-012-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 54 THE VILLAGE S-101
458-050-013-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 80 THE VILLAGE S-101
458-050-014-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 81 THE VILLAGE S-101
458-050-015-000	Assessable	A&C	33.00	33.01	0.18	0.0	0.18	0.0	0.0	LOT 82 THE VILLAGE S-101
458-050-016-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 83 THE VILLAGE S-101
458-050-017-000	Assessable	A&C	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 84 THE VILLAGE S-101
458-050-018-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 85 THE VILLAGE S-101
458-050-019-000	Assessable	A&C	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 86 THE VILLAGE S-101
458-050-020-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 87 THE VILLAGE S-101
458-050-021-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 88 THE VILLAGE S-101
458-050-022-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 89 THE VILLAGE S-101
458-050-023-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 90 THE VILLAGE S-101
458-050-024-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 91 THE VILLAGE S-101
458-050-025-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 92 THE VILLAGE S-101
458-050-026-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 93 THE VILLAGE S-101

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
458-050-027-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 94 THE VILLAGE S-101
458-050-028-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 95 THE VILLAGE S-101
458-050-029-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 96 THE VILLAGE S-101
458-050-030-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 97 THE VILLAGE S-101
458-050-031-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 98 THE VILLAGE S-101
458-050-032-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 99 THE VILLAGE S-101
458-050-033-000	Assessable	A&C	33.00	33.01	0.18	0.0	0.18	0.0	0.0	LOT 100 THE VILLAGE S-101
458-050-034-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 101 THE VILLAGE S-101
458-050-035-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 102 THE VILLAGE S-101
458-050-036-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 103 THE VILLAGE S-101
458-050-037-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 104 THE VILLAGE S-101
458-050-038-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 105 THE VILLAGE S-101
458-050-039-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 106 THE VILLAGE S-101
458-050-040-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 107 THE VILLAGE S-101
458-050-041-000	Assessable	A&C	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 108 THE VILLAGE S-101
458-050-042-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 109 THE VILLAGE S-101
458-050-043-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 110 THE VILLAGE S-101
458-050-044-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 111 THE VILLAGE S-101
458-050-045-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 112 THE VILLAGE S-101
458-050-046-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 113 THE VILLAGE S-101
458-050-047-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 114 THE VILLAGE S-101
458-050-048-000	Assessable	A&C	38.50	38.51	0.21	0.0	0.21	0.0	0.0	LOT 115 THE VILLAGE S-101
458-050-049-000	Assessable	A&C	51.34	51.34	0.28	0.0	0.28	0.0	0.0	LOT 116 THE VILLAGE S-101
458-050-050-000	Assessable	A&C	31.16	31.17	0.17	0.0	0.17	0.0	0.0	LOT 117 THE VILLAGE S-101
458-050-051-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 118 THE VILLAGE S-101
458-050-052-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 119 THE VILLAGE S-101
458-050-053-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 120 THE VILLAGE S-101
458-050-054-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 121 THE VILLAGE S-101
458-050-055-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 122 THE VILLAGE S-101
458-050-056-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 123 THE VILLAGE S-101
458-050-057-000	Assessable	A&C	25.66	25.67	0.14	0.0	0.14	0.0	0.0	LOT 124 THE VILLAGE S-101
458-050-058-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 125 THE VILLAGE S-101
458-050-059-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 126 THE VILLAGE S-101
458-050-060-000	Assessable	A&C	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 127 THE VILLAGE S-101
458-050-061-000	Assessable	A&C	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 128 THE VILLAGE S-101
458-050-062-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 129 THE VILLAGE S-101

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458-050-063-000	Assessable	A&C	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 130 THE VILLAGE S-101
458-050-064-000	Assessable	A&C	27.50	27.51	0.15	0.0	0.15	0.0	0.0	LOT 131 THE VILLAGE S-101
458-050-065-000	Assessable	A&C	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 132 THE VILLAGE S-101
458-050-066-000	Assessable	A&C	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 133 THE VILLAGE S-101
458-050-067-000	Assessable	A&C	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 134 THE VILLAGE S-101
458-050-068-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 135 THE VILLAGE S-101
458-050-069-000	Assessable	A&C	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 136 THE VILLAGE S-101
458-050-070-000	Assessable	A&C	20.16	20.17	0.11	0.0	0.11	0.0	0.0	LOT 137 THE VILLAGE S-101
458-060-005-000	Assessable	C	21.94	21.94	0.0	0.0	0.323	0.0	0.0	PAR 12 PMOR 28-159
458-060-006-000	Assessable	C	10.58	10.59	0.0	0.0	0.1559	0.0	0.0	PAR 13 PMOR 28-159
458-060-007-000	Assessable	C	17.40	17.40	0.0	0.0	0.2562	0.0	0.0	PAR 14 PMOR 28-159
458-060-010-000	Assessable	C	24.20	24.21	0.0	0.0	0.3564	0.0	0.0	PAR 9 & 10 PMOR 28-159
458-060-011-000	Assessable	C	21.18	21.19	0.0	0.0	0.3119	0.0	0.0	PAR 8 & 11 PMOR 28-159
458-060-012-000	Assessable	C	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR A PMOR 29-71
458-060-013-000	Assessable	C	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR B PMOR 29-71
458-060-014-000	Assessable	C	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR C PMOR 29-71
458-060-015-000	Assessable	C	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR D PMOR 29-71
458-060-016-000	Assessable	C	70.64	70.65	0.0	0.0	1.04	0.0	0.0	PAR E PMOR 29-71
458-060-017-000	Common Area	C	-	-	0.0	0.0	0.0	0.0	0.0	4.0 AC PAR F COMMON AREA
464-010-001-000	Assessable	B&D	10.98	10.98	0.0	0.29	0.0	0.29	0.0	LOT 107 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-002-000	Assessable	B&D	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 108 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-003-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 109 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-004-000	Assessable	B&D	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 110 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-005-000	Assessable	B&D	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 111 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-006-000	Assessable	B&D	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 112 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-007-000	Assessable	B&D	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 113 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-008-000	Assessable	B&D	23.46	23.47	0.0	0.62	0.0	0.62	0.0	LOT 114 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-009-000	Assessable	B&D	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 115 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-010-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 116 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-011-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 117 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-012-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 118 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-013-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 119 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-014-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 120 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-015-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 121 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-016-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 122 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-017-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 123 ASHLEY WOODS UNIT NO. 3 MOR T-26

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464-010-018-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 124 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-019-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 125 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-020-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 126 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-021-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 127 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-022-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 128 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-001-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 129 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-002-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 130 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-003-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 131 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-004-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 132 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-005-000	Assessable	B&D	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 133 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-006-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 134 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-007-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 135 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-008-000	Assessable	B&D	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 136 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-009-000	Assessable	B&D	15.52	15.52	0.0	0.41	0.0	0.41	0.0	LOT 137 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-010-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 138 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-011-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 139 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-030-001-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 1 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-002-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 2 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-003-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 3 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-004-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 4 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-005-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 5 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-006-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 6 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-007-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 7 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-008-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 8 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-009-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 9 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-010-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 10 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-011-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 11 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-012-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 12 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-013-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 13 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-014-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 14 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-015-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 15 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-016-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 16 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-017-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 17 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-018-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 18 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-022-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 22 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-023-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 23 ASHLEY WOODS UNIT NO 1-B MOR U-79

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464-030-024-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 24 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-025-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 25 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-026-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 26 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-027-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 27 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-028-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 28 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-029-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 59 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-030-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 60 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-031-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 61 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-032-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 62 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-033-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 63 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-034-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 64 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-035-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 65 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-039-000	Assessable	B&D	16.26	16.26	0.0	0.4295	0.0	0.4295	0.0	POR LOT 19 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-040-000	Assessable	B&D	13.02	13.03	0.0	0.3441	0.0	0.3441	0.0	POR LOTS 19 & 20 ASHLEY WOODS UNIT NO 1-B MOR
464-030-041-000	Assessable	B&D	17.54	17.55	0.0	0.4636	0.0	0.4636	0.0	LOT 21 & POR 20 ASHLEY WOODS UNIT NO 1-B MOR U
464-040-001-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 29 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-002-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 30 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-003-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 31 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-004-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 32 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-005-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 33 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-006-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 34 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-007-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 35 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-008-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 44 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-009-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 45 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-010-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 53 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-011-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 54 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-012-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 55 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-013-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 56 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-014-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 57 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-015-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 58 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-016-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 66 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-017-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 67 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-018-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 68 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-019-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 69 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-020-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 70 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-021-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 71 ASHLEY WOODS UNIT NO 1-A MOR U-78

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
464-040-022-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 72 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-023-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 73 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-024-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 74 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-025-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 75 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-026-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 76 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-027-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 77 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-028-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 78 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-029-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 79 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-030-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 80 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-001-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 36 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-002-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 37 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-003-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 38 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-004-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 39 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-005-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 40 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-006-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 41 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-007-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 42 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-008-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 43 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-015-000	Assessable	B&D	15.60	15.61	0.0	0.4124	0.0	0.4124	0.0	LOT 52 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-021-000	Assessable	B&D	12.18	12.19	0.0	0.322	0.0	0.322	0.0	POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-022-000	Assessable	B&D	15.44	15.44	0.0	0.4078	0.0	0.4078	0.0	LOT 50 & POR LOT 51 ASHLEY WOODS UNIT NO 1-A U
464-050-023-000	Assessable	B&D	14.78	14.78	0.0	0.3903	0.0	0.3903	0.0	LOT 49 & POR LOT 48 ASHLEY WOODS UNIT NO 1-A U
464-050-024-000	Assessable	B&D	14.40	14.41	0.0	0.3805	0.0	0.3805	0.0	POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-025-000	Assessable	B&D	18.16	18.17	0.0	0.48	0.0	0.48	0.0	LOT 47 & P LOT 46&48 ASHLEY WOODS UNIT NO 1-A U
464-050-026-000	Assessable	B&D	18.68	18.69	0.0	0.4937	0.0	0.4937	0.0	POR LOT 46 ASHLEY WOODS UNIT NO 1-A U-78
464-060-001-000	Assessable	B&D	19.24	19.24	0.0	0.5072	0.0	0.5219	0.0	LOT 1 ASHLEY WOODS UNIT #5 & 6 PHASE 2 MOR W-
464-060-002-000	Assessable	B&D	19.70	19.71	0.0	0.5197	0.0	0.5349	0.0	LOT 2 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-003-000	Assessable	B&D	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 3 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-004-000	Assessable	B&D	20.60	20.60	0.0	0.5431	0.0	0.559	0.0	LOT 4 ASHLEY WOODS UNIT 5 & 6 PHASE 2 MOR W-2
464-060-005-000	Assessable	B&D	16.64	16.64	0.0	0.4388	0.0	0.4516	0.0	LOT 5 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-006-000	Assessable	B&D	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 6 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-007-000	Assessable	B&D	14.26	14.26	0.0	0.3759	0.0	0.3868	0.0	LOT 7 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-008-000	Assessable	B&D	15.00	15.01	0.0	0.3957	0.0	0.4072	0.0	LOT 8 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-009-000	Assessable	B&D	15.88	15.89	0.0	0.419	0.0	0.4313	0.0	LOT 9 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-010-000	Assessable	B&D	15.34	15.35	0.0	0.4046	0.0	0.4164	0.0	LOT 49 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-011-000	Assessable	B&D	18.90	18.90	0.0	0.4982	0.0	0.5127	0.0	LOT 50 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-012-000	Assessable	B&D	14.86	14.87	0.0	0.3921	0.0	0.4035	0.0	LOT 51 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
464-060-013-000	Assessable	B&D	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 52 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-060-015-000	Common Area	B&D	-	-	0.0	0.0	0.0	0.0	0.0	5.2 AC POR LOT M2 COMMON AREA MOR W-20
464-060-016-000	Common Area	B&D	-	-	0.0	0.0	0.0	0.0	0.0	LOT M3 COMMON AREA MOR W-20
464-060-017-000	Common Area	B&D	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M4 COMMON AREA MOR W-20
464-070-001-000	Assessable	B&D	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 10 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-002-000	Assessable	B&D	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 11 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-003-000	Assessable	B&D	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 12 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-004-000	Assessable	B&D	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 13 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-005-000	Assessable	B&D	14.66	14.67	0.0	0.3867	0.0	0.3979	0.0	LOT 14 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-006-000	Assessable	B&D	16.16	16.17	0.0	0.4262	0.0	0.4387	0.0	LOT 15 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-007-000	Assessable	B&D	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 16 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-008-000	Assessable	B&D	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 17 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-009-000	Assessable	B&D	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 18 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-010-000	Assessable	B&D	12.40	12.41	0.0	0.3381	0.0	0.1666	0.0	LOT 19 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-011-000	Assessable	B	12.02	12.02	0.0	0.3381	0.0	0.0	0.0	LOT 20 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-012-000	Assessable	B	17.96	17.97	0.0	0.5054	0.0	0.0	0.0	LOT 21 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-013-000	Assessable	B	15.86	15.86	0.0	0.446	0.0	0.0	0.0	LOT 22 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-014-000	Assessable	B	13.82	13.82	0.0	0.3885	0.0	0.0	0.0	LOT 23 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-015-000	Assessable	B	14.38	14.39	0.0	0.4046	0.0	0.0	0.0	LOT 24 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-016-000	Assessable	B	24.30	24.30	0.0	0.6834	0.0	0.0	0.0	LOT 25 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-017-000	Assessable	B	13.18	13.18	0.0	0.3705	0.0	0.0	0.0	LOT 26 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-018-000	Assessable	B&D	13.58	13.59	0.0	0.3795	0.0	0.0426	0.0	LOT 27 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-019-000	Assessable	B&D	13.50	13.51	0.0	0.3561	0.0	0.3665	0.0	LOT 28 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-020-000	Assessable	B&D	15.00	15.01	0.0	0.3957	0.0	0.4072	0.0	LOT 29 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-021-000	Assessable	B&D	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 30 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-022-000	Assessable	B&D	15.34	15.35	0.0	0.4046	0.0	0.4164	0.0	LOT 31 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-023-000	Assessable	B&D	16.56	16.56	0.0	0.437	0.0	0.4442	0.0	LOT 32 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-024-000	Assessable	B&D	14.90	14.90	0.0	0.4046	0.0	0.2221	0.0	LOT 33 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-025-000	Assessable	B&D	13.70	13.71	0.0	0.3795	0.0	0.0925	0.0	LOT 34 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-026-000	Assessable	B	15.28	15.28	0.0	0.4298	0.0	0.0	0.0	LOT 35 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-027-000	Assessable	B	25.90	25.90	0.0	0.7284	0.0	0.0	0.0	LOT 36 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-028-000	Assessable	B&D	25.36	25.37	0.0	0.6744	0.0	0.6015	0.0	LOT 37 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-029-000	Assessable	B&D	13.22	13.23	0.0	0.3489	0.0	0.3591	0.0	LOT 38 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-030-000	Assessable	B&D	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 39 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-031-000	Assessable	B&D	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 40 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-032-000	Assessable	B&D	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 41 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20

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464-070-033-000	Assessable	B&D	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 42 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-034-000	Assessable	B&D	12.88	12.89	0.0	0.3399	0.0	0.3498	0.0	LOT 43 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-035-000	Assessable	B&D	15.68	15.69	0.0	0.4136	0.0	0.4257	0.0	LOT 44 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-036-000	Assessable	B&D	15.14	15.14	0.0	0.3992	0.0	0.4109	0.0	LOT 45 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-037-000	Assessable	B&D	15.06	15.07	0.0	0.3974	0.0	0.409	0.0	LOT 46 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-038-000	Assessable	B&D	15.06	15.07	0.0	0.3974	0.0	0.409	0.0	LOT 47 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-039-000	Assessable	B&D	15.82	15.82	0.0	0.4172	0.0	0.4294	0.0	LOT 48 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-040-000	Assessable	B&D	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 53 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-041-000	Assessable	B&D	14.18	14.19	0.0	0.3741	0.0	0.385	0.0	LOT 54 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-042-000	Assessable	B&D	15.54	15.55	0.0	0.41	0.0	0.422	0.0	LOT 55 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-043-000	Assessable	B&D	14.86	14.87	0.0	0.3921	0.0	0.4035	0.0	LOT 56 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-044-000	Assessable	B&D	24.42	24.42	0.0	0.6438	0.0	0.6626	0.0	LOT 57 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR W-20
464-070-045-000	Common Area		-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M2 COMMON AREA MOR W-20
466-030-046-000	Assessable	B&D	46.94	46.95	0.0	1.24	0.0	1.24	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-030-047-000	Common Area		-	-	0.0	0.0	0.0	0.0	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-13
466-190-001-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 122 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-002-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 123 HILLSBOROUGH UNIT 3 MOR R-34
466-190-003-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 124 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-004-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 125 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-005-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 126 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-006-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 127 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-007-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 128 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-008-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 129 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-009-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 171 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-010-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 172 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-011-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 173 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-012-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 174 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-013-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 175 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-014-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 176 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-015-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 177 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-016-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 178 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-017-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 179 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-190-018-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 180 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-001-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 130 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-002-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 131 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-003-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 132 HILLSBOROUGH UNIT 3 MOR BK R PG 34

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-200-004-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 133 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-005-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 134 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-006-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 135 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-007-000	Assessable	B	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 136 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-008-000	Assessable	B	15.16	15.16	0.0	0.4263	0.0	0.0	0.0	LOT 137 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-009-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 138 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-010-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 139 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-011-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 140 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-012-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 141 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-013-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 142 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-014-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 143 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-015-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 144 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-016-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 145 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-017-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 146 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-018-000	Assessable	B	14.08	14.09	0.0	0.3963	0.0	0.0	0.0	LOT 147 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-019-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 148 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-020-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 149 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-021-000	Assessable	B	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 150 HILLSBOROUGH UNIT 3 BK R PG 34
466-200-022-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 151 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-023-000	Assessable	B	14.80	14.80	0.0	0.4163	0.0	0.0	0.0	LOT 152 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-024-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 153 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-025-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 154 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-026-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 155 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-027-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 156 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-028-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 157 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-029-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 158 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-030-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 159 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-031-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 160 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-032-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 161 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-033-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 162 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-034-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 163 HILLSBOROUGH UNIT 3 MOR R-34
466-200-035-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 164 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-036-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 165 HILLSBOROUGH UNIT 3 MOR R-34
466-200-037-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 166 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-038-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 167 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-039-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 168 HILLSBOROUGH UNIT 3 MOR BK R PG 34

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466-200-040-000	Assessable	B	11.24	11.25	0.0	0.3163	0.0	0.0	0.0	LOT 169 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-200-041-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 170 HILLSBOROUGH UNIT 3 MOR BK R PG 34
466-210-001-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L19 HILLSBOROUGH #1 BK R PG 33
466-210-002-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 20 HILLSBOROUGH #1 BK R PG 33
466-210-003-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 21 HILLSBOROUGH #1 BK R PG 33
466-210-004-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 22 HILLSBOROUGH #1 BK R PG 33
466-210-005-000	Assessable	B	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 23 HILLSBOROUGH #1 BK R PG 33
466-210-006-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 24 HILLSBOROUGH #1 BK R PG 33
466-210-007-000	Assessable	B	13.02	13.03	0.0	0.3663	0.0	0.0	0.0	LOT 25 HILLSBOROUGH #1 BK R PG 33
466-210-008-000	Assessable	B	13.38	13.38	0.0	0.3763	0.0	0.0	0.0	LOT 26 HILLSBOROUGH #1 BK R PG 33
466-210-009-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 27 HILLSBOROUGH #1 BK R PG 33
466-210-010-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 28 HILLSBOROUGH #1 BK R PG 33
466-210-011-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 29 HILLSBOROUGH #1 BK R PG 33
466-210-012-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 30 HILLSBOROUGH #1 BK R PG 33
466-210-013-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 31 HILLSBOROUGH #1 BK R PG 33
466-210-014-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 32 HILLSBOROUGH #1 BK R PG 33
466-210-015-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 33 HILLSBOROUGH #1 BK R PG 33
466-210-016-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 34 HILLSBOROUGH #1 BK R PG 33
466-210-017-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 35 HILLSBOROUGH #1 BK R PG 33
466-210-018-000	Assessable	B	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT 36 HILLSBOROUGH #1 MOR R-33
466-210-019-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 37 HILLSBOROUGH #1 BK R PG 33
466-210-020-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 38 HILLSBOROUGH #1 BK R PG 33
466-210-021-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 39 HILLSBOROUGH #1 BK R PG 33
466-210-022-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 40 HILLSBOROUGH #1 BK R PG 33
466-210-023-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 41 HILLSBOROUGH #1 BK R PG 33
466-210-024-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 42 HILLSBOROUGH #1 BK R PG 33
466-210-025-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 43 HILLSBOROUGH #1 BK R PG 33
466-210-026-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 44 HILLSBOROUGH #1 BK R PG 33
466-210-027-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 45 HILLSBOROUGH #1 BK R PG 33
466-210-028-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 46 HILLSBOROUGH #1 BK R PG 33
466-210-029-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 47 HILLSBOROUGH #1 BK R PG 33
466-210-030-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 48 HILLSBOROUGH #1 BK R PG 33
466-210-031-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 49 HILLSBOROUGH #1 BK R PG 33
466-210-032-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 50 HILLSBOROUGH #1 BK R PG 33
466-210-033-000	Assessable	B	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 51 HILLSBOROUGH #1 BK R PG 33
466-210-034-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 65 HILLSBOROUGH #1 BK R PG 33

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466-210-035-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 66 HILLSBOROUGH #1 BK R PG 33
466-210-036-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 67 HILLSBOROUGH #1 BK R PG 33
466-210-037-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 68 HILLSBOROUGH #1 BK R PG 33
466-210-038-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	L69 HILLSBOROUGH #1 MOR R-33
466-210-039-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 70 HILLSBOROUGH #1 BK R PG 33
466-210-040-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 71 HILLSBOROUGH #1 BK R PG 33
466-210-041-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 72 HILLSBOROUGH #1 BK R PG 33
466-210-042-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 73 HILLSBOROUGH #1 BK R PG 33
466-210-043-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 74 HILLSBOROUGH #1 BK R PG 33
466-210-044-000	Assessable	B	15.50	15.51	0.0	0.4363	0.0	0.0	0.0	LOT 75 HILLSBOROUGH #1 BK R PG 33
466-210-045-000	Assessable	B	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 76 HILLSBOROUGH #1 BK R PG 33
466-210-046-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 77 HILLSBOROUGH #1 BK R PG 33
466-210-047-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 78 HILLSBOROUGH #1 BK R PG 33
466-210-048-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 79 HILLSBOROUGH #1 BK R PG 33
466-210-049-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 80 HILLSBOROUGH #1 BK R PG 33
466-210-050-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 81 HILLSBOROUGH #1 BK R PG 33
466-210-051-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 82 HILLSBOROUGH #1 BK R PG 33
466-210-052-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 83 HILLSBOROUGH #1 BK R PG 33
466-210-053-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 84 HILLSBOROUGH #1 BK R PG 33
466-210-054-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 85 HILLSBOROUGH #1 BK R PG 33
466-210-055-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 86 HILLSBOROUGH #1 BK R PG 33
466-210-056-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 87 HILLSBOROUGH #1 BK R PG 33
466-210-057-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 88 HILLSBOROUGH #1 BK R PG 33
466-210-058-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 89 HILLSBOROUGH #1 MOR R-33
466-210-059-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 90 HILLSBOROUGH #1 MOR R-33
466-210-060-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 91 HILLSBOROUGH #1 BK R PG 33
466-210-061-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 92 HILLSBOROUGH #1 BK R PG 33
466-210-062-000	Assessable	B	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 93 HILLSBOROUGH #1 BK R PG 33
466-210-063-000	Assessable	B	13.02	13.03	0.0	0.3663	0.0	0.0	0.0	LOT 94 HILLSBOROUGH #1 BK R PG 33
466-210-064-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 95 HILLSBOROUGH #1 BK R PG 33
466-210-065-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 96 HILLSBOROUGH #1 BK R PG 33
466-210-066-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 97 HILLSBOROUGH #1 BK R PG 33
466-210-067-000	Assessable	B	12.30	12.31	0.0	0.3463	0.0	0.0	0.0	LOT 98 HILLSBOROUGH #1 MOR R-33
466-210-068-000	Assessable	B	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 99 HILLSBOROUGH #1 BK R PG 33
466-220-001-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 1 HILLSBOROUGH #1 BK R PG 33
466-220-002-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 2 HILLSBOROUGH #1 BK R PG 33

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-220-003-000	Assessable	B	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 3 HILLSBOROUGH #1 BK R PG 33
466-220-004-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 4 HILLSBOROUGH #1 BK R PG 33
466-220-005-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 5 HILLSBOROUGH UNIT #1 MOR BK R PG 33
466-220-006-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 6 HILLSBOROUGH #1 BK R PG 33
466-220-007-000	Assessable	B	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT 7 HILLSBOROUGH #1 BK R PG 33
466-220-008-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 8 HILLSBOROUGH #1 BK R PG 33
466-220-009-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 9 HILLSBOROUGH #1 BK R PG 33
466-220-010-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 10 HILLSBOROUGH #1 BK R PG 33
466-220-011-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 11 HILLSBOROUGH #1 BK R PG 33
466-220-012-000	Assessable	B	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 12 HILLSBOROUGH #1 BK R PG 33
466-220-013-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 13 HILLSBOROUGH #1 BK R PG 33
466-220-014-000	Assessable	B	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 14 HILLSBOROUGH #1 BK R PG 33
466-220-015-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 15 HILLSBOROUGH #1 BK R PG 33
466-220-016-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	L16 HILLSBOROUGH #1 BK R PG 33
466-220-017-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 17 HILLSBOROUGH #1 BK R PG 33
466-220-018-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 18 HILLSBOROUGH #1 BK R PG 33
466-220-019-000	Assessable	B	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 52 HILLSBOROUGH #1 BK R PG 33
466-220-020-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 53 HILLSBOROUGH #1 BK R PG 33
466-220-021-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 54 HILLSBOROUGH #1 BK R PG 33
466-220-022-000	Assessable	B	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	LOT 55 HILLSBOROUGH #1 BK R PG 33
466-220-023-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 56 HILLSBOROUGH #1 BK R PG 33
466-220-024-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 57 HILLSBOROUGH #1 BK R PG 33
466-220-025-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 58 HILLSBOROUGH #1 BK R PG 33
466-220-026-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 59 HILLSBOROUGH #1 BK R PG 33
466-220-027-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 60 HILLSBOROUGH #1 BK R PG 33
466-220-028-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 61 HILLSBOROUGH #1 BK R PG 33
466-220-029-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 62 HILLSBOROUGH #1 BK R PG 33
466-220-030-000	Assessable	B	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	LOT 63 HILLSBOROUGH #1 BK R PG 33
466-220-031-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 64 HILLSBOROUGH #1 BK R PG 33
466-220-032-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 100 HILLSBOROUGH#1 BK R PG 33
466-220-033-000	Assessable	B	12.66	12.67	0.0	0.3563	0.0	0.0	0.0	LOT 101 HILLSBOROUGH#1 BK R PG 33
466-220-034-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 102 HILLSBOROUGH#1 BK R PG 33
466-220-035-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 103 HILLSBOROUGH#1 BK R PG 33
466-220-036-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 104 HILLSBOROUGH#1 BK R PG 33
466-220-037-000	Assessable	B	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 105 HILLSBOROUGH#1 BK R PG 33
466-220-038-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 106 HILLSBOROUGH#1 BK R PG 33

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466-220-039-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 107 HILLSBOROUGH#1 BK R PG 33
466-220-040-000	Assessable	B	7.68	7.69	0.0	0.2163	0.0	0.0	0.0	LOT 108 HILLSBOROUGH#1 BK R PG 33
466-220-041-000	Assessable	B	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 109 HILLSBOROUGH#1 BK R PG 33
466-220-042-000	Assessable	B	9.10	9.11	0.0	0.2563	0.0	0.0	0.0	LOT 110 HILLSBOROUGH#1 BK R PG 33
466-220-043-000	Assessable	B	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	LOT 111 HILLSBOROUGH#1 BK R PG 33
466-220-044-000	Assessable	B	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 112 HILLSBOROUGH UNIT #1 MOR R-33
466-220-045-000	Assessable	B	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 113 HILLSBOROUGH#1 BK R PG 33
466-220-046-000	Assessable	B	10.88	10.89	0.0	0.3063	0.0	0.0	0.0	LOT 114 HILLSBOROUGH#1 MOR BK R PG 33
466-220-047-000	Assessable	B	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 115 HILLSBOROUGH#1 BK R PG 33
466-220-048-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 116 HILLSBOROUGH#1 BK R PG 33
466-220-049-000	Assessable	B	9.82	9.83	0.0	0.2763	0.0	0.0	0.0	LOT 117 HILLSBOROUGH#1 BK R PG 33
466-220-050-000	Assessable	B	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	LOT 118 HILLSBOROUGH#1 BK R PG 33
466-220-051-000	Assessable	B	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	LOT 119 HILLSBOROUGH UNIT #1 MOR R-33
466-220-052-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 120 HILLSBOROUGH#1 BK R PG 33
466-220-053-000	Assessable	B	8.04	8.05	0.0	0.2263	0.0	0.0	0.0	LOT 121 HILLSBOROUGH#1 BK R PG 33
466-230-002-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L D HILLSBOROUGH #1 BK R PG 33
466-230-003-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L G HILLSBOROUGH #1 BK R PG 33
466-230-004-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L H HILLSBOROUGH #1 BK R PG 33
466-230-005-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L I HILLSBOROUGH #1 BK R PG 33
466-230-006-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L J HILLSBOROUGH #1 BK R PG 33
466-230-007-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L K HILLSBOROUGH #1 BK R PG 33
466-230-008-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L L HILLSBOROUGH #1 BK R PG 33
466-230-009-000	Common	B	-	-	0.0	0.0	0.0	0.0	0.0	L M HILLSBOROUGH #1 BK R PG 33
466-280-001-000	Assessable	B&D	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 1 EASTRIDGE UNIT 1 S-66
466-280-002-000	Assessable	B&D	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 2 EASTRIDGE UNIT 1 S-66
466-280-003-000	Assessable	B&D	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 3 EASTRIDGE UNIT 1 S-66
466-280-004-000	Assessable	B&D	9.56	9.57	0.0	0.2527	0.0	0.2527	0.0	LOT 4 EASTRIDGE UNIT 1 S-66
466-280-005-000	Assessable	B&D	14.10	14.11	0.0	0.3727	0.0	0.3727	0.0	LOT 5 EASTRIDGE UNIT 1 S-66
466-280-006-000	Assessable	B&D	25.84	25.85	0.0	0.6827	0.0	0.6827	0.0	LOT 6 EASTRIDGE UNIT 1 S-66
466-280-007-000	Assessable	B&D	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 7 EASTRIDGE UNIT 1 S-66
466-280-008-000	Assessable	B&D	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 8 EASTRIDGE UNIT 1 S-66
466-280-009-000	Assessable	B&D	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 9 EASTRIDGE UNIT 1 S-66
466-280-010-000	Assessable	B&D	9.18	9.19	0.0	0.2427	0.0	0.2427	0.0	LOT 10 EASTRIDGE UNIT 1 S-66
466-280-011-000	Assessable	B&D	17.90	17.90	0.0	0.4727	0.0	0.4727	0.0	LOT 11 EASTRIDGE UNIT 1 S-66
466-280-012-000	Assessable	B&D	8.42	8.43	0.0	0.2227	0.0	0.2227	0.0	LOT 12 EASTRIDGE UNIT 1 S-66
466-280-013-000	Assessable	B&D	7.30	7.30	0.0	0.1927	0.0	0.1927	0.0	LOT 13 EASTRIDGE UNIT 1 S-66

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-280-014-000	Assessable	B&D	8.04	8.05	0.0	0.2127	0.0	0.2127	0.0	LOT 14 EASTRIDGE UNIT 1 S-66
466-280-015-000	Assessable	B&D	10.32	10.33	0.0	0.2727	0.0	0.2727	0.0	LOT 15 EASTRIDGE UNIT 1 S-66
466-290-001-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 35 EASTRIDGE UNIT 1 S-66
466-290-002-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 36 EASTRIDGE UNIT 1 S-66
466-290-003-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 37 EASTRIDGE UNIT 1 S-66
466-290-004-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 38 EASTRIDGE UNIT 1 S-66
466-290-005-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 39 EASTRIDGE UNIT 1 S-66
466-290-006-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 40 EASTRIDGE UNIT 1 S-66
466-290-007-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 41 EASTRIDGE UNIT 1 S-66
466-290-008-000	Assessable	B&D	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 42 EASTRIDGE UNIT 1 S-66
466-290-009-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 43 EASTRIDGE UNIT 1 S-66
466-290-010-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 44 EASTRIDGE UNIT 1 S-66
466-290-011-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 45 EASTRIDGE UNIT 1 S-66
466-290-012-000	Assessable	B&D	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 46 EASTRIDGE UNIT 1 S-66
466-290-013-000	Assessable	B&D	16.70	16.71	0.0	0.4413	0.0	0.4413	0.0	LOT 47 EASTRIDGE UNIT 1 S-66
466-290-014-000	Assessable	B&D	15.94	15.95	0.0	0.4213	0.0	0.4213	0.0	LOT 48 EASTRIDGE UNIT 1 S-66
466-290-015-000	Assessable	B&D	13.30	13.30	0.0	0.3513	0.0	0.3513	0.0	LOT 49 EASTRIDGE UNIT 1 S-66
466-290-016-000	Assessable	B&D	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 50 EASTRIDGE UNIT 1 S-66
466-290-017-000	Assessable	B&D	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 51 EASTRIDGE UNIT 1 S-66
466-290-018-000	Assessable	B&D	15.56	15.57	0.0	0.4113	0.0	0.4113	0.0	LOT 52 EASTRIDGE UNIT 1 S-66
466-290-019-000	Assessable	B&D	11.78	11.79	0.0	0.3113	0.0	0.3113	0.0	LOT 53 EASTRIDGE UNIT 1 S-66
466-290-020-000	Assessable	B&D	26.16	26.17	0.0	0.6913	0.0	0.6913	0.0	LOT 54 EASTRIDGE UNIT 1 S-66
466-290-021-000	Assessable	B&D	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 55 EASTRIDGE UNIT 1 S-66
466-290-022-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 56 EASTRIDGE UNIT 1 S-66
466-290-023-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 57 EASTRIDGE UNIT 1 S-66
466-290-024-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 58 EASTRIDGE UNIT 1 S-66
466-290-025-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 59 EASTRIDGE UNIT 1 S-66
466-290-026-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 60 EASTRIDGE UNIT 1 S-66
466-290-027-000	Assessable	B&D	14.06	14.06	0.0	0.3713	0.0	0.3713	0.0	LOT 61 EASTRIDGE UNIT 1 S-66
466-290-028-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 62 EASTRIDGE UNIT 1 S-66
466-290-029-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 63 EASTRIDGE UNIT 1 S-66
466-290-030-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 64 EASTRIDGE UNIT 1 S-66
466-290-031-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 65 EASTRIDGE UNIT 1 S-66
466-290-032-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 66 EASTRIDGE UNIT 1 S-66
466-290-033-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 67 EASTRIDGE UNIT 1 S-66
466-300-001-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 28 EASTRIDGE UNIT 1 S-66

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466-300-002-000	Assessable	B&D	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 29 EASTRIDGE UNIT 1 S-66
466-300-003-000	Assessable	B&D	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 30 EASTRIDGE UNIT 1 S-66
466-300-004-000	Assessable	B&D	11.02	11.03	0.0	0.2913	0.0	0.2913	0.0	LOT 31 EASTRIDGE UNIT 1 S-66
466-300-005-000	Assessable	B&D	15.18	15.19	0.0	0.4013	0.0	0.4013	0.0	LOT 32 EASTRIDGE UNIT 1 S-66
466-300-006-000	Assessable	B&D	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 33 EASTRIDGE UNIT 1 S-66
466-300-007-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 34 EASTRIDGE UNIT 1 S-66
466-300-008-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 68 EASTRIDGE UNIT 1 S-66
466-300-009-000	Assessable	B&D	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 69 EASTRIDGE UNIT 1 S-66
466-300-010-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 70 EASTRIDGE UNIT 1 S-66
466-300-011-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 71 EASTRIDGE UNIT 1 S-66
466-300-012-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 72 EASTRIDGE UNIT 1 S-66
466-300-013-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 73 EASTRIDGE UNIT 1 S-66
466-300-014-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 74 EASTRIDGE UNIT 1 S-66
466-300-015-000	Assessable	B&D	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 75 EASTRIDGE UNIT 1 S-66
466-300-016-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 76 EASTRIDGE UNIT 1 S-66
466-300-017-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 77 EASTRIDGE UNIT 1 S-66
466-300-018-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 78 EASTRIDGE UNIT 1 S-66
466-300-019-000	Assessable	B&D	11.40	11.41	0.0	0.3013	0.0	0.3013	0.0	LOT 79 EASTRIDGE UNIT 1 S-66
466-300-020-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 80 EASTRIDGE UNIT 1 S-66
466-300-021-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 81 EASTRIDGE UNIT 1 S-66
466-300-022-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 82 EASTRIDGE UNIT 1 S-66
466-300-023-000	Assessable	B&D	6.48	6.49	0.0	0.1713	0.0	0.1713	0.0	LOT 83 EASTRIDGE UNIT 1 S-66
466-300-024-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 84 EASTRIDGE UNIT 1 S-66
466-300-025-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 85 EASTRIDGE UNIT 1 S-66
466-300-026-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 86 EASTRIDGE UNIT 1 S-66
466-300-027-000	Assessable	B&D	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 87 EASTRIDGE UNIT 1 S-66
466-300-028-000	Assessable	B&D	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 88 EASTRIDGE UNIT 1 S-66
466-300-029-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 89 EASTRIDGE UNIT 1 S-66
466-300-030-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 90 EASTRIDGE UNIT 1 S-66
466-300-031-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 91 EASTRIDGE UNIT 1 S-66
466-300-032-000	Assessable	B&D	12.16	12.17	0.0	0.3213	0.0	0.3213	0.0	LOT 92 EASTRIDGE UNIT 1 S-66
466-300-033-000	Assessable	B&D	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 93 EASTRIDGE UNIT 1 S-66
466-300-034-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 94 EASTRIDGE UNIT 1 S-66
466-300-035-000	Assessable	B&D	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 95 EASTRIDGE UNIT 1 S-66
466-310-001-000	Assessable	B&D	16.82	16.82	0.0	0.4442	0.0	0.4442	0.0	LOT 16 EASTRIDGE UNIT 2 S-67
466-310-006-000	Assessable	B&D	12.28	12.28	0.0	0.3242	0.0	0.3242	0.0	LOT 21 EASTRIDGE UNIT 2 S-67

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-310-007-000	Assessable	B&D	9.24	9.25	0.0	0.2442	0.0	0.2442	0.0	LOT 22 EASTRIDGE UNIT 2 S-67
466-310-008-000	Assessable	B&D	11.52	11.52	0.0	0.3042	0.0	0.3042	0.0	LOT 23 EASTRIDGE UNIT 2 S-67
466-310-009-000	Assessable	B&D	13.02	13.03	0.0	0.3442	0.0	0.3442	0.0	LOT 24 EASTRIDGE UNIT 2 S-67
466-310-010-000	Assessable	B&D	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 25 EASTRIDGE UNIT 2 S-67
466-310-011-000	Assessable	B&D	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 26 EASTRIDGE UNIT 2 S-67
466-310-012-000	Assessable	B&D	13.40	13.41	0.0	0.3542	0.0	0.3542	0.0	LOT 27 EASTRIDGE UNIT 2 S-67
466-310-016-000	Assessable	B&D	15.14	15.14	0.0	0.4	0.0	0.4	0.0	POR LOT 17 EASTRIDGE UNIT 2 S-67
466-310-017-000	Assessable	B&D	17.80	17.80	0.0	0.47	0.0	0.47	0.0	POR LOTS 17 & 18 EASTRIDGE UNIT 2 S-67
466-310-018-000	Assessable	B&D	13.24	13.25	0.0	0.35	0.0	0.35	0.0	POR LOTS 18 & 19 EASTRIDGE UNIT 2 S-67
466-310-019-000	Assessable	B&D	18.54	18.55	0.0	0.49	0.0	0.49	0.0	LOT 20 & POR LOT 19 EASTRIDGE UNIT 2 S-67
466-320-001-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 96 EASTRIDGE UNIT 3 MOR S-68
466-320-002-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 97 EASTRIDGE UNIT 3 MOR S-68
466-320-003-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 98 EASTRIDGE UNIT 3 MOR S-68
466-320-004-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 99 EASTRIDGE UNIT 3 MOR S-68
466-320-005-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 100 EASTRIDGE UNIT 3 MOR S-68
466-320-006-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 101 EASTRIDGE UNIT 3 MOR S-68
466-320-007-000	Assessable	B&D	6.48	6.49	0.0	0.1713	0.0	0.1713	0.0	LOT 102 EASTRIDGE UNIT 3 MOR S-68
466-320-008-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 103 EASTRIDGE UNIT 3 MOR S-68
466-320-009-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 104 EASTRIDGE UNIT 3 MOR S-68
466-320-010-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 105 EASTRIDGE UNIT 3 MOR S-68
466-320-011-000	Assessable	B&D	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 106 EASTRIDGE UNIT 3 MOR S-68
466-320-012-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 107 EASTRIDGE UNIT 3 MOR S-68
466-320-013-000	Assessable	B&D	9.88	9.89	0.0	0.2613	0.0	0.2613	0.0	LOT 108 EASTRIDGE UNIT 3 MOR S-68
466-320-014-000	Assessable	B&D	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 109 EASTRIDGE UNIT 3 MOR S-68
466-320-015-000	Assessable	B&D	10.26	10.27	0.0	0.2713	0.0	0.2713	0.0	LOT 110 EASTRIDGE UNIT 3 MOR S-68
466-320-016-000	Assessable	B&D	14.82	14.82	0.0	0.3913	0.0	0.3913	0.0	LOT 111 EASTRIDGE UNIT 3 MOR S-68
466-320-017-000	Assessable	B&D	17.08	17.09	0.0	0.4513	0.0	0.4513	0.0	LOT 112 EASTRIDGE UNIT 3 MOR S-68
466-320-018-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 113 EASTRIDGE UNIT 3 MOR S-68
466-320-019-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 114 EASTRIDGE UNIT 3 MOR S-68
466-320-020-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 115 EASTRIDGE UNIT 3 MOR S-68
466-320-021-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 116 EASTRIDGE UNIT 3 MOR S-68
466-320-022-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 117 EASTRIDGE UNIT 3 MOR S-68
466-320-023-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 118 EASTRIDGE UNIT 3 MOR S-68
466-320-024-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 119 EASTRIDGE UNIT 3 MOR S-68
466-320-025-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 120 EASTRIDGE UNIT 3 MOR S-68
466-320-026-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 121 EASTRIDGE UNIT 3 MOR S-68

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-320-027-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 122 EASTRIDGE UNIT 3 MOR S-68
466-320-028-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 123 EASTRIDGE UNIT 3 MOR S-68
466-320-029-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 124 EASTRIDGE UNIT 3 MOR S-68
466-320-030-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 125 EASTRIDGE UNIT 3 MOR S-68
466-320-031-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 126 EASTRIDGE UNIT 3 MOR S-68
466-320-032-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 127 EASTRIDGE UNIT 3 MOR S-68
466-320-033-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 128 EASTRIDGE UNIT 3 MOR S-68
466-320-034-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 129 EASTRIDGE UNIT 3 MOR S-68
466-320-035-000	Assessable	B&D	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 130 EASTRIDGE UNIT 3 MOR S-68
466-320-036-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 131 EASTRIDGE UNIT 3 MOR S-68
466-320-037-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 132 EASTRIDGE UNIT 3 MOR S-68
466-320-038-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 133 EASTRIDGE UNIT 3 MOR S-68
466-320-039-000	Assessable	B&D	6.10	6.11	0.0	0.1613	0.0	0.1613	0.0	LOT 134 EASTRIDGE UNIT 3 MOR S-68
466-320-040-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 135 EASTRIDGE UNIT 3 MOR S-68
466-320-041-000	Assessable	B&D	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 136 EASTRIDGE UNIT 3 MOR S-68
466-320-042-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 137 EASTRIDGE UNIT 3 MOR S-68
466-320-043-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 138 EASTRIDGE UNIT 3 MOR S-68
466-320-044-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 139 EASTRIDGE UNIT 3 MOR S-68
466-320-045-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 140 EASTRIDGE UNIT 3 MOR S-68
466-320-046-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 141 EASTRIDGE UNIT 3 MOR S-68
466-320-047-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 142 EASTRIDGE UNIT 3 MOR S-68
466-320-048-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 143 EASTRIDGE UNIT 3 MOR S-68
466-320-049-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 144 EASTRIDGE UNIT 3 MOR S-68
466-320-050-000	Assessable	B&D	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 145 EASTRIDGE UNIT 3 MOR S-68
466-320-051-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 146 EASTRIDGE UNIT 3 MOR S-68
466-320-052-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 147 EASTRIDGE UNIT 3 MOR S-68
466-320-053-000	Assessable	B&D	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 148 EASTRIDGE UNIT 3 MOR S-68
466-320-054-000	Assessable	B&D	10.64	10.65	0.0	0.2813	0.0	0.2813	0.0	LOT 149 EASTRIDGE UNIT 3 MOR S-68
466-320-055-000	Assessable	B&D	9.50	9.51	0.0	0.2513	0.0	0.2513	0.0	LOT 150 EASTRIDGE UNIT 3 MOR S-68
466-320-056-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 151 EASTRIDGE UNIT 3 MOR S-68
466-320-057-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 152 EASTRIDGE UNIT 3 MOR S-68
466-320-058-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 153 EASTRIDGE UNIT 3 MOR S-68
466-320-059-000	Assessable	B&D	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 154 EASTRIDGE UNIT 3 MOR S-68
466-320-060-000	Assessable	B&D	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 155 EASTRIDGE UNIT 3 MOR S-68
466-320-061-000	Assessable	B&D	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 156 EASTRIDGE UNIT 3 MOR S-68
466-350-001-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 193 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-350-002-000	Assessable	B&D	9.80	9.81	0.0	0.2591	0.0	0.2591	0.0	LOT 194 ASHLEY WOODS UNIT 4 MOR S-95
466-350-003-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 195 ASHLEY WOODS UNIT 4 MOR S-95
466-350-004-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 196 ASHLEY WOODS UNIT 4 MOR S-95
466-350-005-000	Assessable	B&D	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 197 ASHLEY WOODS UNIT 4 MOR S-95
466-350-006-000	Assessable	B&D	10.94	10.95	0.0	0.2891	0.0	0.2891	0.0	LOT 198 ASHLEY WOODS UNIT 4 MOR S-95
466-350-007-000	Assessable	B&D	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 199 ASHLEY WOODS UNIT 4 MOR S-95
466-350-008-000	Assessable	B&D	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 200 ASHLEY WOODS UNIT 4 MOR S-95
466-350-009-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 201 ASHLEY WOODS UNIT 4 MOR S-95
466-350-010-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 202 ASHLEY WOODS UNIT 4 MOR S-95
466-350-011-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 203 ASHLEY WOODS UNIT 4 MOR S-95
466-350-012-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 204 ASHLEY WOODS UNIT 4 MOR S-95
466-350-013-000	Assessable	B&D	9.42	9.43	0.0	0.2491	0.0	0.2491	0.0	LOT 205 ASHLEY WOODS UNIT 4 MOR S-95
466-350-014-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 206 ASHLEY WOODS UNIT 4 MOR S-95
466-350-015-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 207 ASHLEY WOODS UNIT 4 MOR S-95
466-350-016-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 208 ASHLEY WOODS UNIT 4 MOR S-95
466-350-017-000	Assessable	B&D	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 209 ASHLEY WOODS UNIT 4 MOR S-95
466-350-018-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 210 ASHLEY WOODS UNIT 4 MOR S-95
466-350-019-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 211 ASHLEY WOODS UNIT 4 MOR S-95
466-350-020-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 212 ASHLEY WOODS UNIT 4 MOR S-95
466-350-021-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 213 ASHLEY WOODS UNIT 4 MOR S-95
466-350-022-000	Assessable	B&D	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 214 ASHLEY WOODS UNIT 4 MOR S-95
466-350-023-000	Assessable	B&D	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 215 ASHLEY WOODS UNIT 4 MOR S-95
466-350-024-000	Assessable	B&D	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 216 ASHLEY WOODS UNIT 4 MOR S-95
466-350-025-000	Assessable	B&D	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 217 ASHLEY WOODS UNIT 4 MOR S-95
466-350-026-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 218 ASHLEY WOODS UNIT 4 MOR S-95
466-350-027-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 219 ASHLEY WOODS UNIT 4 MOR S-95
466-360-001-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 140 ASHLEY WOODS UNIT 4 MOR S-95
466-360-002-000	Assessable	B&D	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 141 ASHLEY WOODS UNIT 4 MOR S-95
466-360-003-000	Assessable	B&D	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 142 ASHLEY WOODS UNIT 4 MOR S-95
466-360-004-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 143 ASHLEY WOODS UNIT 4 MOR S-95
466-360-005-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 144 ASHLEY WOODS UNIT 4 MOR S-95
466-360-006-000	Assessable	B&D	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 145 ASHLEY WOODS UNIT 4 MOR S-95
466-360-007-000	Assessable	B&D	9.80	9.81	0.0	0.2591	0.0	0.2591	0.0	LOT 146 ASHLEY WOODS UNIT 4 MOR S-95
466-360-008-000	Assessable	B&D	10.18	10.19	0.0	0.2691	0.0	0.2691	0.0	LOT 147 ASHLEY WOODS UNIT 4 MOR S-95
466-360-009-000	Assessable	B&D	8.66	8.67	0.0	0.2291	0.0	0.2291	0.0	LOT 148 ASHLEY WOODS UNIT 4 MOR S-95
466-360-010-000	Assessable	B&D	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 149 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-360-011-000	Assessable	B&D	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 164 ASHLEY WOODS UNIT 4 MOR S-95
466-360-012-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 165 ASHLEY WOODS UNIT 4 MOR S-95
466-360-013-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 166 ASHLEY WOODS UNIT 4 MOR S-95
466-360-014-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 167 ASHLEY WOODS UNIT 4 MOR S-95
466-360-015-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 168 ASHLEY WOODS UNIT 4 MOR S-95
466-360-016-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 169 ASHLEY WOODS UNIT 4 MOR S-95
466-360-017-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 170 ASHLEY WOODS UNIT 4 MOR S-95
466-360-018-000	Assessable	B&D	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 171 ASHLEY WOODS UNIT 4 MOR S-95
466-360-019-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 172 ASHLEY WOODS UNIT 4 MOR S-95
466-360-020-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 173 ASHLEY WOODS UNIT 4 MOR S-95
466-360-021-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 174 ASHLEY WOODS UNIT 4 MOR S-95
466-360-022-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 175 ASHLEY WOODS UNIT 4 MOR S-95
466-360-023-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 176 ASHLEY WOODS UNIT 4 MOR S-95
466-360-024-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 177 ASHLEY WOODS UNIT 4 MOR S-95
466-360-025-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 178 ASHLEY WOODS UNIT 4 MOR S-95
466-360-026-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 179 ASHLEY WOODS UNIT 4 MOR S-95
466-360-027-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 180 ASHLEY WOODS UNIT 4 MOR S-95
466-360-028-000	Assessable	B&D	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 183 ASHLEY WOODS UNIT 4 MOR S-95
466-360-029-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 184 ASHLEY WOODS UNIT 4 MOR S-95
466-360-030-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 185 ASHLEY WOODS UNIT 4 MOR S-95
466-360-031-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 186 ASHLEY WOODS UNIT 4 MOR S-95
466-360-032-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 187 ASHLEY WOODS UNIT 4 MOR S-95
466-360-033-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 188 ASHLEY WOODS UNIT 4 MOR S-95
466-360-034-000	Assessable	B&D	9.42	9.43	0.0	0.2491	0.0	0.2491	0.0	LOT 189 ASHLEY WOODS UNIT 4 MOR S-95
466-360-035-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 190 ASHLEY WOODS UNIT 4 MOR S-95
466-360-036-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 191 ASHLEY WOODS UNIT 4 MOR S-95
466-360-037-000	Assessable	B&D	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 192 ASHLEY WOODS UNIT 4 MOR S-95
466-360-038-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 220 ASHLEY WOODS UNIT 4 MOR S-95
466-370-001-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 150 ASHLEY WOODS UNIT 4 MOR S-95
466-370-002-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 151 ASHLEY WOODS UNIT 4 MOR S-95
466-370-003-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 152 ASHLEY WOODS UNIT 4 MOR S-95
466-370-004-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 153 ASHLEY WOODS UNIT 4 MOR S-95
466-370-005-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 154 ASHLEY WOODS UNIT 4 MOR S-95
466-370-006-000	Assessable	B&D	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 155 ASHLEY WOODS UNIT 4 MOR S-95
466-370-007-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 156 ASHLEY WOODS UNIT 4 MOR S-95
466-370-008-000	Assessable	B&D	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 157 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-370-009-000	Assessable	B&D	28.36	28.36	0.0	0.7491	0.0	0.7491	0.0	LOT 158 ASHLEY WOODS UNIT 4 MOR S-95
466-370-010-000	Assessable	B&D	12.46	12.46	0.0	0.3291	0.0	0.3291	0.0	LOT 159 ASHLEY WOODS UNIT 4 MOR S-95
466-370-011-000	Assessable	B&D	10.94	10.95	0.0	0.2891	0.0	0.2891	0.0	LOT 160 ASHLEY WOODS UNIT 4 MOR S-95
466-370-012-000	Assessable	B&D	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 161 ASHLEY WOODS UNIT 4 MOR S-95
466-370-013-000	Assessable	B&D	9.04	9.05	0.0	0.2391	0.0	0.2391	0.0	LOT 162 ASHLEY WOODS UNIT 4 MOR S-95
466-370-014-000	Assessable	B&D	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 163 ASHLEY WOODS UNIT 4 MOR S-95
466-370-015-000	Assessable	B&D	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 181 ASHLEY WOODS UNIT 4 MOR S-95
466-370-016-000	Assessable	B&D	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 182 ASHLEY WOODS UNIT 4 MOR S-95
466-390-001-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 161 EASTRIDGE UNIT NO 4 T-11
466-390-002-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 162 EASTRIDGE UNIT NO 4 T-11
466-390-003-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 163 EASTRIDGE UNIT NO 4 T-11
466-390-004-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 164 EASTRIDGE UNIT NO 4 T-11
466-390-005-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 165 EASTRIDGE UNIT NO 4 T-11
466-390-006-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 166 EASTRIDGE UNIT NO 4 T-11
466-390-007-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 167 EASTRIDGE UNIT NO 4 T-11
466-390-008-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 168 EASTRIDGE UNIT NO 4 T-11
466-390-009-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 169 EASTRIDGE UNIT NO 4 T-11
466-390-010-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 170 EASTRIDGE UNIT NO 4 T-11
466-390-011-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 171 EASTRIDGE UNIT NO 4 T-11
466-390-012-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 172 EASTRIDGE UNIT NO 4 T-11
466-390-013-000	Assessable	B&D	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 173 EASTRIDGE UNIT NO 4 T-11
466-390-014-000	Assessable	B&D	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 174 EASTRIDGE UNIT NO 4 T-11
466-390-017-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 177 EASTRIDGE UNIT NO 4 T-11
466-390-018-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 178 EASTRIDGE UNIT NO 4 T-11
466-390-019-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 179 EASTRIDGE UNIT NO 4 T-11
466-390-020-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 180 EASTRIDGE UNIT NO 4 T-11
466-390-021-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 181 EASTRIDGE UNIT NO 4 T-11
466-390-022-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 182 EASTRIDGE UNIT NO 4 T-11
466-390-023-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 198 EASTRIDGE UNIT NO 4 T-11
466-390-024-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 199 EASTRIDGE UNIT NO 4 T-11
466-390-025-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 200 EASTRIDGE UNIT NO 4 T-11
466-390-026-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 201 EASTRIDGE UNIT NO 4 T-11
466-390-027-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 202 EASTRIDGE UNIT NO 4 T-11
466-390-028-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 203 EASTRIDGE UNIT NO 4 T-11
466-390-029-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 204 EASTRIDGE UNIT NO 4 T-11
466-390-030-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 205 EASTRIDGE UNIT NO 4 T-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-390-031-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 206 EASTRIDGE UNIT NO 4 T-11
466-390-032-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 207 EASTRIDGE UNIT NO 4 T-11
466-390-034-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 224 EASTRIDGE UNIT NO 4 T-11
466-390-035-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 225 EASTRIDGE UNIT NO 4 T-11
466-390-036-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 226 EASTRIDGE UNIT NO 4 T-11
466-390-037-000	Assessable	B&D	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 227 EASTRIDGE UNIT NO 4 T-11
466-390-038-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 228 EASTRIDGE UNIT NO 4 T-11
466-390-039-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 229 EASTRIDGE UNIT NO 4 T-11
466-390-040-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 230 EASTRIDGE UNIT NO 4 T-11
466-390-041-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 231 EASTRIDGE UNIT NO 4 T-11
466-390-043-000	Assessable	B&D	12.12	12.12	0.0	0.32	0.0	0.32	0.0	POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-390-045-000	Assessable	B&D	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 176 & POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-400-001-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 157 EASTRIDGE UNIT NO 4 T-11
466-400-002-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 158 EASTRIDGE UNIT NO 4 T-11
466-400-003-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 159 EASTRIDGE UNIT NO 4 T-11
466-400-004-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 160 EASTRIDGE UNIT NO 4 T-11
466-400-005-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 183 EASTRIDGE UNIT NO 4 T-11
466-400-006-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 184 EASTRIDGE UNIT NO 4 T-11
466-400-007-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 185 EASTRIDGE UNIT NO 4 T-11
466-400-008-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 186 EASTRIDGE UNIT NO 4 T-11
466-400-009-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 187 EASTRIDGE UNIT NO 4 T-11
466-400-010-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 188 EASTRIDGE UNIT NO 4 MOR BK T PG 11
466-400-011-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 189 EASTRIDGE UNIT NO 4 MOR T-11
466-400-012-000	Assessable	B&D	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 190 EASTRIDGE UNIT NO 4 T-11
466-400-013-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 191 EASTRIDGE UNIT NO 4 T-11
466-400-014-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 192 EASTRIDGE UNIT NO 4 T-11
466-400-015-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 193 EASTRIDGE UNIT NO 4 T-11
466-400-016-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 194 EASTRIDGE UNIT NO 4 T-11
466-400-017-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 195 EASTRIDGE UNIT NO 4 T-11
466-400-018-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 196 EASTRIDGE UNIT NO 4 T-11
466-400-019-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 197 EASTRIDGE UNIT NO 4 T-11
466-400-020-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 208 EASTRIDGE UNIT NO 4 T-11
466-400-021-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 209 EASTRIDGE UNIT NO 4 T-11
466-400-022-000	Assessable	B&D	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 210 EASTRIDGE UNIT NO 4 T-11
466-400-023-000	Assessable	B&D	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 211 EASTRIDGE UNIT NO 4 T-11
466-400-024-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 212 EASTRIDGE UNIT NO 4 T-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-400-025-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 213 EASTRIDGE UNIT NO 4 T-11
466-400-026-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 214 EASTRIDGE UNIT NO 4 T-11
466-400-027-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 215 EASTRIDGE UNIT NO 4 T-11
466-400-028-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 216 EASTRIDGE UNIT NO 4 T-11
466-400-029-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 217 EASTRIDGE UNIT NO 4 T-11
466-400-030-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 218 EASTRIDGE UNIT NO 4 T-11
466-400-031-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 219 EASTRIDGE UNIT NO 4 T-11
466-400-032-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 220 EASTRIDGE UNIT NO 4 T-11
466-400-033-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 221 EASTRIDGE UNIT NO 4 T-11
466-400-034-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 222 EASTRIDGE UNIT NO 4 T-11
466-400-035-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 223 EASTRIDGE UNIT NO 4 T-11
466-400-036-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 232 EASTRIDGE UNIT NO 4 T-11
466-400-037-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 233 EASTRIDGE UNIT NO 4 T-11
466-400-038-000	Assessable	B&D	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 234 EASTRIDGE UNIT NO 4 T-11
466-400-039-000	Assessable	B&D	7.94	7.95	0.0	0.21	0.0	0.21	0.0	LOT 235 EASTRIDGE UNIT NO 4 T-11
466-400-040-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 236 EASTRIDGE UNIT NO 4 T-11
466-410-003-000	Assessable	B&D	20.44	20.45	0.0	0.54	0.0	0.54	0.0	LOT 83 ASHLEY WOODS UNIT 2 T-13
466-410-004-000	Assessable	B&D	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 84 ASHLEY WOODS UNIT 2 T-13
466-410-005-000	Assessable	B&D	14.00	14.01	0.0	0.37	0.0	0.37	0.0	LOT 85 ASHLEY WOODS UNIT 2 T-13
466-410-006-000	Assessable	B&D	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 86 ASHLEY WOODS UNIT 2 T-13
466-410-007-000	Assessable	B&D	16.28	16.28	0.0	0.43	0.0	0.43	0.0	LOT 87 ASHLEY WOODS UNIT 2 T-13
466-410-008-000	Assessable	B&D	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 88 ASHLEY WOODS UNIT 2 T-13
466-410-009-000	Assessable	B&D	13.24	13.25	0.0	0.35	0.0	0.35	0.0	LOT 89 ASHLEY WOODS UNIT 2 T-13
466-410-010-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 90 ASHLEY WOODS UNIT 2 T-13
466-410-011-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 91 ASHLEY WOODS UNIT 2 T-13
466-410-012-000	Assessable	B&D	7.18	7.19	0.0	0.19	0.0	0.19	0.0	LOT 92 ASHLEY WOODS UNIT 2 T-13
466-410-013-000	Assessable	B&D	8.70	8.71	0.0	0.23	0.0	0.23	0.0	LOT 93 ASHLEY WOODS UNIT 2 T-13
466-410-014-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 94 ASHLEY WOODS UNIT 2 T-13
466-410-015-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 95 ASHLEY WOODS UNIT 2 T-13
466-410-016-000	Assessable	B&D	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 96 ASHLEY WOODS UNIT 2 T-13
466-410-018-000	Assessable	B&D	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 98 ASHLEY WOODS UNIT 2 T-13
466-410-019-000	Assessable	B&D	9.46	9.47	0.0	0.25	0.0	0.25	0.0	LOT 99 ASHLEY WOODS UNIT 2 T-13
466-410-020-000	Assessable	B&D	7.56	7.57	0.0	0.2	0.0	0.2	0.0	LOT 100 ASHLEY WOODS UNIT 2 T-13
466-410-021-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 101 ASHLEY WOODS UNIT 2 T-13
466-410-022-000	Assessable	B&D	8.32	8.33	0.0	0.22	0.0	0.22	0.0	LOT 102 ASHLEY WOODS UNIT 2 T-13
466-410-023-000	Assessable	B&D	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 103 ASHLEY WOODS UNIT 2 T-13

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-410-024-000	Assessable	B&D	12.48	12.49	0.0	0.33	0.0	0.33	0.0	LOT 104 ASHLEY WOODS UNIT 2 T-13
466-410-025-000	Assessable	B&D	9.08	9.09	0.0	0.24	0.0	0.24	0.0	LOT 105 ASHLEY WOODS UNIT 2 T-13
466-410-034-000	Common	B&D	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT C OPEN SPACE ASHLEY WOOD #2
466-410-036-000	Assessable	B&D	23.10	23.10	0.0	0.61	0.0	0.61	0.0	POR LOT 97 ASHLEY WOODS UNIT 2 T-13
466-410-041-000	Assessable	B&D	17.04	17.04	0.0	0.45	0.0	0.45	0.0	POR LOT 106 ASHLEY WOODS UNIT 2 T-13
466-410-043-000	Assessable	B&D	16.66	16.66	0.0	0.44	0.0	0.44	0.0	L82ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT
466-410-044-000	Assessable	B&D	10.98	10.98	0.0	0.29	0.0	0.29	0.0	L81ASHLEY WOODS UN2T-13&P L J PUB UTLTY ESMT
466-490-001-000	Assessable	B	7.58	7.58	0.0	0.2132	0.0	0.0	0.0	LOT 223 HILLSBOROUGH UNIT NO 2A T-47
466-490-002-000	Assessable	B	8.40	8.40	0.0	0.2362	0.0	0.0	0.0	LOT 224 HILLSBOROUGH UNIT NO 2A T-47
466-490-003-000	Assessable	B	9.44	9.44	0.0	0.2654	0.0	0.0	0.0	LOT 225 HILLSBOROUGH UNIT NO 2A T-47
466-490-004-000	Assessable	B	11.76	11.77	0.0	0.3309	0.0	0.0	0.0	LOT 226 HILLSBOROUGH UNIT NO 2A T-47
466-490-005-000	Assessable	B	9.04	9.04	0.0	0.2541	0.0	0.0	0.0	LOT 227 HILLSBOROUGH UNIT NO 2A T-47
466-490-006-000	Assessable	B	8.94	8.95	0.0	0.2516	0.0	0.0	0.0	LOT 228 HILLSBOROUGH UNIT NO 2A T-47
466-490-007-000	Assessable	B	9.84	9.84	0.0	0.2768	0.0	0.0	0.0	LOT 229 HILLSBOROUGH UNIT NO 2A T-47
466-490-008-000	Assessable	B	12.34	12.35	0.0	0.3473	0.0	0.0	0.0	LOT 230 HILLSBOROUGH UNIT NO 2A T-47
466-490-009-000	Assessable	B	11.16	11.16	0.0	0.3137	0.0	0.0	0.0	LOT 231 HILLSBOROUGH UNIT NO 2A T-47
466-490-010-000	Assessable	B	9.46	9.47	0.0	0.2663	0.0	0.0	0.0	LOT 232 HILLSBOROUGH UNIT NO 2A T-47
466-490-011-000	Assessable	B	10.48	10.48	0.0	0.2947	0.0	0.0	0.0	LOT 233 HILLSBOROUGH UNIT NO 2A T-47
466-490-012-000	Assessable	B	13.96	13.96	0.0	0.3925	0.0	0.0	0.0	LOT 234 HILLSBOROUGH UNIT NO 2A T-47
466-490-013-000	Assessable	B	9.52	9.52	0.0	0.2676	0.0	0.0	0.0	LOT 235 HILLSBOROUGH UNIT NO 2A T-47
466-490-014-000	Assessable	B	9.08	9.09	0.0	0.2557	0.0	0.0	0.0	LOT 236 HILLSBOROUGH UNIT NO 2A T-47
466-490-015-000	Assessable	B	8.14	8.15	0.0	0.2291	0.0	0.0	0.0	LOT 237 HILLSBOROUGH UNIT NO 2A T-47
466-490-016-000	Assessable	B	10.56	10.57	0.0	0.2973	0.0	0.0	0.0	LOT 238 HILLSBOROUGH UNIT NO 2A T-47
466-490-017-000	Assessable	B	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 239 HILLSBOROUGH UNIT NO 2A T-47
466-490-018-000	Assessable	B	9.54	9.55	0.0	0.2686	0.0	0.0	0.0	LOT 240 HILLSBOROUGH UNIT NO 2A T-47
466-490-019-000	Assessable	B	7.44	7.45	0.0	0.2094	0.0	0.0	0.0	LOT 241 HILLSBOROUGH UNIT NO 2A T-47
466-490-020-000	Assessable	B	7.54	7.55	0.0	0.2123	0.0	0.0	0.0	LOT 242 HILLSBOROUGH UNIT NO 2A T-47
466-490-021-000	Assessable	B	16.86	16.86	0.0	0.4742	0.0	0.0	0.0	LOT 269 HILLSBOROUGH UNIT NO 2A T-47
466-490-022-000	Assessable	B	12.96	12.97	0.0	0.3647	0.0	0.0	0.0	LOT 270 HILLSBOROUGH UNIT NO 2A T-47
466-490-023-000	Assessable	B	10.08	10.08	0.0	0.2836	0.0	0.0	0.0	LOT 271 HILLSBOROUGH UNIT NO 2A T-47
466-490-024-000	Assessable	B	11.80	11.80	0.0	0.3319	0.0	0.0	0.0	LOT 272 HILLSBOROUGH UNIT NO 2A T-47
466-490-025-000	Assessable	B	9.80	9.81	0.0	0.2759	0.0	0.0	0.0	LOT 273 HILLSBOROUGH UNIT NO 2A T-47
466-490-026-000	Assessable	B	8.48	8.49	0.0	0.2387	0.0	0.0	0.0	LOT 274 HILLSBOROUGH UNIT NO 2A T-47
466-490-027-000	Assessable	B	8.46	8.47	0.0	0.2383	0.0	0.0	0.0	LOT 275 HILLSBOROUGH UNIT NO 2A T-47
466-490-028-000	Assessable	B	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 276 HILLSBOROUGH UNIT NO 2A T-47
466-490-029-000	Assessable	B	7.80	7.81	0.0	0.2197	0.0	0.0	0.0	LOT 277 HILLSBOROUGH UNIT NO 2A T-47

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-490-030-000	Assessable	B	7.84	7.85	0.0	0.2207	0.0	0.0	0.0	LOT 278 HILLSBOROUGH UNIT NO 2A T-47
466-490-031-000	Assessable	B	7.66	7.66	0.0	0.2154	0.0	0.0	0.0	LOT 279 HILLSBOROUGH UNIT NO 2A T-47
466-490-032-000	Assessable	B	7.56	7.56	0.0	0.2125	0.0	0.0	0.0	LOT 280 HILLSBOROUGH UNIT NO 2A T-47
466-490-033-000	Assessable	B	7.62	7.62	0.0	0.2142	0.0	0.0	0.0	LOT 281 HILLSBOROUGH UNIT NO 2A T-47
466-490-034-000	Assessable	B	8.88	8.89	0.0	0.25	0.0	0.0	0.0	LOT 282 HILLSBOROUGH UNIT NO 2A T-47
466-500-001-000	Assessable	B	13.12	13.13	0.0	0.3691	0.0	0.0	0.0	LOT 207 HILLSBOROUGH UNIT NO 2A T-47
466-500-002-000	Assessable	B	10.44	10.45	0.0	0.2939	0.0	0.0	0.0	LOT 208 HILLSBOROUGH UNIT NO 2A T-47
466-500-003-000	Assessable	B	8.04	8.05	0.0	0.2265	0.0	0.0	0.0	LOT 209 HILLSBOROUGH UNIT NO 2A T-47
466-500-004-000	Assessable	B	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 210 HILLSBOROUGH UNIT NO 2A T-47
466-500-005-000	Assessable	B	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 211 HILLSBOROUGH UNIT NO 2A T-47
466-500-006-000	Assessable	B	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 212 HILLSBOROUGH UNIT NO 2A T-47
466-500-007-000	Assessable	B	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 213 HILLSBOROUGH UNIT NO 2A T-47
466-500-008-000	Assessable	B	7.58	7.59	0.0	0.2134	0.0	0.0	0.0	LOT 214 HILLSBOROUGH UNIT NO 2A T-47
466-500-009-000	Assessable	B	7.58	7.59	0.0	0.2135	0.0	0.0	0.0	LOT 215 HILLSBOROUGH UNIT NO 2A T-47
466-500-010-000	Assessable	B	7.56	7.56	0.0	0.2126	0.0	0.0	0.0	LOT 216 HILLSBOROUGH UNIT NO 2A T-47
466-500-011-000	Assessable	B	12.24	12.25	0.0	0.3446	0.0	0.0	0.0	LOT 217 HILLSBOROUGH UNIT NO 2A T-47
466-500-012-000	Assessable	B	8.64	8.64	0.0	0.2431	0.0	0.0	0.0	LOT 218 HILLSBOROUGH UNIT NO 2A T-47
466-500-013-000	Assessable	B	7.58	7.58	0.0	0.2133	0.0	0.0	0.0	LOT 219 HILLSBOROUGH UNIT NO 2A T-47
466-500-014-000	Assessable	B	7.42	7.42	0.0	0.2088	0.0	0.0	0.0	LOT 220 HILLSBOROUGH UNIT NO 2A T-47
466-500-015-000	Assessable	B	7.16	7.16	0.0	0.2013	0.0	0.0	0.0	LOT 221 HILLSBOROUGH UNIT NO 2A T-47
466-500-016-000	Assessable	B	7.70	7.70	0.0	0.2165	0.0	0.0	0.0	LOT 222 HILLSBOROUGH UNIT NO 2A T-47
466-500-017-000	Assessable	B	10.82	10.82	0.0	0.3043	0.0	0.0	0.0	LOT 243 HILLSBOROUGH UNIT NO 2A T-47
466-500-018-000	Assessable	B	9.64	9.65	0.0	0.2714	0.0	0.0	0.0	LOT 244 HILLSBOROUGH UNIT NO 2A T-47
466-500-019-000	Assessable	B	12.00	12.01	0.0	0.3377	0.0	0.0	0.0	LOT 245 HILLSBOROUGH UNIT NO 2A T-47
466-500-020-000	Assessable	B	10.58	10.59	0.0	0.2977	0.0	0.0	0.0	LOT 246 HILLSBOROUGH UNIT NO 2A T-47
466-500-021-000	Assessable	B	8.32	8.32	0.0	0.2341	0.0	0.0	0.0	LOT 247 HILLSBOROUGH UNIT NO 2A T-47
466-500-022-000	Assessable	B	7.62	7.63	0.0	0.2146	0.0	0.0	0.0	LOT 248 HILLSBOROUGH UNIT NO 2A T-47
466-500-023-000	Assessable	B	9.10	9.10	0.0	0.2558	0.0	0.0	0.0	LOT 249 HILLSBOROUGH UNIT NO 2A T-47
466-500-024-000	Assessable	B	8.82	8.83	0.0	0.2484	0.0	0.0	0.0	LOT 250 HILLSBOROUGH UNIT NO 2A T-47
466-500-025-000	Assessable	B	7.60	7.60	0.0	0.2136	0.0	0.0	0.0	LOT 251 HILLSBOROUGH UNIT NO 2A T-47
466-500-026-000	Assessable	B	10.46	10.47	0.0	0.2945	0.0	0.0	0.0	LOT 252 HILLSBOROUGH UNIT NO 2A T-47
466-500-027-000	Assessable	B	8.24	8.25	0.0	0.2321	0.0	0.0	0.0	LOT 253 HILLSBOROUGH UNIT NO 2A T-47
466-500-028-000	Assessable	B	8.30	8.31	0.0	0.2338	0.0	0.0	0.0	LOT 254 HILLSBOROUGH UNIT NO 2A T-47
466-500-029-000	Assessable	B	7.54	7.54	0.0	0.2121	0.0	0.0	0.0	LOT 255 HILLSBOROUGH UNIT NO 2A T-47
466-500-030-000	Assessable	B	7.82	7.82	0.0	0.2199	0.0	0.0	0.0	LOT 256 HILLSBOROUGH UNIT NO 2A T-47
466-500-031-000	Assessable	B	10.78	10.78	0.0	0.3032	0.0	0.0	0.0	LOT 257 HILLSBOROUGH UNIT NO 2A T-47

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-500-032-000	Assessable	B	8.32	8.32	0.0	0.2339	0.0	0.0	0.0	LOT 258 HILLSBOROUGH UNIT NO 2A T-47
466-500-033-000	Assessable	B	8.00	8.00	0.0	0.2251	0.0	0.0	0.0	LOT 267 HILLSBOROUGH UNIT NO 2A T-47
466-500-034-000	Assessable	B	10.06	10.07	0.0	0.2833	0.0	0.0	0.0	LOT 268 HILLSBOROUGH UNIT NO 2A T-47
466-520-001-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 181 HILLSBOROUGH UNIT NO 2B T-86
466-520-002-000	Assessable	B	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 182 HILLSBOROUGH UNIT NO 2B T-86
466-520-003-000	Assessable	B	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 183 HILLSBOROUGH UNIT NO 2B T-86
466-520-004-000	Assessable	B	10.02	10.03	0.0	0.282	0.0	0.0	0.0	LOT 184 HILLSBOROUGH UNIT NO 2B T-86
466-520-005-000	Assessable	B	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 185 HILLSBOROUGH UNIT NO 2B T-86
466-520-006-000	Assessable	B	11.12	11.12	0.0	0.3127	0.0	0.0	0.0	LOT 186 HILLSBOROUGH UNIT NO 2B T-86
466-520-007-000	Assessable	B	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 187 HILLSBOROUGH UNIT NO 2B T-86
466-520-008-000	Assessable	B	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 188 HILLSBOROUGH UNIT NO 2B T-86
466-520-009-000	Assessable	B	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 189 HILLSBOROUGH UNIT NO 2B T-86
466-520-010-000	Assessable	B	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 190 HILLSBOROUGH UNIT NO 2B T-86
466-520-011-000	Assessable	B	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 283 HILLSBOROUGH UNIT NO 2B T-86
466-520-012-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 284 HILLSBOROUGH UNIT NO 2B T-86
466-520-013-000	Assessable	B	9.20	9.20	0.0	0.2586	0.0	0.0	0.0	LOT 285 HILLSBOROUGH UNIT NO 2B T-86
466-520-014-000	Assessable	B	11.30	11.31	0.0	0.318	0.0	0.0	0.0	LOT 286 HILLSBOROUGH UNIT NO 2B T-86
466-520-015-000	Assessable	B	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 287 HILLSBOROUGH UNIT NO 2B T-86
466-520-016-000	Assessable	B	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 288 HILLSBOROUGH UNIT NO 2B T-86
466-520-017-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 289 HILLSBOROUGH UNIT NO 2B T-86
466-520-018-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 290 HILLSBOROUGH UNIT NO 2B T-86
466-520-019-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 291 HILLSBOROUGH UNIT NO 2B T-86
466-520-020-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 292 HILLSBOROUGH UNIT NO 2B T-86
466-520-021-000	Assessable	B	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 293 HILLSBOROUGH UNIT NO 2B T-86
466-520-022-000	Assessable	B	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 294 HILLSBOROUGH UNIT NO 2B T-86
466-520-023-000	Assessable	B	6.02	6.03	0.0	0.1696	0.0	0.0	0.0	LOT 295 HILLSBOROUGH UNIT NO 2B T-86
466-520-024-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 296 HILLSBOROUGH UNIT NO 2B T-86
466-520-025-000	Assessable	B	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 297 HILLSBOROUGH UNIT NO 2B T-86
466-530-001-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 191 HILLSBOROUGH UNIT NO 2B T-86
466-530-002-000	Assessable	B	6.60	6.60	0.0	0.1855	0.0	0.0	0.0	LOT 192 HILLSBOROUGH UNIT NO 2B T-86
466-530-003-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 193 HILLSBOROUGH UNIT NO 2B T-86
466-530-004-000	Assessable	B	8.66	8.67	0.0	0.2438	0.0	0.0	0.0	LOT 194 HILLSBOROUGH UNIT NO 2B T-86
466-530-005-000	Assessable	B	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 195 HILLSBOROUGH UNIT NO 2B T-86
466-530-006-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 196 HILLSBOROUGH UNIT NO 2B T-86
466-530-007-000	Assessable	B	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 197 HILLSBOROUGH UNIT NO 2B T-86
466-530-008-000	Assessable	B	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 198 HILLSBOROUGH UNIT NO 2B T-86

City of Roseville
Johnson Ranch Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	ACRES ZONE A	ACRES ZONE B	ACRES ZONE C	ACRES ZONE D	ACRES ZONE E	LEGAL DESCRIPTION
466-530-009-000	Assessable	B	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 199 HILLSBOROUGH UNIT NO 2B T-86
466-530-010-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 200 HILLSBOROUGH UNIT NO 2B T-86
466-530-011-000	Assessable	B	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 201 HILLSBOROUGH UNIT NO 2B T-86
466-530-012-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 202 HILLSBOROUGH UNIT NO 2B T-86
466-530-013-000	Assessable	B	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 203 HILLSBOROUGH UNIT NO 2B T-86
466-530-014-000	Assessable	B	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 204 HILLSBOROUGH UNIT NO 2B T-86
466-530-015-000	Assessable	B	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 205 HILLSBOROUGH UNIT NO 2B T-86
466-530-016-000	Assessable	B	8.28	8.29	0.0	0.2332	0.0	0.0	0.0	LOT 206 HILLSBOROUGH UNIT NO 2B T-86
466-530-017-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 259 HILLSBOROUGH UNIT NO 2B T-86
466-530-018-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 260 HILLSBOROUGH UNIT NO 2B T-86
466-530-019-000	Assessable	B	6.78	6.78	0.0	0.1908	0.0	0.0	0.0	LOT 261 HILLSBOROUGH UNIT NO 2B T-86
466-530-020-000	Assessable	B	6.40	6.41	0.0	0.1802	0.0	0.0	0.0	LOT 262 HILLSBOROUGH UNIT NO 2B T-86
466-530-021-000	Assessable	B	82.90	82.92	0.0	2.3319	0.0	0.0	0.0	LOT 263 HILLSBOROUGH UNIT NO 2B T-86
466-530-022-000	Assessable	B	86.68	86.69	0.0	2.4379	0.0	0.0	0.0	LOT 264 HILLSBOROUGH UNIT NO 2B T-86
466-530-023-000	Assessable	B	79.14	79.15	0.0	2.2259	0.0	0.0	0.0	LOT 265 HILLSBOROUGH UNIT NO 2B T-86
466-530-024-000	Assessable	B	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 266 HILLSBOROUGH UNIT NO 2B T-86

Summary Fields	Value
ACTIVE PARCELS	1,060
LEVIED PARCELS	1,044
CHARGE	$48,574.70
MAXIMUM ASMT	$54,403.29
ACRES ZONE A	101.5984
ACRES ZONE B	227.5064
ACRES ZONE C	132.6061
ACRES ZONE D	140.9012
ACRES ZONE E	13.6282

RESOLUTION NO. 22-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Central Roseville Specific Plan Landscaping and Lighting District and annexed territory therein (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22622* of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes. and medians and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-121

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes. and medians and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District generally includes the parcels within the area known as the North Central Roseville Specific Plan. The District is known and designated as

"North Central Roseville Specific Plan Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-122

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each Zone, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-123

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

North Central Roseville Specific Plan Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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Temecula, CA 92590
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F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

North Central Roseville Specific Plan
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements within the existing North Central Roseville Specific Plan Landscaping and Lighting District ("District") within the City. The District was formed in 1990. The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act").

This Engineer's Annual Levy Report for Fiscal Year 2022/23 ("Report") describes the District, any annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The maintenance, operation and servicing of the improvements associated with specific areas of the City that provide a special benefit to the properties in that area are identified as Zones. The costs of the improvements and services are identified and budgeted separately for each Zone and each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the Zone. The budgets and assessments are based on the estimated cost (considering historical costs) to maintain the District improvements that provide a direct and special benefit to properties within the District.

The District consists of four landscaping benefit Zones:

- District Wide Benefit Zone
- Local Benefit Zone
- Zone F
- Zone G

In 2003, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, for the territory now known as Zones F & G. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the annexation of Zones F and G, the maximum assessment rates and annual inflationary adjustment factor.

In 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, to reengineer Zones A, B, C, D & E and approve the maximum assessment rates and annual inflationary adjustment factor. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the Engineer's Annual Levy Report for FY 2004/05, which reconstituted the reengineered zones into the respective District Wide Benefit Zone or Local Benefit Zone.

Zones A, B, C, D and E were reengineered in order to more accurately identify the Zones and areas of special benefit within this portion of the District. These zones were combined into two new Zones based primarily on level of service, similarity of improvement types, and the proximity to improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIIID ("Articles XIIIC and XIIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIIC and XIIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

In compliance with the provisions of Proposition 218, property owner ballot proceedings have been conducted for all Zones within the District; such proceedings approved and confirmed the Maximum Assessments and the Inflationary Adjustment Factor as described in this Report.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located north of downtown Roseville between Interstate 80 and Washington Boulevard and generally encompasses the area within the North Central Roseville Specific Plan ("NCRSP") and two small residential developments in close proximity to the NCRSP near the corner of Diamond Oaks Road and Washington Boulevard. See Appendix A for District boundary map.

District Wide Zone This Zone includes all assessable property within the District with the exception of Zone F and Zone G.

Local Benefit Zone This Zone includes all single family residential property within the District with the exception of Zone F and Zone G.

Zone F This Zone, which comprises the Diamond Oaks Unit No. 10 development, was created on January 8, 2003 through Resolution 03-2 and was first levied in FY 2003/04. Zone F was comprised of Assessor Parcel Number ("APN") 015-020-040 prior to being subdivided into 39 residential lots.

Zone G This Zone, which comprises the Diamond Oaks Unit No. 14 development, was created on May 28, 2003 through Resolution 03-220 and was first levied in FY 2003/04. Zone G was comprised of APNs 017-041-034 & 015-020-006 prior to being subdivided into 76 residential lots and 1 non-residential parcel.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscaping and lighting improvements, and associated appurtenances that benefit parcels within the District. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Specific improvements include all ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, pedestrian trails, walls and fences, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. Improvements in each Zone include:

District Wide Zone This Zone provides for the maintenance of landscaping, fences, sound walls and other improvements within the arterial parkway right of ways, also described as scenic corridors, including but not limited to Roseville Parkway, Pleasant Grove Boulevard, Harding Boulevard and the east side of Washington Boulevard, pedestrian and bike pathways.

Local Benefit Zone This Zone provides for the maintenance of landscaping and other improvements within the local street right of ways. This Zone is primarily a combination of the old Zone C and Zone D, which provided similar maintenance.

Zone F This Zone provides for the maintenance of parkway and perimeter landscaping and block wall adjacent to the development on the west side of Diamond Oaks Road; Parkway and perimeter landscaping, bike trails, block wall and wood fence adjacent to the development on the east side of Washington Boulevard; Open Space designated as Lot “B”, and; Landscaping within Lot “C”, “E” and “F” within the Diamond Oaks Unit No. 10 project.

Zone G This Zone provides for the maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the south side of Pleasant Grove Boulevard; maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the west side of Washington Boulevard from Pleasant Grove Boulevard to Emerald Oak Road; maintenance of the masonry sound wall on the western perimeter of the development; installation and maintenance of perimeter landscaping on the west side of the development located on Open Space Parcel C between

Emerald Oak Road and the masonry sound wall adjacent to the railroad right of way; and maintenance of Open Space, cobble swale (Lot “B”) and post and cable fencing for Lots “A”, “B”, and “C” within the Diamond Oaks Unit No. 14 project.

All assessable parcels identified as being within each Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within each Zone. Only parcels that receive direct and special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are to be dispersed and used for only the services and operation provided each Zone of the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2(d) defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2(i) defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4(a) defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be

imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The City has initiated and conducted property owner protest ballot proceedings in accordance with the Act and Proposition 218 for all Zones within the District. Each of the proposed improvements; the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID and the Act. All improvements associated with the Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within these Zones receives special benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.

RESOLUTION NO. 22-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Northwest Roseville Specific Plan Landscaping and Lighting District and annexed territory therein (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with Chapter 3, Section 22622 of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include turf, ground cover, shrubs and trees, irrigation systems, drainage systems, natural areas, open space areas, public pedestrian paths, entry monuments, fencing, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-124

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Northwest Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include turf, ground cover, shrubs and trees, irrigation systems, drainage systems, natural areas, open space areas, public pedestrian paths, entry monuments, fencing, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the District. The District generally includes the parcels within the area known as the Northwest Roseville Specific Plan. The District is known and designated as

"Northwest Roseville Specific Plan Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-125

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S LEVY REPORT FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Northwest Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each Zone, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 that the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-126

PASSED, APPROVED, AND ADOPTED THIS_____ day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Northwest Roseville Specific Plan Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Northwest Roseville Specific Plan
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to provide and maintain the improvements within the Northwest Roseville Specific Plan Area, known as Northwest Roseville Specific Plan Landscaping and Lighting District ("District") within the City. The District was formed and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act" or the "Act").

This Engineer's Levy Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The assessments are based on historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The District consists of two (2) benefit zones ("Zones"). The improvements that benefit properties within each Zone and the costs of those improvements are identified and budgeted separately. Each parcel is assessed proportionately for the estimated costs of the parcel's respective Zone.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number by the Placer County Assessor's Office. The Placer County Auditor/Controller ("County Auditor/Controller") uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a public hearing, and a final review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIIID* (Proposition 218). Pursuant to the *California Constitution Article XIIID ("Article XIIID") Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments established for the original District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIIID Section 5(b),* the property owners approved these existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). The assessments applied to the District's parcels at the time of passage of Proposition 2018 of $100 to each single-family residential parcel within Zone A and $147.20 to each single family residential parcel within Zone B continue to be exempt from the procedural requirements *Article XIIID Section 4*.

The District and all Zones therein have been formed pursuant to the *1972 Act.* Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments and to review the Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

In November 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIIID, to annex into Zone A, and approve the maximum assessment of $100 per single family residential parcel. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer's Report, through the adoption of Resolution No. 04-507, which annexed the Dunmore Junction territory to Zone A. Dunmore Junction was first assessed by the District in FY 2005/06.

In April 2005, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIIID, to annex into Zones B, and approve the maximum assessment of $147.20 per single family residential parcel. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer's Report, through the adoption of Resolution No. 05-165, which annexed the Legacy subdivision territory to Zone B. The Legacy subdivision was first assessed by the District in FY 2005/06.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The Northwest Roseville Specific Plan Landscaping and Lighting District lies west of the existing urban area of the City of Roseville. The District is generally bounded

by Baseline Road to the north, Fiddyment Road to the west and Washington Boulevard to the east. The City annexed in Dunmore Junction, which is generally located on the east side of Porter Drive, south of Junction Boulevard and north of Lawton Avenue. The City also annexed in Legacy Subdivision, which is generally located on the northwest corner of Washington Boulevard and Junction Boulevard. For general reference purposes, renderings of the District's Boundaries are presented in Appendix A of the Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of

any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Zone A

Zone A of the District, by special benefit assessments, is to provide funding for the maintenance of the following improvements: landscaped street medians and landscaped corridors adjacent to property within the District including but not limited to, plantings, sound walls, and project identification signs; the maintenance of the vernal pool preserves identified in the Northwest Roseville Specific Plan; the installation and maintenance of bike trails within the Northwest Roseville Specific Plan Area; and the installation of park improvements and/or the payment of debt service related to the installation of bike trails and/or park improvements within the Northwest Roseville Specific Plan Area.

Zone B

Zone B of the District, by special benefit assessments, is to provide funding for the following:

- The maintenance of the landscaped street buffers or medians, certain

natural areas within the subdivision and landscape corridors adjacent to the property within the Zone (including, but not limited to, planting, screen walls, project identification signs, and drainage and wetlands areas within the property).

- The perpetual maintenance of the landscape strips adjacent to the Sierra Crossing subdivision contiguous to Foothills Boulevard and Booth Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.

- The maintenance of the natural border adjoining and contiguous to the westerly border of Sierra Crossing.

- The maintenance of the wetland preserve area.

- The on-going maintenance of the landscape strips adjacent to the Legacy subdivision contiguous to Junction Boulevard, Washington Boulevard and Sawtell Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.

- The maintenance of natural border adjoining and contiguous to the westerly border of the Legacy subdivision.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for any special benefit assessment should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. All assessable parcels in each Zone receive a direct special benefit from the services and improvements provided by the District.

Each parcel within this District has been assigned an Equivalent Benefit Unit (EBU), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within each Zone of the District. The levy amount is spread evenly to each assessable parcel in the District, on a per benefit unit (per parcel) method.

For each Zone, the total eligible special benefit expenses ("Balance to Levy"), is divided by the total EBUs of all parcels. The result of this calculation establishes an assessment rate per EBU ("Levy per EBU" or "Assessment Rate") to be applied to each Zone.

The following formulas shall be applied to each Zone to calculate the assessment for each parcel:

Zone A

Total number of residential lots based on final filed maps, divided into the total annual estimated costs of Zone A.

Zone B

Total number of residential lots based on final filed maps, divided into the total annual estimated costs of Zone B.

The Maximum Annual Assessment is not to exceed $100.00 per parcel for Zone A and $147.20 per parcel for Zone B.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments regarding the Dunmore Junction subdivision Legacy subdivision annexations to the District, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan and the Northwest Roseville Specific Plan. As such, the improvements for which each property shall be assessed would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. Well-maintained landscaping and recreational facilities in close proximity to those properties enhances the desirability of those properties.

The special benefits associated with the landscape improvements and associated appurtenants are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts, landscaped areas and recreational facilities.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific

enhancement and desirability of each of the assessed parcels within the District.

The improvements are for the special benefit, enhancement and use of properties within the District and the Northwest Roseville Specific Plan Area. Although the improvements include public easements, rights-of-way and other amenities available or visible to the public at large, it has been determined that the additional improvements installed in connection with this development and those installed as part of the overall Northwest Roseville Specific Plan, are only necessary for the development of properties within the specific plan area and were not required nor necessarily desired by any properties or developments outside the Northwest Roseville Specific Plan Area. Therefore, this District being part of that plan, receives similar and proportional special benefits from both the improvements installed in connection with developing properties in this District as well as existing and future shared amenities within the District. Any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the specific plan area or to the public at large.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	Zone A [1] Fund 2008	Zone B [2] Fund 2009
DIRECT COSTS		
Contract Maintenance - Landscaping	$186,060.00	$10,080.00
Repair & Maintenance - Landscaping/Parks	30,000.00	2,900.00
Repair & Maintenance - Tree Work	22,000.00	1,600.00
Utilities	184,000.00	3,600.00
Stormwater Management/Drainage (1130-4801-10001)	0.00	1,317.00
Rehab Reserve Project - Landscape Rehab	27,000.00	0.00
Total Direct Costs	**$449,060.00**	**$19,497.00**
ADMINISTRATION COSTS		
City Administration	$9,244.00	$383.00
Contract Administration - Park's Dept	33,000.00	1,500.00
County Auditor Fees	4,622.00	191.36
Consulting & Professional Services	9,016.00	374.00
Public Hearing Publishing Costs	356.00	15.00
Total Administrative Costs	**$56,238.00**	**$2,463.36**
Total Direct and Administration Costs	**$505,298.00**	**$21,960.36**
BUDGET ADJUSTMENTS		
Replenishment/(Use) of Operating Reserve	($16,098.00)	($2,824.36)
Contribution for /(Use of) Rehab Reserve	(27,000.00)	0.00
Rounding Adjustment	0.00	0.00
Total Adjustments	**($43,098.00)**	**($2,824.36)**
BALANCE TO LEVY	**$462,200.00**	**$19,136.00**

(1) The Dunmore Junction Subdivision was annexed into Zone A.

(2) The Legacy Subdivision was annexed into Zone B.

Fund balance information of each Zone is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	Zone A Fund 2008	Zone B Fund 2009
FY 2022/23 ASSESSMENT RATES TO APPLY		
Total Assessable Parcels	4,622	130
Total Assessable EBUs	4,622	130
Applied Assessment Rates per EBU	$100.00	$147.20
Maximum Assessment Rates per EBU	$100.00	$147.20
Potential Maximum Assessment Per Zone	**$462,200**	**$19,136**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	Zone A Fund 2008	Zone B Fund 2009
OPERATING RESERVE		
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$283,322.02**	**$4,348.38**
add: Replenish from FY 22/23 Levy		
less: Use for FY 22/23 Expenses	(16,098.00)	(2,824.36)
Transfer from/(to) the Rehab Reserve	(42,694.02)	0.00
Ending Operating Reserve Balance 6-30-2023 (est.)	**$224,530.00**	**$1,524.02**
REHABILITATION RESERVE		
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$124,009.77**	**$0.00**
add: Collect from FY 22/23 Levy		
less: Use for FY 22/23 Rehab Projects	(27,000.00)	0.00
Transfer from/(to) the Operating Reserve	42,694.02	0.00
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$139,703.79**	**$0.00**

D. DESCRIPTION OF BUDGET ITEMS

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance – Landscaping / Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism,

storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Stormwater Management / Drainage - This line item includes costs to properly maintain certain drainage and / or wetlands areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts, the preparation of the Engineer's' Report and incidental expenses of consultant.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish

public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

Total Assessable Parcels - The total number of expected parcels to be assessed in each of the District's Zones.

Total Assessable EBUs - The total number of expected Equivalent Benefit Units in each of the District's Zones.

Applied Assessment Rates per EBU - The assessment rates to be applied to the parcels lying within the respective Zone of the District for the fiscal year shown.

Maximum Assessment Rates per EBU - The maximum assessment rates for the parcels lying within the respective Zone of the District for the fiscal year shown.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of EBUs to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first

day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the FY 2022/23 levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures by Zone related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

Zone A

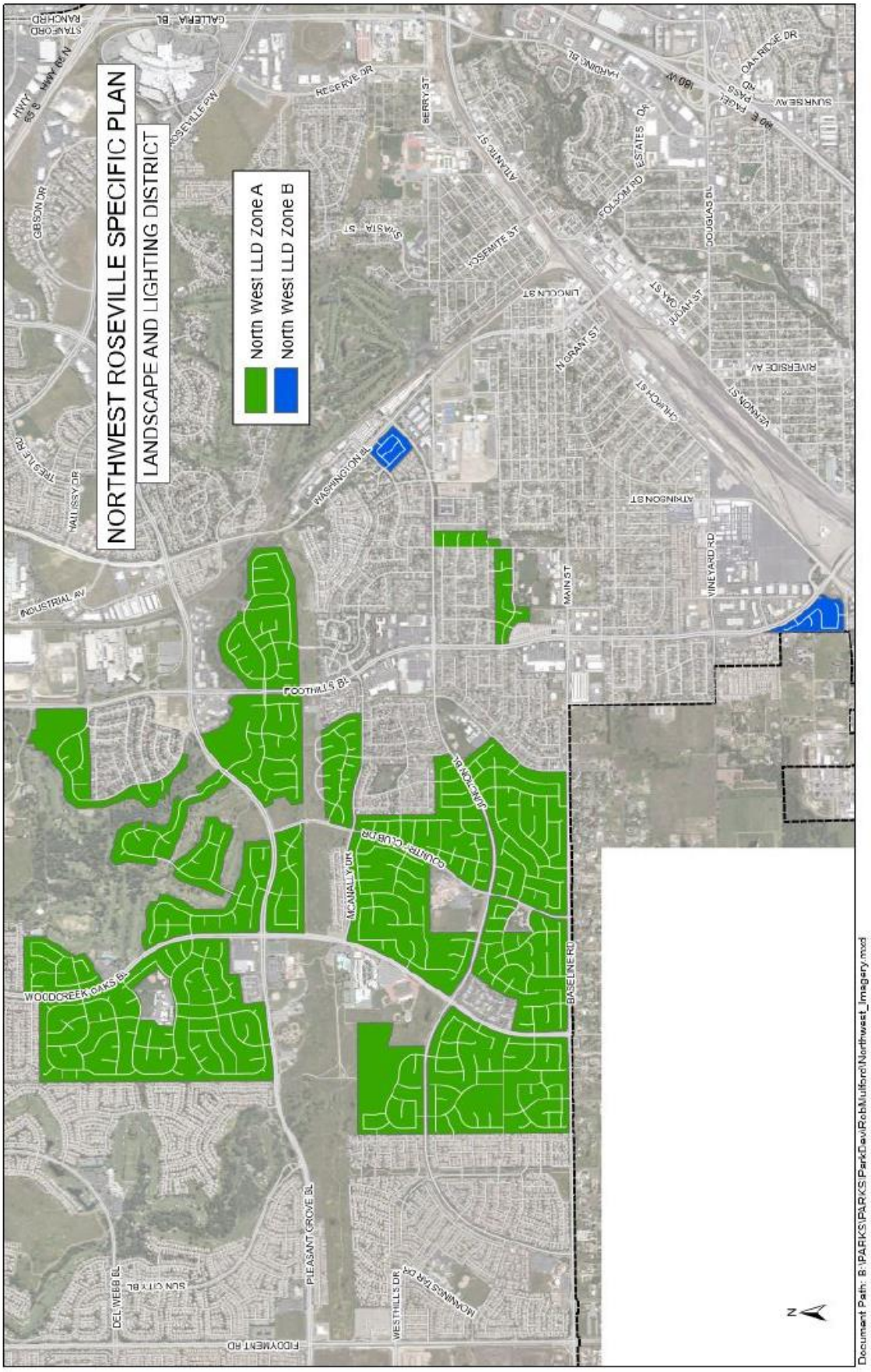
Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair, replace and/or refurbish fencing improvements	$10,000	$7,000	$10,000	$7,000	**$34,000**
Replace, repair, renovate and/or refurbish plants, landscape & related materials	12,000	10,000	12,000	10,000	**44,000**
Non-routine tree work	16,000	15,000	16,000	15,000	**62,000**
Total Projected Expenses	**$38,000**	**$32,000**	**$38,000**	**$32,000**	**$140,000**

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map of the District and Zones have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is represented herein.


NORTHWEST ROSEVILLE SPECIFIC PLAN
LANDSCAPE AND LIGHTING DISTRICT
North West LLD Zone A
North West LLD Zone B
FOOTHILLS BL
WOODCREEK OAKS BL
PLEASANT GROVE BL
BASELINE RD
MAIN ST
INDUSTRIAL AV
FIDDYMENT RD
Document Path: B:\PARKS\PARKS\ParkDev\Rob\Mulford\Northwest_Imagery.mxd

APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
011-270-001-000	Assessable	A	$ 100.00	$ 100.00	LOT 1 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-002-000	Assessable	A	100.00	100.00	LOT 2 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-003-000	Assessable	A	100.00	100.00	LOT 3 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-004-000	Assessable	A	100.00	100.00	LOT 4 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-005-000	Assessable	A	100.00	100.00	LOT 5 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-006-000	Assessable	A	100.00	100.00	LOT 6 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-007-000	Assessable	A	100.00	100.00	LOT 7 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-008-000	Assessable	A	100.00	100.00	LOT 8 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-009-000	Assessable	A	100.00	100.00	LOT 9 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-010-000	Assessable	A	100.00	100.00	LOT 10 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-011-000	Assessable	A	100.00	100.00	LOT 11 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-012-000	Assessable	A	100.00	100.00	LOT 12 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-013-000	Assessable	A	100.00	100.00	LOT 13 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-014-000	Assessable	A	100.00	100.00	LOT 14 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-015-000	Assessable	A	100.00	100.00	LOT 15 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-016-000	Assessable	A	100.00	100.00	LOT 16 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-017-000	Assessable	A	100.00	100.00	LOT 17 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-018-000	Assessable	A	100.00	100.00	LOT 18 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-019-000	Assessable	A	100.00	100.00	LOT 19 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-020-000	Assessable	A	100.00	100.00	LOT 20 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-270-021-000	Non Assessable	A	-	-	LOT A PUE DUNMORE ROSEVILE PORTER DRIVE MOR
011-280-002-000	Assessable	A	100.00	100.00	LOT 21 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-003-000	Assessable	A	100.00	100.00	LOT 22 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-004-000	Assessable	A	100.00	100.00	LOT 23 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-005-000	Assessable	A	100.00	100.00	LOT 24 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-006-000	Assessable	A	100.00	100.00	LOT 25 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-010-000	Assessable	A	100.00	100.00	LOT 29 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-011-000	Assessable	A	100.00	100.00	LOT 30 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-012-000	Assessable	A	100.00	100.00	LOT 31 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-014-000	Assessable	A	100.00	100.00	LOT 33 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-015-000	Assessable	A	100.00	100.00	LOT 34 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-016-000	Assessable	A	100.00	100.00	LOT 35 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16
011-280-017-000	Assessable	A	100.00	100.00	POR LOT 26 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-019-000	Assessable	A	100.00	100.00	POR LOT 27 DUNMORE ROSEVILLE PORTER DR AA-16
011-280-024-000	Assessable	A	100.00	100.00	POR LOT 28 DUNMORE ROSEVILLE PORTER DRIVE
011-280-026-000	Assessable	A	100.00	100.00	POR LOT 28 & 32 DUNMORE ROSEVILLE PORTER DR AA-16
015-520-001-000	Assessable	B	147.20	147.20	LT 1 LEGACY SUB MOR BK AA PG 71
015-520-002-000	Assessable	B	147.20	147.20	LT 2 LEGACY SUB MOR BK AA PG 71
015-520-003-000	Assessable	B	147.20	147.20	LT 3 LEGACY SUB MOR BK AA PG 71
015-520-004-000	Assessable	B	147.20	147.20	LT 4 LEGACY SUB MOR BK AA PG 71
015-520-005-000	Assessable	B	147.20	147.20	LT 5 LEGACY SUB MOR BK AA PG 71
015-520-006-000	Assessable	B	147.20	147.20	LT 6 LEGACY SUB MOR BK AA PG 71
015-520-007-000	Assessable	B	147.20	147.20	LOT 7 LEGACY SUB MOR BK AA PG 71
015-520-008-000	Assessable	B	147.20	147.20	LOT 8 LEGACY SUB MOR BK AA PG 71
015-520-009-000	Assessable	B	147.20	147.20	LOT 9 LEGACY SUB MOR BK AA PG 71
015-520-010-000	Assessable	B	147.20	147.20	LOT 10 LEGACY SUB MOR BK AA PG 71
015-520-011-000	Assessable	B	147.20	147.20	LOT 11 LEGACY SUB MOR BK AA PG 71
015-520-012-000	Assessable	B	147.20	147.20	LOT 12 LEGACY SUB MOR BK AA PG 71
015-520-013-000	Assessable	B	147.20	147.20	LOT 13 LEGACY SUB MOR BK AA PG 71
015-520-014-000	Assessable	B	147.20	147.20	LOT 14 LEGACY SUB MOR BK AA PG 71

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
015-520-015-000	Assessable	B	147.20	147.20	LOT 15 LEGACY SUB MOR BK AA PG 71
015-520-016-000	Assessable	B	147.20	147.20	LOT 16 LEGACY SUB MOR BK AA PG 71
015-520-017-000	Assessable	B	147.20	147.20	LOT 17 LEGACY SUB MOR BK AA PG 71
015-520-018-000	Assessable	B	147.20	147.20	LT 18 LEGACY SUB MOR BK AA PG 71
015-520-019-000	Assessable	B	147.20	147.20	LT 19 LEGACY SUB MOR BK AA PG 71
015-520-020-000	Assessable	B	147.20	147.20	LOT 20 LEGACY SUB MOR BK AA PG 71
015-520-021-000	Assessable	B	147.20	147.20	LOT 21 LEGACY SUB MOR BK AA PG 71
015-520-022-000	Assessable	B	147.20	147.20	LT 22 LEGACY SUB MOR BK AA PG 71
015-520-023-000	Assessable	B	147.20	147.20	LOT 23 LEGACY SUB MOR BK AA PG 71
015-520-024-000	Assessable	B	147.20	147.20	LOT 24 LEGACY SUB MOR BK AA PG 71
015-520-025-000	Assessable	B	147.20	147.20	LOT 25 LEGACY SUB MOR BK AA PG 71
015-520-026-000	Assessable	B	147.20	147.20	LOT 26 LEGACY SUB MOR BK AA PG 71
015-520-027-000	Assessable	B	147.20	147.20	LOT 27 LEGACY SUB MOR BK AA PG 71
015-520-028-000	Assessable	B	147.20	147.20	LOT 28 LEGACY SUB MOR BK AA PG 71
015-520-029-000	Assessable	B	147.20	147.20	LOT 29 LEGACY SUB MOR BK AA PG 71
015-520-030-000	Assessable	B	147.20	147.20	LOT 30 LEGACY SUB MOR BK AA PG 71
015-520-031-000	Assessable	B	147.20	147.20	LOT 31 LEGACY SUB MOR BK AA PG 71
015-520-032-000	Assessable	B	147.20	147.20	LOT 32 LEGACY SUB MOR BK AA PG 71
015-520-033-000	Assessable	B	147.20	147.20	LOT 33 LEGACY SUB MOR BK AA PG 71
015-520-034-000	Assessable	B	147.20	147.20	LOT 34 LEGACY SUB MOR BK AA PG 71
015-520-035-000	Assessable	B	147.20	147.20	LOT 35 LEGACY SUB MOR BK AA PG 71
015-520-036-000	Assessable	B	147.20	147.20	LOT 36 LEGACY SUB MOR BK AA PG 71
015-520-037-000	Assessable	B	147.20	147.20	LOT 37 LEGACY SUB MOR BK AA PG 71
015-520-038-000	Assessable	B	147.20	147.20	LOT 38 LEGACY SUB MOR BK AA PG 71
015-520-039-000	Assessable	B	147.20	147.20	LOT 39 LEGACY SUB MOR BK AA PG 71
015-520-040-000	Assessable	B	147.20	147.20	LOT 40 LEGACY SUB MOR BK AA PG 71
015-520-041-000	Assessable	B	147.20	147.20	LOT 41 LEGACY SUB MOR BK AA PG 71
015-520-042-000	Assessable	B	147.20	147.20	LOT 42 LEGACY SUB MOR BK AA PG 71
015-520-043-000	Assessable	B	147.20	147.20	LOT 43 LEGACY SUB MOR BK AA PG 71
015-520-044-000	Assessable	B	147.20	147.20	LOT 44 LEGACY SUB MOR BK AA PG 71
015-520-045-000	Assessable	B	147.20	147.20	LOT 45 LEGACY SUB MOR BK AA PG 71
015-520-046-000	Assessable	B	147.20	147.20	LOT 46 LEGACY SUB MOR BK AA PG 71
015-520-047-000	Assessable	B	147.20	147.20	LOT 47 LEGACY SUB MOR BK AA PG 71
015-520-048-000	Assessable	B	147.20	147.20	LOT 48 LEGACY SUB MOR BK AA PG 71
015-520-049-000	Assessable	B	147.20	147.20	LOT 49 LEGACY SUB MOR BK AA PG 71
015-520-050-000	Assessable	B	147.20	147.20	LOT 50 LEGACY SUB MOR BK AA PG 71
015-520-051-000	Assessable	B	147.20	147.20	LOT 51 LEGACY SUB MOR BK AA PG 71
015-520-052-000	Assessable	B	147.20	147.20	LOT 52 LEGACY SUB MOR BK AA PG 71
015-520-053-000	Assessable	B	147.20	147.20	LOT 53 LEGACY SUB MOR BK AA PG 71
015-520-054-000	Assessable	B	147.20	147.20	LOT 54 LEGACY SUB MOR BK AA PG 71
015-520-055-000	Assessable	B	147.20	147.20	LOT 55 LEGACY SUB MOR BK AA PG 71
015-520-056-000	Assessable	B	147.20	147.20	LOT 56 LEGACY SUB MOR BK AA PG 71
015-520-057-000	Assessable	B	147.20	147.20	LOT 57 LEGACY SUB MOR BK AA PG 71
015-520-058-000	Assessable	B	147.20	147.20	LOT 58 LEGACY SUB MOR BK AA PG 71
015-520-059-000	Assessable	B	147.20	147.20	LOT 59 LEGACY SUB MOR BK AA PG 71
015-520-060-000	Assessable	B	147.20	147.20	LOT 60 LEGACY SUB MOR BK AA PG 71
015-520-061-000	Assessable	B	147.20	147.20	LOT 61 LEGACY SUB MOR BK AA PG 71
015-520-062-000	Assessable	B	147.20	147.20	LOT 62 LEGACY SUB MOR BK AA PG 71
015-520-063-000	Assessable	B	147.20	147.20	LOT 63 LEGACY SUB MOR BK AA PG 71
015-520-064-000	Assessable	B	147.20	147.20	LOT 64 LEGACY SUB MOR BK AA PG 71

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
015-520-065-000	Assessable	B	147.20	147.20	LOT 65 LEGACY SUB MOR BK AA PG 71
015-520-066-000	Assessable	B	147.20	147.20	LOT 66 LEGACY SUB MOR BK AA PG 71
015-520-067-000	Assessable	B	147.20	147.20	LOT 67 LEGACY SUB MOR BK AA PG 71
015-520-068-000	Assessable	B	147.20	147.20	LOT 68 LEGACY SUB MOR BK AA PG 71
015-520-069-000	Assessable	B	147.20	147.20	LOT 69 LEGACY SUB MOR BK AA PG 71
015-520-070-000	Assessable	B	147.20	147.20	LOT 70 LEGACY SUB MOR BK AA PG 71
015-520-071-000	Assessable	B	147.20	147.20	LOT 71 LEGACY SUB MOR BK AA PG 71
015-520-072-000	Non Assessable	B	-	-	LOT A PUE - LEGACY SUB MOR BK AA PG 71
015-520-073-000	Non Assessable	B	-	-	LOT B PUE - LEGACY SUB MOR BK AA PG 71
015-520-074-000	Non Assessable	B	-	-	LOT C PUE - LEGACY SUB MOR BK AA PG 71
015-520-075-000	Non Assessable	B	-	-	LOT D PUE - LEGACY SUB MOR BK AA PG 71
015-520-076-000	Non Assessable	B	-	-	LOT E PUE - LEGACY SUB MOR BK AA PG 71
015-520-077-000	Non Assessable	B	-	-	LOT F OPEN SPACE - LEGACY SUB MOR BK AA PG 71
473-160-001-000	Assessable	B	147.20	147.20	LOT 1 SIERRA CROSSINGS T-27
473-160-004-000	Assessable	B	147.20	147.20	LOT 58 SIERRA CROSSINGS T-27
473-160-005-000	Assessable	B	147.20	147.20	LOT 59 SIERRA CROSSINGS T-27
473-160-007-000	Assessable	B	147.20	147.20	POR LOT 56 SIERRA CROSSINGS T-27
473-160-008-000	Assessable	B	147.20	147.20	LOT 57 & POR LOT 56 SIERRA CROSSINGS T-27
473-170-001-000	Assessable	B	147.20	147.20	LOT 2 SIERRA CROSSINGS T-27
473-170-002-000	Assessable	B	147.20	147.20	LOT 3 SIERRA CROSSINGS T-27
473-170-003-000	Assessable	B	147.20	147.20	LOT 4 SIERRA CROSSINGS T-27
473-170-004-000	Assessable	B	147.20	147.20	LOT 5 SIERRA CROSSINGS T-27
473-170-005-000	Assessable	B	147.20	147.20	LOT 6 SIERRA CROSSINGS T-27
473-170-006-000	Assessable	B	147.20	147.20	LOT 7 SIERRA CROSSINGS T-27
473-170-007-000	Assessable	B	147.20	147.20	LOT 8 SIERRA CROSSINGS T-27
473-170-008-000	Assessable	B	147.20	147.20	LOT 9 SIERRA CROSSINGS T-27
473-170-009-000	Assessable	B	147.20	147.20	LOT 10 SIERRA CROSSINGS T-27
473-170-010-000	Assessable	B	147.20	147.20	LOT 11 SIERRA CROSSINGS T-27
473-170-011-000	Assessable	B	147.20	147.20	LOT 12 SIERRA CROSSINGS T-27
473-170-012-000	Assessable	B	147.20	147.20	LOT 13 SIERRA CROSSINGS T-27
473-170-013-000	Assessable	B	147.20	147.20	LOT 14 SIERRA CROSSINGS T-27
473-170-014-000	Assessable	B	147.20	147.20	LOT 15 SIERRA CROSSINGS T-27
473-170-015-000	Assessable	B	147.20	147.20	LOT 16 SIERRA CROSSINGS T-27
473-170-016-000	Assessable	B	147.20	147.20	LOT 17 SIERRA CROSSINGS T-27
473-170-017-000	Assessable	B	147.20	147.20	LOT 28 SIERRA CROSSINGS T-27
473-170-018-000	Assessable	B	147.20	147.20	LOT 29 SIERRA CROSSINGS T-27
473-170-019-000	Assessable	B	147.20	147.20	LOT 30 SIERRA CROSSINGS T-27
473-170-020-000	Assessable	B	147.20	147.20	LOT 31 SIERRA CROSSINGS T-27
473-170-021-000	Assessable	B	147.20	147.20	LOT 32 SIERRA CROSSINGS T-27
473-170-022-000	Assessable	B	147.20	147.20	LOT 33 SIERRA CROSSINGS T-27
473-170-023-000	Assessable	B	147.20	147.20	LOT 34 SIERRA CROSSINGS T-27
473-170-024-000	Assessable	B	147.20	147.20	LOT 35 SIERRA CROSSINGS T-27
473-170-025-000	Assessable	B	147.20	147.20	LOT 36 SIERRA CROSSINGS T-27
473-170-026-000	Assessable	B	147.20	147.20	LOT 37 SIERRA CROSSINGS T-27
473-170-027-000	Assessable	B	147.20	147.20	LOT 38 SIERRA CROSSINGS T-27
473-170-028-000	Assessable	B	147.20	147.20	LOT 39 SIERRA CROSSINGS T-27
473-170-029-000	Assessable	B	147.20	147.20	LOT 40 SIERRA CROSSINGS T-27
473-170-030-000	Assessable	B	147.20	147.20	LOT 41 SIERRA CROSSINGS T-27
473-170-031-000	Assessable	B	147.20	147.20	LOT 42 SIERRA CROSSINGS T-27
473-170-032-000	Assessable	B	147.20	147.20	LOT 43 SIERRA CROSSINGS T-27

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
473-170-033-000	Assessable	B	147.20	147.20	LOT 44 SIERRA CROSSINGS T-27
473-170-034-000	Assessable	B	147.20	147.20	LOT 45 SIERRA CROSSINGS T-27
473-170-035-000	Assessable	B	147.20	147.20	LOT 46 SIERRA CROSSINGS T-27
473-170-036-000	Assessable	B	147.20	147.20	LOT 47 SIERRA CROSSINGS T-27
473-170-037-000	Assessable	B	147.20	147.20	LOT 48 SIERRA CROSSINGS T-27
473-170-038-000	Assessable	B	147.20	147.20	LOT 49 SIERRA CROSSINGS T-27
473-170-039-000	Assessable	B	147.20	147.20	LOT 50 SIERRA CROSSINGS T-27
473-170-040-000	Assessable	B	147.20	147.20	LOT 51 SIERRA CROSSINGS T-27
473-170-041-000	Assessable	B	147.20	147.20	LOT 52 SIERRA CROSSINGS T-27
473-170-042-000	Assessable	B	147.20	147.20	LOT 53 SIERRA CROSSINGS T-27
473-170-043-000	Assessable	B	147.20	147.20	LOT 54 SIERRA CROSSINGS T-27
473-170-044-000	Assessable	B	147.20	147.20	LOT 55 SIERRA CROSSINGS T-27
473-180-001-000	Assessable	B	147.20	147.20	LOT 18 SIERRA CROSSINGS T-27
473-180-002-000	Assessable	B	147.20	147.20	LOT 19 SIERRA CROSSINGS T-27
473-180-003-000	Assessable	B	147.20	147.20	LOT 20 SIERRA CROSSINGS T-27
473-180-004-000	Assessable	B	147.20	147.20	LOT 21 SIERRA CROSSINGS T-27
473-180-005-000	Assessable	B	147.20	147.20	LOT 22 SIERRA CROSSINGS T-27
473-180-006-000	Assessable	B	147.20	147.20	LOT 23 SIERRA CROSSINGS T-27
473-180-007-000	Assessable	B	147.20	147.20	LOT 24 SIERRA CROSSINGS T-27
473-180-008-000	Assessable	B	147.20	147.20	LOT 25 SIERRA CROSSINGS T-27
473-180-009-000	Assessable	B	147.20	147.20	LOT 26 SIERRA CROSSINGS T-27
473-180-010-000	Assessable	B	147.20	147.20	LOT 27 SIERRA CROSSINGS T-27
475-060-001-000	Assessable	A	100.00	100.00	LOT 12 PARKLAND ESTATES MOR BK Q PG 88
475-060-002-000	Assessable	A	100.00	100.00	LOT 13 PARKLAND ESTATES MOR BK Q PG 88
475-060-003-000	Assessable	A	100.00	100.00	LOT 15 PARKLAND ESTATES MOR BK Q PG 88
475-060-004-000	Assessable	A	100.00	100.00	LOT 14 PARKLAND ESTATES MOR BK Q PG 88
475-060-005-000	Assessable	A	100.00	100.00	LOT 16 PARKLAND ESTATES MOR BK Q PG 88
475-060-006-000	Assessable	A	100.00	100.00	LOT 17 PARKLAND ESTATES MOR BK Q PG 88
475-060-007-000	Assessable	A	100.00	100.00	LOT 18 PARKLAND ESTATES MOR BK Q PG 88
475-060-008-000	Assessable	A	100.00	100.00	LOT 19 PARKLAND ESTATES MOR BK Q PG 88
475-060-009-000	Assessable	A	100.00	100.00	LOT 20 PARKLAND ESTATES MOR BK Q PG 88
475-060-010-000	Assessable	A	100.00	100.00	LOT 21 PARKLAND ESTATES MOR BK Q PG 88
475-060-011-000	Assessable	A	100.00	100.00	LOT 22 PARKLAND ESTATES MOR BK Q PG 88
475-060-012-000	Assessable	A	100.00	100.00	LOT 23 PARKLAND ESTATES MOR BK Q PG 88
475-060-013-000	Assessable	A	100.00	100.00	LOT 24 PARKLAND ESTATES MOR BK Q PG 88
475-060-014-000	Assessable	A	100.00	100.00	LOT 25 PARKLAND ESTATES MOR BK Q PG 88
475-060-015-000	Assessable	A	100.00	100.00	LOT 26 PARKLAND ESTATES MOR BK Q PG 88
475-060-016-000	Assessable	A	100.00	100.00	LOT 27 PARKLAND ESTATES MOR BK Q PG 88
475-060-017-000	Assessable	A	100.00	100.00	LOT 28 PARKLAND ESTATES MOR BK Q PG 88
475-060-018-000	Assessable	A	100.00	100.00	LOT 29 PARKLAND ESTATES MOR BK Q PG 88
475-060-019-000	Assessable	A	100.00	100.00	LOT 30 PARKLAND ESTATES MOR BK Q PG 88
475-060-020-000	Assessable	A	100.00	100.00	LOT 31 PARKLAND ESTATES MOR BK Q PG 88
475-060-021-000	Assessable	A	100.00	100.00	LOT 32 PARKLAND ESTATES MOR BK Q PG 88
475-060-022-000	Assessable	A	100.00	100.00	LOT 33 PARKLAND ESTATES MOR PG Q PG 88
475-060-023-000	Assessable	A	100.00	100.00	LOT 34 PARKLAND ESTATES MOR BK Q PG 88
475-060-024-000	Assessable	A	100.00	100.00	LOT 35 PARKLAND ESTATES MOR BK Q PG 88
475-060-025-000	Assessable	A	100.00	100.00	LOT 36 PARKLAND ESTATES MOR BK Q PG 88
475-060-026-000	Assessable	A	100.00	100.00	LOT 37 PARKLAND ESTATES MOR BK Q PG 88
475-060-027-000	Assessable	A	100.00	100.00	LOT 38 PARKLAND ESTATES MOR BK Q PG 88
475-060-028-000	Assessable	A	100.00	100.00	LOT 39 PARKLAND ESTATES MOR BK Q PG 88

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
475-060-029-000	Assessable	A	100.00	100.00	LOT 40 PARKLAND ESTATES MOR BK Q PG 88
475-060-030-000	Assessable	A	100.00	100.00	LOT 41 PARKLAND ESTATES MOR BK Q PG 88
475-060-031-000	Assessable	A	100.00	100.00	LOT 42 PARKLAND ESTATES MOR BK Q PG 88
475-060-032-000	Assessable	A	100.00	100.00	LOT 43 PARKLAND ESTATES MOR BK Q PG 88
475-060-036-000	Assessable	A	100.00	100.00	LOT 47 PARKLAND ESTATES MOR BK Q PG 88
475-060-037-000	Assessable	A	100.00	100.00	LOT 48 PARKLAND ESTATES MOR BK Q PG 88
475-060-038-000	Assessable	A	100.00	100.00	LOT 49 PARKLAND ESTATES MOR BK Q PG 88
475-060-039-000	Assessable	A	100.00	100.00	LOT 50 PARKLAND ESTATES MOR BK Q PG 88
475-060-040-000	Assessable	A	100.00	100.00	LOT 51 PARKLAND ESTATES MOR BK Q PG 88
475-060-041-000	Assessable	A	100.00	100.00	LOT 52 PARKLAND ESTATES MOR BK Q PG 88
475-060-046-000	Assessable	A	100.00	100.00	LOT 57 PARKLAND ESTATES MOR BK Q PG 88
475-060-047-000	Assessable	A	100.00	100.00	LOT 58 PARKLAND ESTATES MOR BK Q PG 88
475-060-048-000	Assessable	A	100.00	100.00	LOT 59 PARKLAND ESTATES MOR BK Q PG 88
475-060-049-000	Assessable	A	100.00	100.00	LOT 60 PARKLAND ESTATES MOR BK Q PG 88
475-060-050-000	Assessable	A	100.00	100.00	LOT 61 PARKLAND ESTATES MOR BK Q PG 88
475-060-051-000	Assessable	A	100.00	100.00	LOT 62 PARKLAND ESTATES MOR BK Q PG 88
475-060-052-000	Assessable	A	100.00	100.00	LOT 63 PARKLAND ESTATES MOR BK Q PG 88
475-060-053-000	Assessable	A	100.00	100.00	LOT 64 PARKLAND ESTATES MOR BK Q PG 88
475-060-054-000	Assessable	A	100.00	100.00	POR PCL A LOT 44 PARKLAND ESTATES MOR Q-88
475-060-055-000	Assessable	A	100.00	100.00	POR LOT 45 PARKLAND ESTATES MOR BK Q PG 88
475-060-056-000	Assessable	A	100.00	100.00	POR L46 PARKLAND ESTATES Q-88
475-060-057-000	Assessable	A	100.00	100.00	LOT 53 & POR 46 PARKLAND ESTATES MOR BK Q PG 88
475-060-058-000	Assessable	A	100.00	100.00	L54&POR 45&46 PARKLAND EST Q88
475-060-059-000	Assessable	A	100.00	100.00	L55 & POR 45 PARKLAND EST Q-88
475-060-060-000	Assessable	A	100.00	100.00	L56 &POR44&45 PARKLAND EST Q88
475-090-001-000	Assessable	A	100.00	100.00	L 1 PARKLAND ESTATES Q-88
475-090-002-000	Assessable	A	100.00	100.00	L 2 PARKLAND ESTATES Q-88
475-090-003-000	Assessable	A	100.00	100.00	L 3 PARKLAND ESTATES Q-88
475-090-004-000	Assessable	A	100.00	100.00	L 4 PARKLAND ESTATES Q-88
475-090-005-000	Assessable	A	100.00	100.00	L 5 PARKLAND ESTATES Q-88
475-090-006-000	Assessable	A	100.00	100.00	L 6 PARKLAND ESTATES Q-88
475-090-007-000	Assessable	A	100.00	100.00	L 7 PARKLAND ESTATES Q-88
475-090-008-000	Assessable	A	100.00	100.00	L 8 PARKLAND ESTATES Q-88
475-090-009-000	Assessable	A	100.00	100.00	L 9 PARKLAND ESTATES Q-88
475-090-010-000	Assessable	A	100.00	100.00	L10 PARKLAND ESTATES Q-88
475-090-011-000	Assessable	A	100.00	100.00	L11 PARKLAND ESTATES Q-88
475-090-012-000	Assessable	A	100.00	100.00	L65 PARKLAND ESTATES Q-88
475-090-013-000	Assessable	A	100.00	100.00	L66 PARKLAND ESTATES Q-88
475-090-014-000	Assessable	A	100.00	100.00	L67 PARKLAND ESTATES Q-88
475-090-015-000	Assessable	A	100.00	100.00	L68 PARKLAND ESTATES Q-88
475-090-016-000	Assessable	A	100.00	100.00	L69 PARKLAND ESTATES Q-88
475-090-017-000	Assessable	A	100.00	100.00	L70 PARKLAND ESTATES Q-88
475-090-018-000	Assessable	A	100.00	100.00	L71 PARKLAND ESTATES Q-88
476-100-002-000	Assessable	A	100.00	100.00	L 1 AUTUMN GLEN UNIT 1
476-100-003-000	Assessable	A	100.00	100.00	L 2 AUTUMN GLEN UNIT 1
476-100-004-000	Assessable	A	100.00	100.00	LOT 3 AUTUMN GLEN UNIT #1 MOR Q-16
476-100-005-000	Assessable	A	100.00	100.00	L 4 AUTUMN GLEN UNIT 1
476-100-006-000	Assessable	A	100.00	100.00	L 5 AUTUMN GLEN UNIT 1
476-100-007-000	Assessable	A	100.00	100.00	L 6 AUTUMN GLEN UNIT 1
476-100-008-000	Assessable	A	100.00	100.00	L 7 AUTUMN GLEN UNIT 1 MOR Q-16

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-100-009-000	Assessable	A	100.00	100.00	L 8 AUTUMN GLEN UNIT 1
476-100-010-000	Assessable	A	100.00	100.00	L 9 AUTUMN GLEN UNIT 1
476-100-011-000	Assessable	A	100.00	100.00	L 10 AUTUMN GLEN UNIT 1
476-100-014-000	Assessable	A	100.00	100.00	LOT 32 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-015-000	Assessable	A	100.00	100.00	LOT 33 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-016-000	Assessable	A	100.00	100.00	LOT 34 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-017-000	Assessable	A	100.00	100.00	LOT 35 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-018-000	Assessable	A	100.00	100.00	LOT 36 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-019-000	Assessable	A	100.00	100.00	LOT 37 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-020-000	Assessable	A	100.00	100.00	LOT 38 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-021-000	Assessable	A	100.00	100.00	LOT 39 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-022-000	Assessable	A	100.00	100.00	LOT 40 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-023-000	Assessable	A	100.00	100.00	LOT 41 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-024-000	Assessable	A	100.00	100.00	LOT 42 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-025-000	Assessable	A	100.00	100.00	LOT 43 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-026-000	Assessable	A	100.00	100.00	LOT 44 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-027-000	Assessable	A	100.00	100.00	LOT 45 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-028-000	Assessable	A	100.00	100.00	LOT 46 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-029-000	Assessable	A	100.00	100.00	LOT 47 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-030-000	Assessable	A	100.00	100.00	LOT 48 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-031-000	Assessable	A	100.00	100.00	LOT 49 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-032-000	Assessable	A	100.00	100.00	LOT 50 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-033-000	Assessable	A	100.00	100.00	LOT 51 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-034-000	Assessable	A	100.00	100.00	LOT 52 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-035-000	Assessable	A	100.00	100.00	LOT 53 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-036-000	Assessable	A	100.00	100.00	LOT 54 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-037-000	Assessable	A	100.00	100.00	LOT 55 AUTUMN GLEN UNIT 2 Q-23
476-100-038-000	Assessable	A	100.00	100.00	LOT 56 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-039-000	Assessable	A	100.00	100.00	LOT 57 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-040-000	Assessable	A	100.00	100.00	LOT 58 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-041-000	Assessable	A	100.00	100.00	LOT 59 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-042-000	Assessable	A	100.00	100.00	LOT 60 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-043-000	Assessable	A	100.00	100.00	LOT 61 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-044-000	Assessable	A	100.00	100.00	LOT 62 AUTUMN GLEN UNIT 2 Q-23
476-100-045-000	Assessable	A	100.00	100.00	LOT 63 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-046-000	Assessable	A	100.00	100.00	L 82 AUTUMN GLEN UNIT 3 Q-24
476-100-047-000	Assessable	A	100.00	100.00	LOT 83 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-048-000	Assessable	A	100.00	100.00	LOT 84 AUTUMN GLEN UNIT 3 Q-24
476-100-049-000	Assessable	A	100.00	100.00	L 85 AUTUMN GLEN UNIT 3 Q-24
476-100-050-000	Assessable	A	100.00	100.00	LOT 86 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-051-000	Assessable	A	100.00	100.00	LOT 87 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-052-000	Assessable	A	100.00	100.00	LOT 88 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-053-000	Assessable	A	100.00	100.00	LOT 89 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-054-000	Assessable	A	100.00	100.00	LOT 90 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-055-000	Assessable	A	100.00	100.00	LOT 91 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-056-000	Assessable	A	100.00	100.00	LOT 92 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-057-000	Assessable	A	100.00	100.00	LOT 93 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-058-000	Assessable	A	100.00	100.00	LOT 94 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-059-000	Assessable	A	100.00	100.00	LOT 95 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-060-000	Assessable	A	100.00	100.00	LOT 96 AUTUMN GLEN UNIT 3 MOR Q-24

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-100-061-000	Assessable	A	100.00	100.00	LOT 97 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-062-000	Assessable	A	100.00	100.00	LOT 98 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-063-000	Assessable	A	100.00	100.00	LOT 99 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-064-000	Assessable	A	100.00	100.00	LOT 100 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-065-000	Assessable	A	100.00	100.00	LOT 101 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-066-000	Assessable	A	100.00	100.00	L 102 AUTUMN GLEN UNIT 3 Q-24
476-100-067-000	Assessable	A	100.00	100.00	LOT 103 AUTUMN GLEN UNIT 3 MOR Q-24
476-100-068-000	Assessable	A	100.00	100.00	LOT 104 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-002-000	Assessable	A	100.00	100.00	LOT 11 AUTUMN GLEN UNIT 1 MOR Q-16
476-110-003-000	Assessable	A	100.00	100.00	L 12 AUTUMN GLEN UNIT 1
476-110-004-000	Assessable	A	100.00	100.00	L 13 AUTUMN GLEN UNIT 1
476-110-005-000	Assessable	A	100.00	100.00	L 14 AUTUMN GLEN UNIT 1
476-110-006-000	Assessable	A	100.00	100.00	L 15 AUTUMN GLEN UNIT 1
476-110-007-000	Assessable	A	100.00	100.00	L 16 AUTUMN GLEN UNIT 1
476-110-008-000	Assessable	A	100.00	100.00	L 17 AUTUMN GLEN UNIT 1
476-110-009-000	Assessable	A	100.00	100.00	LOT 18 AUTUMN GLEN UNIT 1 MOR BK Q PG 16
476-110-010-000	Assessable	A	100.00	100.00	L 19 AUTUMN GLEN UNIT 1
476-110-011-000	Assessable	A	100.00	100.00	L 20 AUTUMN GLEN UNIT 1
476-110-012-000	Assessable	A	100.00	100.00	L 21 AUTUMN GLEN UNIT 1
476-110-013-000	Assessable	A	100.00	100.00	LOT 22 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-014-000	Assessable	A	100.00	100.00	LOT 23 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-015-000	Assessable	A	100.00	100.00	L 24 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-016-000	Assessable	A	100.00	100.00	LOT 25 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-017-000	Assessable	A	100.00	100.00	LOT 26 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-018-000	Assessable	A	100.00	100.00	L 27 AUTUMN GLEN UNIT 2 Q-23
476-110-019-000	Assessable	A	100.00	100.00	L 28 AUTUMN GLEN UNIT 2 Q-23
476-110-020-000	Assessable	A	100.00	100.00	L 29 AUTUMN GLEN UNIT 2 Q-23
476-110-021-000	Assessable	A	100.00	100.00	L 30 AUTUMN GLEN UNIT 2 Q-23
476-110-022-000	Assessable	A	100.00	100.00	LOT 31 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-023-000	Assessable	A	100.00	100.00	LOT 64 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-024-000	Assessable	A	100.00	100.00	LOT 65 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-025-000	Assessable	A	100.00	100.00	LOT 66 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-026-000	Assessable	A	100.00	100.00	L 67 AUTUMN GLEN UNIT 2 Q-23
476-110-027-000	Assessable	A	100.00	100.00	LOT 68 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-028-000	Assessable	A	100.00	100.00	L 69 AUTUMN GLEN UNIT 2 Q-23
476-110-029-000	Assessable	A	100.00	100.00	LOT 70 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-030-000	Assessable	A	100.00	100.00	LOT 71 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-031-000	Assessable	A	100.00	100.00	LOT 72 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-032-000	Assessable	A	100.00	100.00	L 73 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-033-000	Assessable	A	100.00	100.00	LOT 74 AUTUMN GLEN UNIT 3 MOR Q24
476-110-034-000	Assessable	A	100.00	100.00	LOT 75 AUTUMN GLEN UNIT 3 MOR Q24
476-110-035-000	Assessable	A	100.00	100.00	LOT 76 AUTUMN GLEN UNIT 3 MOR Q24
476-110-036-000	Assessable	A	100.00	100.00	LOT 77 AUTUMN GLEN UNIT 3 MOR Q24
476-110-037-000	Assessable	A	100.00	100.00	LOT 78 AUTUMN GLEN UNIT 3 MOR Q24
476-110-038-000	Assessable	A	100.00	100.00	LOT 79 AUTUMN GLEN UNIT 3 MOR Q24
476-110-039-000	Assessable	A	100.00	100.00	LOT 80 AUTUMN GLEN UNIT 3 MOR Q24
476-110-040-000	Assessable	A	100.00	100.00	LOT 81 AUTUMN GLEN UNIT 3 MOR Q24
476-110-041-000	Assessable	A	100.00	100.00	LOT 105 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-042-000	Assessable	A	100.00	100.00	L 106 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-043-000	Assessable	A	100.00	100.00	LOT 107 AUTUMN GLEN UNIT 3 MOR Q-24

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-110-044-000	Assessable	A	100.00	100.00	LOT 108 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-045-000	Assessable	A	100.00	100.00	LOT 109 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-046-000	Assessable	A	100.00	100.00	LOT 110 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-047-000	Assessable	A	100.00	100.00	LOT 111 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-048-000	Assessable	A	100.00	100.00	LOT 112 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-049-000	Assessable	A	100.00	100.00	LOT 113 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-050-000	Assessable	A	100.00	100.00	L 114 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-051-000	Assessable	A	100.00	100.00	LOT 115 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-052-000	Assessable	A	100.00	100.00	LOT 116 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-053-000	Assessable	A	100.00	100.00	LOT 117 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-054-000	Assessable	A	100.00	100.00	LOT 118 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-055-000	Assessable	A	100.00	100.00	LOT 119 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-056-000	Assessable	A	100.00	100.00	LOT 120 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-057-000	Assessable	A	100.00	100.00	LOT 121 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-058-000	Assessable	A	100.00	100.00	LOT 122 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-059-000	Assessable	A	100.00	100.00	LOT 123 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-060-000	Assessable	A	100.00	100.00	LOT 124 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-061-000	Assessable	A	100.00	100.00	LOT 125 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-062-000	Assessable	A	100.00	100.00	LOT 126 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-063-000	Assessable	A	100.00	100.00	LOT 127 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-064-000	Assessable	A	100.00	100.00	LOT 128 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-065-000	Assessable	A	100.00	100.00	LOT 129 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-066-000	Assessable	A	100.00	100.00	LOT 130 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-067-000	Assessable	A	100.00	100.00	LOT 131 AUTUMN GLEN UNIT 3 MOR Q-24
476-120-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-003-000	Assessable	A	100.00	100.00	L 3 SILVERADO OAKS #4 Q-20
476-120-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS #4 Q-20
476-120-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-022-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-023-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-024-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-025-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS #4 Q-20
476-120-026-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS #4 MOR BK Q PG 20

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-120-027-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS #4 MOR Q-20
476-120-028-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-029-000	Assessable	A	100.00	100.00	L 29 SILVERADO OAKS #4 Q-20
476-120-030-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-031-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-032-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-033-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-034-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-035-000	Assessable	A	100.00	100.00	L 35 SILVERADO OAKS #4 Q-20
476-120-036-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-037-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-038-000	Assessable	A	100.00	100.00	L 38 SILVERADO OAKS #4 Q-20
476-120-039-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-040-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-041-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-042-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-043-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-044-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-045-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-046-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-047-000	Assessable	A	100.00	100.00	L 47 SILVERADO OAKS #4 Q-20
476-120-048-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-049-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-050-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-051-000	Assessable	A	100.00	100.00	L 51 SILVERADO OAKS #4 Q-20
476-120-052-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-053-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-054-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-055-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-056-000	Assessable	A	100.00	100.00	L 56 SILVERADO OAKS #4 MOR Q-20
476-120-057-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-058-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-059-000	Assessable	A	100.00	100.00	L 59 SILVERADO OAKS #4 Q-20
476-120-060-000	Assessable	A	100.00	100.00	L 60 SILVERADO OAKS #4 Q-20
476-120-061-000	Assessable	A	100.00	100.00	L 61 SILVERADO OAKS #4 MOR Q-20
476-120-062-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS #4 MOR Q-20
476-120-063-000	Assessable	A	100.00	100.00	L 63 SILVERADO OAKS #4 Q-20
476-120-064-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-065-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-066-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-067-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-068-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-069-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-070-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-071-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-072-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-073-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS #4 MOR BK Q PG 20
476-120-074-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-001-000	Assessable	A	100.00	100.00	L 75 SILVERADO OAKS #4 Q-20
476-130-002-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS #4 MOR BK Q PG 20

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-130-003-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-004-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-005-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-006-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-007-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-008-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-009-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-010-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-011-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-012-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-013-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-014-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-015-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-016-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-017-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-018-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-019-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-020-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-021-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-022-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-023-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-024-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-025-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-026-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-027-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-028-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-029-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-030-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-031-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-032-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-033-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-034-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-035-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-036-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-037-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-038-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-039-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-040-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-041-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-042-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-043-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-044-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-045-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-046-000	Assessable	A	100.00	100.00	LOT 120 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-047-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-048-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-049-000	Assessable	A	100.00	100.00	LOT 123 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-050-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-051-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-052-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO OAKS #4 MOR BK Q PG 20

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-130-053-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-054-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-055-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-056-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-057-000	Assessable	A	100.00	100.00	LOT 131 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-058-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-059-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-060-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-061-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-062-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-063-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-064-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-065-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-066-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-067-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-068-000	Assessable	A	100.00	100.00	LOT 142 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-069-000	Assessable	A	100.00	100.00	LOT 143 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-070-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-071-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-072-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-073-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO OAKS #4 MOR BK Q PG 20
476-130-074-000	Assessable	A	100.00	100.00	LOT 148 SILVERADO OAKS #4 MOR BK Q PG 20
476-150-001-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-002-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO OAKS #5 PH B MOR R-27
476-150-003-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-004-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-005-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-006-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-007-000	Assessable	A	100.00	100.00	LOT 123 SILVERADO OAKS #5 PH B MOR R-27
476-150-008-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-009-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-010-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-011-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-012-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO OAKS #5 PH B MOR R-27
476-150-013-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-014-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-015-000	Assessable	A	100.00	100.00	LOT 131 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-016-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO OAKS UNIT #5 PHASE B MOR R-27
476-150-017-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-018-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-019-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-020-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-021-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-022-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-023-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-024-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-025-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-026-000	Assessable	A	100.00	100.00	LOT 142 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-027-000	Assessable	A	100.00	100.00	LOT 143 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-028-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO OAKS #5 PH B MOR R-28

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-150-029-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-030-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-031-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-032-000	Assessable	A	100.00	100.00	LOT 148 SILVERADO OAKS #5 PH B MOR R-27
476-150-033-000	Assessable	A	100.00	100.00	LOT 149 SILVERADO OAKS #5 PH B MOR R-27
476-150-034-000	Assessable	A	100.00	100.00	LOT 150 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-035-000	Assessable	A	100.00	100.00	LOT 151 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-150-036-000	Assessable	A	100.00	100.00	LOT 152 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-001-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-002-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-003-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-004-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO OAKS #5 PH B MOR R-27
476-160-005-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-006-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-007-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-008-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-009-000	Assessable	A	100.00	100.00	LOT 153 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-010-000	Assessable	A	100.00	100.00	LOT 154 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-011-000	Assessable	A	100.00	100.00	LOT 155 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-012-000	Assessable	A	100.00	100.00	LOT 156 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-013-000	Assessable	A	100.00	100.00	LOT 157 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-014-000	Assessable	A	100.00	100.00	LOT 158 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-015-000	Assessable	A	100.00	100.00	LOT 159 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-016-000	Assessable	A	100.00	100.00	LOT 160 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-017-000	Assessable	A	100.00	100.00	LOT 161 SILVERADO OAKS #5 PH B MOR R-27
476-160-018-000	Assessable	A	100.00	100.00	LOT 162 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-019-000	Assessable	A	100.00	100.00	LOT 163 SILVERADO OAKS #5 PH B MOR
476-160-020-000	Assessable	A	100.00	100.00	LOT 164 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-021-000	Assessable	A	100.00	100.00	LOT 165 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-022-000	Assessable	A	100.00	100.00	LOT 166 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-023-000	Assessable	A	100.00	100.00	LOT 167 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-024-000	Assessable	A	100.00	100.00	LOT 168 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-025-000	Assessable	A	100.00	100.00	LOT 169 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-026-000	Assessable	A	100.00	100.00	LOT 170 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-027-000	Assessable	A	100.00	100.00	LOT 171 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-028-000	Assessable	A	100.00	100.00	LOT 172 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-029-000	Assessable	A	100.00	100.00	LOT 173 SILVERADO OAKS #5 PH MOR BK R PG 27
476-160-030-000	Assessable	A	100.00	100.00	LOT 174 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-031-000	Assessable	A	100.00	100.00	LOT 175 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-032-000	Assessable	A	100.00	100.00	LOT 176 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-033-000	Assessable	A	100.00	100.00	LOT 177 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-034-000	Assessable	A	100.00	100.00	LOT 178 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-035-000	Assessable	A	100.00	100.00	LOT 195 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-036-000	Assessable	A	100.00	100.00	LOT 196 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-160-037-000	Assessable	A	100.00	100.00	LOT 197 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-001-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-002-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-003-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-004-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-005-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO OAKS #5 PH B MOR R-27

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-170-006-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-007-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-008-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-009-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-010-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-011-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-012-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-013-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-014-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-015-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-016-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-017-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-018-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-019-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-020-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-021-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-022-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-023-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-024-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-025-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-026-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-027-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-028-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-029-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-030-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-031-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-032-000	Assessable	A	100.00	100.00	LOT 179 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-033-000	Assessable	A	100.00	100.00	LOT 180 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-034-000	Assessable	A	100.00	100.00	LOT 181 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-035-000	Assessable	A	100.00	100.00	LOT 182 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-036-000	Assessable	A	100.00	100.00	LOT 183 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-037-000	Assessable	A	100.00	100.00	LOT 184 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-038-000	Assessable	A	100.00	100.00	LOT 185 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-039-000	Assessable	A	100.00	100.00	LOT 186 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-040-000	Assessable	A	100.00	100.00	LOT 187 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-041-000	Assessable	A	100.00	100.00	LOT 188 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-042-000	Assessable	A	100.00	100.00	LOT 189 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-043-000	Assessable	A	100.00	100.00	LOT 190 SILVERADO OAKS #5 PH B MOR R-27
476-170-044-000	Assessable	A	100.00	100.00	LOT 191 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-045-000	Assessable	A	100.00	100.00	LOT 192 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-046-000	Assessable	A	100.00	100.00	LOT 193 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-047-000	Assessable	A	100.00	100.00	LOT 194 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-048-000	Assessable	A	100.00	100.00	LOT 198 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-049-000	Assessable	A	100.00	100.00	LOT 199 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-050-000	Assessable	A	100.00	100.00	LOT 200 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-051-000	Assessable	A	100.00	100.00	LOT 201 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-052-000	Assessable	A	100.00	100.00	LOT 202 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-053-000	Assessable	A	100.00	100.00	LOT 203 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-054-000	Assessable	A	100.00	100.00	LOT 204 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-055-000	Assessable	A	100.00	100.00	LOT 205 SILVERADO OAKS #5 PH B MOR BK R PG 27

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-170-056-000	Assessable	A	100.00	100.00	LOT 206 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-057-000	Assessable	A	100.00	100.00	LOT 207 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-058-000	Assessable	A	100.00	100.00	LOT 208 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-059-000	Assessable	A	100.00	100.00	LOT 209 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-060-000	Assessable	A	100.00	100.00	LOT 210 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-061-000	Assessable	A	100.00	100.00	LOT 211 SILVERADO OAKS #5 PH B MOR BK R BK 27
476-170-062-000	Assessable	A	100.00	100.00	LOT 212 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-063-000	Assessable	A	100.00	100.00	LOT 213 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-064-000	Assessable	A	100.00	100.00	LOT 214 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-065-000	Assessable	A	100.00	100.00	LOT 215 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-066-000	Assessable	A	100.00	100.00	LOT 216 SILVERADO OAKS #5 PH B MOR R-27
476-170-067-000	Assessable	A	100.00	100.00	LOT 217 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-068-000	Assessable	A	100.00	100.00	LOT 218 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-069-000	Assessable	A	100.00	100.00	LOT 219 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-070-000	Assessable	A	100.00	100.00	LOT 220 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-071-000	Assessable	A	100.00	100.00	LOT 221 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-170-072-000	Assessable	A	100.00	100.00	LOT 222 SILVERADO OAKS #5 PH B MOR BK R PG 27
476-180-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS #5 PH A MOR R-26
476-180-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS #5 PH A MOR R-26
476-180-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-018-000	Assessable	A	100.00	100.00	LKOT 18 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-022-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-023-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-024-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-025-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-026-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-027-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-028-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS #5 PH A MOR R-26
476-180-029-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-030-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-031-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-032-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-033-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS #5 PH A MOR R26

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-180-034-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS #5 PH A MOR R-26
476-180-035-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-036-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-037-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-038-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-039-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-040-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-041-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-042-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-043-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-044-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-045-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-046-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-047-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-048-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-049-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-050-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-051-000	Assessable	A	100.00	100.00	LKOT 51 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-052-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-053-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-054-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-055-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-056-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-057-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-058-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-059-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-060-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-061-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO OAKS #5 PH A MOR R-26
476-180-062-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-063-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO OAKS #5 PH A MOR R-26
476-180-064-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-065-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-066-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-067-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-068-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-069-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS #5 PHASE A MOR BK R PG 26
476-180-070-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-071-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-072-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-073-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-074-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-075-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-076-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-180-077-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO OAKS #5 PH A MOR BK R PG 26
476-200-001-000	Assessable	A	100.00	100.00	LOT 1 KERRY DOWNS UNIT 1 R-69
476-200-002-000	Assessable	A	100.00	100.00	LOT 2 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-003-000	Assessable	A	100.00	100.00	LOT 3 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-004-000	Assessable	A	100.00	100.00	LOT 4 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-005-000	Assessable	A	100.00	100.00	LOT 5 KERRY DOWNS UNIT NO 1 R-69
476-200-006-000	Assessable	A	100.00	100.00	LOT 6 KERRY DOWNS UNIT NO 1 R-69

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-200-007-000	Assessable	A	100.00	100.00	LOT 7 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-008-000	Assessable	A	100.00	100.00	LOT 56 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-009-000	Assessable	A	100.00	100.00	LOT 57 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-010-000	Assessable	A	100.00	100.00	LOT 58 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-011-000	Assessable	A	100.00	100.00	LOT 59 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-012-000	Assessable	A	100.00	100.00	LOT 60 KERRY DOWNS UNIT NO 1 R-69
476-200-013-000	Assessable	A	100.00	100.00	LOT 61 KERRY DOWNS UNIT NO 1 R-69
476-200-014-000	Assessable	A	100.00	100.00	LOT 62 KERRY DOWNS UNIT NO 1 R-69
476-200-015-000	Assessable	A	100.00	100.00	LOT 63 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-016-000	Assessable	A	100.00	100.00	LOT 64 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-017-000	Assessable	A	100.00	100.00	LOT 65 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-018-000	Assessable	A	100.00	100.00	LOT 66 KERRY DOWNS UNIT NO 1 R-69
476-200-019-000	Assessable	A	100.00	100.00	LOT 67 KERRY DOWNS UNIT NO 1 R-69
476-200-020-000	Assessable	A	100.00	100.00	LOT 68 KERRY DOWNS UNIT NO 1 MOR BK R PG 69
476-200-021-000	Assessable	A	100.00	100.00	LOT 69 KERRY DOWNS UNIT NO 1 R-69
476-200-022-000	Assessable	A	100.00	100.00	LOT 70 KERRY DOWNS UNIT NO 1 MOR R-69
476-200-027-000	Assessable	A	100.00	100.00	LOT 75 KERRY DOWNS UNIT NO 1 R-69
476-200-031-000	Assessable	A	100.00	100.00	POR LOT 76 KERRY DOWNS UNIT NO 1 R-69
476-200-033-000	Assessable	A	100.00	100.00	LOT 71 & POR 79 & 80 KERRY DOWNS UNIT 1 R-69
476-200-034-000	Assessable	A	100.00	100.00	LOT 72 & POR 78 & 79 KERRY DOWNS UNIT 1 R-69
476-200-035-000	Assessable	A	100.00	100.00	LOT 73 & POR 77 & 78 KERRY DOWNS UNIT #1 MOR R-69
476-200-036-000	Assessable	A	100.00	100.00	LOT 74 & POR 76 & 77 KERRY DOWNS UNIT 1 R-69
476-210-001-000	Assessable	A	100.00	100.00	LOT 8 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-002-000	Assessable	A	100.00	100.00	LOT 9 KERRY DOWNS UNIT NO 1 R-69
476-210-003-000	Assessable	A	100.00	100.00	LOT 10 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-004-000	Assessable	A	100.00	100.00	LOT 11 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-005-000	Assessable	A	100.00	100.00	LOT 12 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-006-000	Assessable	A	100.00	100.00	LOT 13 KERRY DOWNS UNIT NO 1 R-69
476-210-007-000	Assessable	A	100.00	100.00	LOT 14 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-008-000	Assessable	A	100.00	100.00	LOT 15 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-009-000	Assessable	A	100.00	100.00	LOT 16 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-010-000	Assessable	A	100.00	100.00	LOT 17 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-011-000	Assessable	A	100.00	100.00	LOT 18 KERRY DOWNS UNIT NO 1 R-69
476-210-012-000	Assessable	A	100.00	100.00	LOT 19 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-013-000	Assessable	A	100.00	100.00	LOT 20 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-014-000	Assessable	A	100.00	100.00	LOT 21 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-015-000	Assessable	A	100.00	100.00	LOT 22 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-016-000	Assessable	A	100.00	100.00	LOT 23 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-017-000	Assessable	A	100.00	100.00	LOT 24 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-018-000	Assessable	A	100.00	100.00	LOT 25 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-019-000	Assessable	A	100.00	100.00	LOT 26 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-020-000	Assessable	A	100.00	100.00	LOT 27 KERRY DOWNS UNIT NO 1 R-69
476-210-021-000	Assessable	A	100.00	100.00	LOT 28 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-022-000	Assessable	A	100.00	100.00	LOT 29 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-023-000	Assessable	A	100.00	100.00	LOT 30 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-024-000	Assessable	A	100.00	100.00	LOT 31 KERRY DOWNS UNIT NO 1 MOR BK R PG 69
476-210-025-000	Assessable	A	100.00	100.00	LOT 32 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-026-000	Assessable	A	100.00	100.00	LOT 33 KERRY DOWNS UNIT NO 1 R-69
476-210-027-000	Assessable	A	100.00	100.00	LOT 34 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-028-000	Assessable	A	100.00	100.00	LOT 35 KERRY DOWNS UNIT NO 1 MOR R-69

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-210-029-000	Assessable	A	100.00	100.00	LOT 36 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-030-000	Assessable	A	100.00	100.00	LOT 37 KERRY DOWNS UNIT NO 1 R-69
476-210-031-000	Assessable	A	100.00	100.00	LOT 38 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-032-000	Assessable	A	100.00	100.00	LOT 39 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-033-000	Assessable	A	100.00	100.00	LOT 40 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-034-000	Assessable	A	100.00	100.00	LOT 41 KERRY DOWNS UNIT NO 1 R-69
476-210-035-000	Assessable	A	100.00	100.00	LOT 42 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-036-000	Assessable	A	100.00	100.00	LOT 43 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-037-000	Assessable	A	100.00	100.00	LOT 44 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-038-000	Assessable	A	100.00	100.00	LOT 45 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-039-000	Assessable	A	100.00	100.00	LOT 46 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-040-000	Assessable	A	100.00	100.00	LOT 47 KERRY DOWNS UNIT NO 1 R-69
476-210-041-000	Assessable	A	100.00	100.00	LOT 48 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-042-000	Assessable	A	100.00	100.00	LOT 49 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-043-000	Assessable	A	100.00	100.00	LOT 50 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-044-000	Assessable	A	100.00	100.00	LOT 51 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-045-000	Assessable	A	100.00	100.00	LOT 52 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-046-000	Assessable	A	100.00	100.00	LOT 53 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-047-000	Assessable	A	100.00	100.00	LOT 54 KERRY DOWNS UNIT NO 1 MOR R-69
476-210-048-000	Assessable	A	100.00	100.00	LOT 55 KERRY DOWNS NO UNIT NO 1 R-69
476-220-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO VILLAGE MOR BK R PG 71
476-220-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO VILLAGE MOR BK R PG 71
476-220-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO VILLAGE R-71
476-220-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO VILLAGE R-71
476-220-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO VILLAGE R-71
476-220-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO VILLAGE MOR R-71
476-220-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO VILLAGE R-71
476-220-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO VILLAGE R-71
476-220-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO VILLAGE MOR R-71
476-220-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO VILLAGE R-71
476-220-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO VILLAGE R-71
476-220-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO VILLAGE R-71
476-220-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO VILLAGE R-71
476-220-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO VILLAGE R-71
476-220-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO VILLAGE R-71
476-220-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO VILLAGE R-71
476-220-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO VILLAGE R-71
476-220-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO VILLAGE R-71
476-220-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO VILLAGE R-71
476-220-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO VILLAGE R-71
476-220-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO VILLAGE R-71
476-220-022-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO VILLAGE R-71
476-220-023-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO VILLAGE R-71
476-220-024-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO VILLAGE R-71
476-220-025-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO VILLAGE R-71
476-220-026-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO VILLAGE R-71
476-220-027-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO VILLAGE MOR R-71
476-220-028-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO VILLAGE R-71
476-220-029-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO VILLAGE R-71
476-220-030-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO VILLAGE R-71

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-220-031-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO VILLAGE R-71
476-220-032-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO VILLAGE R-71
476-220-033-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO VILLAGE R-71
476-220-034-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO VILLAGE R-71
476-220-035-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO VILLAGE R-71
476-220-036-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO VILLAGE R-71
476-220-037-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO VILLAGE R-71
476-220-038-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO VILLAGE R-71
476-220-039-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO VILLAGE R-71
476-220-040-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO VILLAGE R-71
476-220-041-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO VILLAGE MOR R-71
476-220-042-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO VILLAGE R-71
476-220-043-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO VILLAGE R-71
476-220-044-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO VILLAGE R-71
476-220-045-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO VILLAGE R-71
476-230-001-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO VILLAGE R-71
476-230-002-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO VILLAGE R-71
476-230-003-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO VILLAGE R-71
476-230-004-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO VILLAGE R-71
476-230-005-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO VILLAGE R-71
476-230-006-000	Assessable	A	100.00	100.00	LOT 51 SILVERADO VILLAGE R-71
476-230-007-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO VILLAGE R-71
476-230-008-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO VILLAGE R-71
476-230-009-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO VILLAGE R-71
476-230-010-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO VILLAGE R-71
476-230-011-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO VILLAGE R-71
476-230-012-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO VILLAGE R-71
476-230-013-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO VILLAGE R-71
476-230-014-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO VILLAGE R-71
476-230-015-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO VILLAGE R-71
476-230-016-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO VILLAGE R-71
476-230-017-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO VILLAGE R-71
476-230-018-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO VILLAGE R-71
476-230-019-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO VILLAGE R-71
476-230-020-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO VILLAGE R-71
476-230-021-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO VILLAGE R-71
476-230-022-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO VILLAGE R-71
476-230-023-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO VILLAGE R-71
476-230-024-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO VILLAGE R-71
476-230-025-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO VILLAGE R-71
476-230-026-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO VILLAGE R-71
476-230-027-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO VILLAGE R-71
476-230-028-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO VILLAGE R-71
476-230-029-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO VILLAGE R-71
476-230-030-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO VILLAGE R-71
476-230-031-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO VILLAGE R-71
476-230-032-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO VILLAGE R-71
476-230-033-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO VILLAGE R-71
476-230-034-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO VILLAGE R-71
476-230-035-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO VILLAGE R-71

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-230-036-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO VILLAGE R-71
476-230-037-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO VILLAGE R-71
476-230-038-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO VILLAGE R-71
476-230-039-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO VILLAGE R-71
476-230-040-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO VILLAGE R-71
476-230-041-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO VILLAGE R-71
476-240-001-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO VILLAGE R-71
476-240-002-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO VILLAGE R-71
476-240-003-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO VILLAGE R-71
476-240-004-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO VILLAGE MOR BK R PG 71
476-240-005-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO VILLAGE R-71
476-240-006-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO VILLAGE R-71
476-240-007-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO VILLAGE R-71
476-240-008-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO VILLAGE R-71
476-240-009-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO VILLAGE R-71
476-240-010-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO VILLAGE R-71
476-240-011-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO VILLAGE R-71
476-240-012-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO VILLAGE R-71
476-240-013-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO VILLAGE R-71
476-240-014-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO VILLAGE R-71
476-240-015-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO VILLAGE R-71
476-240-016-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO VILLAGE R-71
476-240-017-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO VILLAGE R-71
476-240-018-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO VILLAGE R-71
476-240-019-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO VILLAGE R-71
476-240-020-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO VILLAGE R-71
476-240-021-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO VILLAGE R-71
476-240-022-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO VILLAGE R-71
476-240-023-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO VILLAGE R-71
476-240-024-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO VILLAGE R-71
476-240-025-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO VILLAGE R-71
476-240-026-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO VILLAGE R-71
476-240-027-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO VILLAGE R-71
476-240-028-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO VILLAG R-71
476-240-029-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO VILLAGE R-71
476-240-030-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO VILLAGE R-71
476-240-031-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO VILLAGE R-71
476-240-032-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO VILLAGE R-71
476-240-033-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO VILLAGE R-71
476-240-034-000	Assessable	A	100.00	100.00	LOT 120 SILVERADO VILLAGE R-71
476-240-035-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO VILLAGE R-71
476-240-036-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO VILLAGE R-71
476-240-037-000	Assessable	A	100.00	100.00	LOT 123 SILVERADO VILLAGE R-71
476-240-038-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO VILLAGE R-71
476-250-001-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO VILLAGE MOR BK R PG 71
476-250-002-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO VILLAGE R-71
476-250-003-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO VILLAGE MOR BK R PG 71
476-250-004-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO VILLAGE MOR R-71
476-250-005-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO VILLAGE MOR BK R PG 71
476-250-006-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO VILLAGE R-71

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-250-007-000	Assessable	A	100.00	100.00	LOT 131 SILVERADO VILLAGE MOR BK R PG 71
476-250-008-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO VILLAGE MOR BK R PG 71
476-250-009-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO VILLAGE MOR BK R PG 71
476-250-010-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO VILLAGE MOR BK R PG 71
476-250-011-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO VILLAGE MOR BK R PG 71
476-250-012-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO VILLAGE MOR BK R PG 71
476-250-013-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO VILLAGE MOR BK R PG 71
476-250-014-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO VILLAGE R-71
476-250-015-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO VILLAGE R-71
476-250-016-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO VILLAGE MOR BK R PG 71
476-250-017-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO VILLAGE MOR BK R PG 71
476-250-018-000	Assessable	A	100.00	100.00	LOT 142 SILVERADO VILLAGE R-71
476-250-019-000	Assessable	A	100.00	100.00	LOT 143 SILVERADO VILLAGE MOR BK R PG 71
476-250-020-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO VILLAGE MOR BK R PG 71
476-250-021-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO VILLAGE MOR BK R PG 71
476-250-022-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO VILLAGE MOR BK R PG 71
476-250-023-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO VILLAGE MOR BK R PG 71
476-250-024-000	Assessable	A	100.00	100.00	LOT 148 SILVERADO VILLAGE R-71
476-250-025-000	Assessable	A	100.00	100.00	LOT 149 SILVERADO VILLAGE MOR BK R PG 71
476-250-026-000	Assessable	A	100.00	100.00	LOT 150 SILVERADO VILLAGE MOR BK R PG 71
476-250-027-000	Assessable	A	100.00	100.00	LOT 151 SILVERADO VILLAGE MOR BK R PG 71
476-250-028-000	Assessable	A	100.00	100.00	LOT 152 SILVERADO VILLAGE MOR BK R PG 71
476-250-029-000	Assessable	A	100.00	100.00	LOT 153 SILVERADO VILLAGE R-71
476-250-030-000	Assessable	A	100.00	100.00	LOT 154 SILVERADO VILLAGE R-71
476-250-031-000	Assessable	A	100.00	100.00	LOT 155 SILVERADO VILLAGE MOR BK R PG 71
476-250-032-000	Assessable	A	100.00	100.00	LOT 156 SILVERADO VILLAGE R-71
476-250-033-000	Assessable	A	100.00	100.00	LOT 157 SILVERADO VILLAGE MOR BK R PG 71
476-250-034-000	Assessable	A	100.00	100.00	LOT 158 SILVERADO VILLAGE MOR BK R PG 71
476-250-035-000	Assessable	A	100.00	100.00	LOT 159 SILVERADO VILLAGE MOR BK R PG 71
476-250-036-000	Assessable	A	100.00	100.00	LOT 160 SILVERADO VILLAGE MOR BK R PG 71
476-250-037-000	Assessable	A	100.00	100.00	LOT 161 SILVERADO VILLAGE MOR BK R PG 71
476-250-038-000	Assessable	A	100.00	100.00	LOT 162 SILVERADO VILLAGE MOR BK R PG 71
476-250-039-000	Assessable	A	100.00	100.00	LOT 163 SILVERADO VILLAGE MOR BK R PG 71
476-250-040-000	Assessable	A	100.00	100.00	LOT 164 SILVERADO VILLAGE MOR BK R PG 71
476-250-041-000	Assessable	A	100.00	100.00	LOT 165 SILVERADO VILLAGE R-71
476-250-042-000	Assessable	A	100.00	100.00	LOT 166 SILVERADO VILLAGE MOR BK R PG 71
476-250-043-000	Assessable	A	100.00	100.00	LOT 167 SILVERADO VILLAGE R-71
476-250-044-000	Assessable	A	100.00	100.00	LOT 168 SILVERADO VILLAGE MOR BK R PG 71
476-250-045-000	Assessable	A	100.00	100.00	LOT 169 SILVERADO VILLAGE MOR BK R PG 71
476-250-046-000	Assessable	A	100.00	100.00	LOT 170 SILVERADO VILLAGE MOR BK R PG 71
476-250-047-000	Assessable	A	100.00	100.00	LOT 171 SILVERADO VILLAGE MOR BK R PG 71
476-250-048-000	Assessable	A	100.00	100.00	LOT 172 SILVERADO VILLAGE MOR BK R PG 71
476-250-049-000	Assessable	A	100.00	100.00	LOT 173 SILVERADO VILLAGE MOR BK R PG 71
476-250-050-000	Assessable	A	100.00	100.00	LOT 174 SILVERADO VILLAGE MOR BK R PG 71
476-250-051-000	Assessable	A	100.00	100.00	LOT 175 SILVERADO VILLAGE MOR BK R PG 71
476-260-001-000	Assessable	A	100.00	100.00	LOT 1 PROSPECTOR POINT R-72
476-260-002-000	Assessable	A	100.00	100.00	LOT 2 PROSPECTOR POINT R-72
476-260-003-000	Assessable	A	100.00	100.00	LOT 3 PROSPECTOR POINT R-2
476-260-004-000	Assessable	A	100.00	100.00	LOT 4 PROSPECTOR POINT R-72
476-260-005-000	Assessable	A	100.00	100.00	LOT 5 PROSPECTOR POINT R-72

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-260-006-000	Assessable	A	100.00	100.00	LOT 6 PROSPECTOR POINT R-72
476-260-007-000	Assessable	A	100.00	100.00	LOT 7 PROSPECTOR POINT R-72
476-260-008-000	Assessable	A	100.00	100.00	LOT 8 PROSPECTOR POINT R-72
476-260-009-000	Assessable	A	100.00	100.00	LOT 9 PROSPECTOR POINT R-72
476-260-010-000	Assessable	A	100.00	100.00	LOT 10 PROSPECTOR POINT R-72
476-260-011-000	Assessable	A	100.00	100.00	LOT 11 PROSPECTOR POINT R-72
476-260-012-000	Assessable	A	100.00	100.00	LOT 12 PROSPECTOR POINT R-72
476-260-013-000	Assessable	A	100.00	100.00	LOT 13 PROPSCTOR POINT R-72
476-260-014-000	Assessable	A	100.00	100.00	LOT 14 PROSPECTOR POINT R-72
476-260-015-000	Assessable	A	100.00	100.00	LOT 15 PROSPECTOR POINT R-72
476-260-016-000	Assessable	A	100.00	100.00	LOT 16 PROSPECTOR POINT R-72
476-260-017-000	Assessable	A	100.00	100.00	LOT 17 PROSPECTOR POINT MOR R-72
476-260-018-000	Assessable	A	100.00	100.00	LOT 18 PROSPECTOR POINT R-72
476-260-019-000	Assessable	A	100.00	100.00	LOT 19 PROSPECTOR POINT R-72
476-260-020-000	Assessable	A	100.00	100.00	LOT 34 PROSPECTOR POINT R-72
476-260-021-000	Assessable	A	100.00	100.00	LOT 35 PROSPECTOR POINT R-72
476-260-022-000	Assessable	A	100.00	100.00	LOT 36 PROSPECTOR POINT R-72
476-260-023-000	Assessable	A	100.00	100.00	LOT 37 PROSPECTOR POINT R-72
476-260-024-000	Assessable	A	100.00	100.00	LOT 38 PROSPECTOR POINT R-72
476-260-025-000	Assessable	A	100.00	100.00	LOT 39 PROSPECTOR POINT R-72
476-260-026-000	Assessable	A	100.00	100.00	LOT 40 PROSPECTOR POINT R-72
476-260-027-000	Assessable	A	100.00	100.00	LOT 41 PROSPECTOR POINT MOR R-72
476-260-028-000	Assessable	A	100.00	100.00	LOT 42 PROSPECTOR POINT R-72
476-260-029-000	Assessable	A	100.00	100.00	LOT 43 PROSPECTOR POINT R-72
476-260-030-000	Assessable	A	100.00	100.00	LOT 44 PROSPECTOR POINT R-72
476-260-031-000	Assessable	A	100.00	100.00	LOT 45 PROSPECTOR POINT R-72
476-260-032-000	Assessable	A	100.00	100.00	LOT 46 PROSPECTOR POINT R-72
476-260-033-000	Assessable	A	100.00	100.00	LOT 47 PROSPECTOR POINT R-72
476-260-034-000	Assessable	A	100.00	100.00	LOT 48 PROSPECTOR POINT R-72
476-260-035-000	Assessable	A	100.00	100.00	LOT 197 PROSPECTOR POINT R-72
476-260-036-000	Assessable	A	100.00	100.00	LOT 198 PROSPECTOR POINT R-72
476-260-037-000	Assessable	A	100.00	100.00	LOT 199 PROSPECTOR POINT R-72
476-260-038-000	Assessable	A	100.00	100.00	LOT 200 PROSPECTOR POINT R-72
476-260-039-000	Assessable	A	100.00	100.00	LOT 201 PROSPECTOR POINT R-72
476-260-040-000	Assessable	A	100.00	100.00	LOT 202 PROSPECTOR POINT R-72
476-260-041-000	Assessable	A	100.00	100.00	LOT 203 PROSPECTOR POINT R-72
476-260-042-000	Assessable	A	100.00	100.00	LOT 204 PROSPECTOR POINT R-72
476-260-043-000	Assessable	A	100.00	100.00	LOT 205 PROSPECTOR POINT R-72
476-260-044-000	Assessable	A	100.00	100.00	LOT 206 PROSPECTOR POINT R-72
476-260-045-000	Assessable	A	100.00	100.00	LOT 207 PROSPECTOR POINT R-72
476-260-046-000	Assessable	A	100.00	100.00	LOT 208 PROSPECTOR POINT R-72
476-260-047-000	Assessable	A	100.00	100.00	LOT 209 PROSPECTOR POINT R-72
476-260-048-000	Assessable	A	100.00	100.00	LOT 210 PROSPECTOR POINT R-72
476-260-049-000	Assessable	A	100.00	100.00	LOT 211 PROSPECTOR POINT R-72
476-260-050-000	Assessable	A	100.00	100.00	LOT 212 PROSPECTOR POINT R-72
476-260-051-000	Assessable	A	100.00	100.00	LOT 213 PROSPECTOR POINT R-72
476-260-052-000	Assessable	A	100.00	100.00	LOT 214 PROSPECTOR POINT R-72
476-260-053-000	Assessable	A	100.00	100.00	LOT 230 PROSPECTOR POINT R-72
476-260-054-000	Assessable	A	100.00	100.00	LOT 231 PROSPECTOR POINT R-72
476-260-055-000	Assessable	A	100.00	100.00	LOT 232 PROSPECTOR POINT R-72

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-260-056-000	Assessable	A	100.00	100.00	LOT 233 PROSPECTOR POINT R-72
476-260-057-000	Assessable	A	100.00	100.00	LOT 234 PROSECTOR POINT R-72
476-260-058-000	Assessable	A	100.00	100.00	LOT 235 PROSPECTOR POINT R-72
476-260-059-000	Assessable	A	100.00	100.00	LOT 236 PROSPECTOR POINT
476-260-060-000	Assessable	A	100.00	100.00	LOT 237 PROSPECTOR POINT R-72
476-260-061-000	Assessable	A	100.00	100.00	LOT 238 PROSPECTOR POINT R-72
476-260-062-000	Assessable	A	100.00	100.00	LOT 239 PROSPECTOR POINT R-72
476-260-063-000	Assessable	A	100.00	100.00	LOT 240 PROSPECTOR POINT R-72
476-260-064-000	Assessable	A	100.00	100.00	LOT 241 PROSPECTOR POINT R-72
476-260-065-000	Assessable	A	100.00	100.00	LOT 242 PROSPECTOR POINT R-72
476-260-066-000	Assessable	A	100.00	100.00	LOT 243 PROSPECTOR POINT R-72
476-260-067-000	Assessable	A	100.00	100.00	LOT 244 PROSPECTOR POINT R-72
476-260-068-000	Assessable	A	100.00	100.00	LOT 245 PROSPECTOR POINT MOR R-72
476-260-069-000	Assessable	A	100.00	100.00	LOT 246 PROSPECTOR POINT R-72
476-260-070-000	Assessable	A	100.00	100.00	LOT 247 PROSPECTOR POINT R-72
476-260-071-000	Assessable	A	100.00	100.00	LOT 248 PROSPECTOR POINT R-72
476-260-072-000	Assessable	A	100.00	100.00	LOT 249 PROSPECTOR POINT R-72
476-270-001-000	Assessable	A	100.00	100.00	LOT 20 PROSPECTOR POINT R-72
476-270-002-000	Assessable	A	100.00	100.00	LOT 21 PROSPECTOR POINT R-72
476-270-003-000	Assessable	A	100.00	100.00	LOT 22 PROSPECTOR POINT R-72
476-270-004-000	Assessable	A	100.00	100.00	LOT 23 PROSPECTOR POINT R-72
476-270-005-000	Assessable	A	100.00	100.00	LOT 24 PROSPECTOR POINT R-72
476-270-006-000	Assessable	A	100.00	100.00	LOT 25 PROSPECTOR POINT R-72
476-270-007-000	Assessable	A	100.00	100.00	LOT 26 PROSPECTOR POINT R-72
476-270-008-000	Assessable	A	100.00	100.00	LOT 27 PROSPECTOR POINT R-72
476-270-009-000	Assessable	A	100.00	100.00	LOT 28 PROSPECTOR POINT MOR R-72
476-270-010-000	Assessable	A	100.00	100.00	LOT 29 PROSPECTOR POINT R-72
476-270-011-000	Assessable	A	100.00	100.00	LOT 30 PROSPECTOR POINT R-72
476-270-012-000	Assessable	A	100.00	100.00	LOT 31 PROSPECTOR POINT R-72
476-270-013-000	Assessable	A	100.00	100.00	LOT 32 PROSPECTOR POINT R-72
476-270-014-000	Assessable	A	100.00	100.00	LOT 33 PROSPECTOR POINT R-72
476-270-015-000	Assessable	A	100.00	100.00	LOT 49 PROSPECTOR POINT R-72
476-270-016-000	Assessable	A	100.00	100.00	LOT 50 PROSPECTOR POINT R-72
476-270-017-000	Assessable	A	100.00	100.00	LOT 51 PROSPECTOR POINT R-72
476-270-018-000	Assessable	A	100.00	100.00	LOT 52 PROSPECTOR POINT R-72
476-270-019-000	Assessable	A	100.00	100.00	LOT 53 PROSPECTOR POINT R-72
476-270-020-000	Assessable	A	100.00	100.00	LOT 54 PROSPECTOR POINT R-72
476-270-021-000	Assessable	A	100.00	100.00	LOT 55 PROSPECTOR POINT R-72
476-270-022-000	Assessable	A	100.00	100.00	LOT 56 PROSPECTOR POINT R-72
476-270-023-000	Assessable	A	100.00	100.00	LOT 57 PROSPECTOR POINT R-72
476-270-024-000	Assessable	A	100.00	100.00	LOT 58 PROSPECTOR POINT R-72
476-270-025-000	Assessable	A	100.00	100.00	LOT 59 PROSPECTOR POINT R-72
476-270-026-000	Assessable	A	100.00	100.00	LOT 60 PROSPECTOR POINT R-72
476-270-027-000	Assessable	A	100.00	100.00	LOT 81 PROSPECTOR POINT R-72
476-270-028-000	Assessable	A	100.00	100.00	LOT 82 PROSPECTOR POINT R-72
476-270-029-000	Assessable	A	100.00	100.00	LOT 83 PROSPECTOR POINT R-72
476-270-030-000	Assessable	A	100.00	100.00	LOT 84 PROSPECTOR POINT R-72
476-270-031-000	Assessable	A	100.00	100.00	LOT 85 PROSPECTOR POINT R-72
476-270-032-000	Assessable	A	100.00	100.00	LOT 86 PROSPECTOR POINT R-72
476-270-033-000	Assessable	A	100.00	100.00	LOT 87 PROSPECTOR POINT R-72

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-270-034-000	Assessable	A	100.00	100.00	LOT 88 PROSPECTOR POINT R-72
476-270-035-000	Assessable	A	100.00	100.00	LOT 89 PROSPECTOR POINT R-72
476-270-036-000	Assessable	A	100.00	100.00	LOT 90 PROSPECTOR POINT R-72
476-270-037-000	Assessable	A	100.00	100.00	LOT 91 PROSPECTOR POINT R-72
476-270-038-000	Assessable	A	100.00	100.00	LOT 92 PROSPECTOR POINT R-72
476-280-001-000	Assessable	A	100.00	100.00	LOT 61 PROSPECTOR POINT R-72
476-280-002-000	Assessable	A	100.00	100.00	LOT 62 PROSPECTOR POINT R-72
476-280-003-000	Assessable	A	100.00	100.00	LOT 63 PROSPECTOR POINT R-72
476-280-004-000	Assessable	A	100.00	100.00	LOT 64 PROSPECTOR POINT R-72
476-280-005-000	Assessable	A	100.00	100.00	LOT 65 PROSPECTOR POINT R-72
476-280-006-000	Assessable	A	100.00	100.00	LOT 66 PROSPECTOR POINT R-72
476-280-007-000	Assessable	A	100.00	100.00	LOT 67 PROSPECTOR POINT R-72
476-280-008-000	Assessable	A	100.00	100.00	LOT 68 PROSPECTOR POINT R-72
476-280-009-000	Assessable	A	100.00	100.00	LOT 69 PROSPECTOR POINT R-72
476-280-010-000	Assessable	A	100.00	100.00	LOT 70 PROSPECTOR POINT R-72
476-280-011-000	Assessable	A	100.00	100.00	LOT 71 PROSPECTOR POINT R-72
476-280-012-000	Assessable	A	100.00	100.00	LOT 72 PROSPECTOR POINT R-72
476-280-013-000	Assessable	A	100.00	100.00	LOT 73 POSPECTOR POINT R-72
476-280-014-000	Assessable	A	100.00	100.00	LOT 74 PROSPECTOR POINT R-72
476-280-015-000	Assessable	A	100.00	100.00	LOT 75 PROSPECTOR POINT R-72
476-280-016-000	Assessable	A	100.00	100.00	LOT 76 PROSPECTOR POINT R-72
476-280-017-000	Assessable	A	100.00	100.00	LOT 77 PROSPECTOR POINT R-72
476-280-018-000	Assessable	A	100.00	100.00	LOT 78 PROSPECTOR POINT R-72
476-280-019-000	Assessable	A	100.00	100.00	LOT 79 PROSPECTOR POINT R-72
476-280-020-000	Assessable	A	100.00	100.00	LOT 80 PROSPECTOR POINT R-72
476-280-021-000	Assessable	A	100.00	100.00	LOT 93 PROSPECTOR POINT R-72
476-280-022-000	Assessable	A	100.00	100.00	LOT 94 PROSPECTOR POINT R-72
476-280-023-000	Assessable	A	100.00	100.00	LOT 95 PROSPECTOR POINT R-72
476-280-024-000	Assessable	A	100.00	100.00	LOT 96 PROSPECTOR POINT R-72
476-280-025-000	Assessable	A	100.00	100.00	LOT 97 PROSPECTOR POINT R-72
476-280-026-000	Assessable	A	100.00	100.00	LOT 98 PROSPECTOR POINT R-72
476-280-027-000	Assessable	A	100.00	100.00	LOT 99 PROSPECTOR POINT R-72
476-280-028-000	Assessable	A	100.00	100.00	LOT 100 PROSPECTOR POINT R-72
476-280-029-000	Assessable	A	100.00	100.00	LOT 101 PROSPECTOR POINT R-72
476-280-030-000	Assessable	A	100.00	100.00	LOT 102 PROSPECTOR POINT R-72
476-280-031-000	Assessable	A	100.00	100.00	LOT 103 PROSPECTOR POINT R-72
476-280-032-000	Assessable	A	100.00	100.00	LOT 104 PROSPECTOR POINT R-72
476-280-033-000	Assessable	A	100.00	100.00	LOT 105 PROSPECTOR POINT R-72
476-280-034-000	Assessable	A	100.00	100.00	LOT 106 PROSPECTOR POINT R-72
476-280-035-000	Assessable	A	100.00	100.00	LOT 107 PROSPECTOR POINT R-72
476-280-036-000	Assessable	A	100.00	100.00	LOT 108 PROSPECTOR POINT R-72
476-280-037-000	Assessable	A	100.00	100.00	LOT 109 PROSPECTOR POINT R-72
476-280-038-000	Assessable	A	100.00	100.00	LOT 110 PROSPECTOR POINT R-72
476-280-039-000	Assessable	A	100.00	100.00	LOT 111 PROSPECTOR POINT R-72
476-280-040-000	Assessable	A	100.00	100.00	LOT 112 PROSPECTOR POINT R-72
476-280-041-000	Assessable	A	100.00	100.00	LOT 113 PROSPECTOR POINT R-72
476-280-042-000	Assessable	A	100.00	100.00	LOT 114 PROSPECTOR POINT MOR R-72
476-280-043-000	Assessable	A	100.00	100.00	LOT 115 PROSPECTOR POINT R-72
476-280-044-000	Assessable	A	100.00	100.00	LOT 116 PROSPECTOR POINT R-72
476-280-045-000	Assessable	A	100.00	100.00	LOT 117 PROSPECTOR POINT R-72

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-280-046-000	Assessable	A	100.00	100.00	LOT 118 PROSPECTOR POINT R-72
476-280-047-000	Assessable	A	100.00	100.00	LOT 119 PROSPECTOR POINT R-72
476-280-048-000	Assessable	A	100.00	100.00	LOT 120 PROSPECTOR POINT R-72
476-280-049-000	Assessable	A	100.00	100.00	LOT 121 PROSPECTOR POINT R-72
476-280-050-000	Assessable	A	100.00	100.00	LOT 122 PROSPECTOR POINT R-72
476-280-051-000	Assessable	A	100.00	100.00	LOT 123 PROSPECTOR POINT R-72
476-280-052-000	Assessable	A	100.00	100.00	LOT 124 PROSPECTOR POINT R-72
476-280-053-000	Assessable	A	100.00	100.00	LOT 125 PROSPECTOR POINT R-72
476-280-054-000	Assessable	A	100.00	100.00	LOT 126 PROSPECTOR POINT R-72
476-280-055-000	Assessable	A	100.00	100.00	LOT 127 PROSPECTOR POINT R-72
476-290-001-000	Assessable	A	100.00	100.00	LOT 128 PROSPECTOR POINT MOR R-72
476-290-002-000	Assessable	A	100.00	100.00	LOT 129 PROSPECTOR POINT R-72
476-290-003-000	Assessable	A	100.00	100.00	LOT 130 PROSPECTOR POINT R-72
476-290-004-000	Assessable	A	100.00	100.00	LOT 131 PROSPECTOR POINT MOR R-72
476-290-005-000	Assessable	A	100.00	100.00	LOT 132 PROSPECTOR POINT MOR R-72
476-290-006-000	Assessable	A	100.00	100.00	LOT 133 PROSPECTOR POINT MOR R-72
476-290-007-000	Assessable	A	100.00	100.00	LOT 134 PROSPECTOR POINT MOR R-72
476-290-008-000	Assessable	A	100.00	100.00	LOT 135 PROSPECTOR POINT MOR R-72
476-290-009-000	Assessable	A	100.00	100.00	LOT 136 PROSPECTOR POINT MOR BK R PG 72
476-290-010-000	Assessable	A	100.00	100.00	LOT 137 PROSPECTOR POINT R-72
476-290-011-000	Assessable	A	100.00	100.00	LOT 138 PROSPECTOR POINT MOR BK R PG 72
476-290-012-000	Assessable	A	100.00	100.00	LOT 139 PROSPECTOR POINT MOR BK R PG 72
476-290-013-000	Assessable	A	100.00	100.00	LOT 140 PROSPECTOR POINT MOR BK R PG 72
476-290-014-000	Assessable	A	100.00	100.00	LOT 141 PROSPECTOR POINT MOR BK R PG 72
476-290-015-000	Assessable	A	100.00	100.00	LOT 142 PROSPECTOR POINT MOR BK R PG 72
476-290-016-000	Assessable	A	100.00	100.00	LOT 143 PROSPECTOR POINT MOR BK R PG 72
476-290-017-000	Assessable	A	100.00	100.00	LOT 144 PROSPECTOR POINT MOR BK R PG 72
476-290-018-000	Assessable	A	100.00	100.00	LOT 145 PROSPECTOR POINT MOR BK R PG 72
476-290-019-000	Assessable	A	100.00	100.00	LOT 146 PROSPECTOR POINT MOR BK R PG 72
476-290-020-000	Assessable	A	100.00	100.00	LOT 147 PROSPECTOR POINT R-72
476-290-021-000	Assessable	A	100.00	100.00	LOT 148 PROSPECTOR POINT MOR BK R PG 72
476-290-022-000	Assessable	A	100.00	100.00	LOT 149 PROSPECTOR POINT MOR BK R PG 72
476-290-023-000	Assessable	A	100.00	100.00	LOT 150 PROSPECTOR POINT MOR BK R PG 72
476-290-024-000	Assessable	A	100.00	100.00	LOT 151 PROSPECTOR POINT MOR BK R PG 72
476-290-025-000	Assessable	A	100.00	100.00	LOT 152 PROSPECTOR POINT MOR BK R PG 72
476-290-026-000	Assessable	A	100.00	100.00	LOT 153 PROSPECTSOR POINT MOR BK R PG 72
476-290-027-000	Assessable	A	100.00	100.00	LOT 154 PROSPECTOR POINT MOR BK R PG 72
476-290-028-000	Assessable	A	100.00	100.00	LOT 155 PROSPECTOR POINT MOR BK R PG 72
476-290-029-000	Assessable	A	100.00	100.00	LOT 156 PROSPECTOR POINT R-72
476-290-030-000	Assessable	A	100.00	100.00	LOT 157 PROSPECTOR POINT MOR BK R PG 72
476-290-031-000	Assessable	A	100.00	100.00	LOT 158 PROSPECSTOR POINT MOR BK R PG 72
476-290-032-000	Assessable	A	100.00	100.00	LOT 159 PROSPECTOR POINT R-72
476-290-033-000	Assessable	A	100.00	100.00	LOT 160 PROSPECTOR POINT MOR BK R PG 72
476-290-034-000	Assessable	A	100.00	100.00	LOT 161 PROSPECTOR POINT MOR BK R PG 72
476-290-035-000	Assessable	A	100.00	100.00	LOT 162 PROSPECTOR POINT MOR BK R PG 72
476-290-036-000	Assessable	A	100.00	100.00	LOT 163 PROSPECTOR POINT MOR BK R PG 72
476-290-037-000	Assessable	A	100.00	100.00	LOT 164 PROSPECTOR POINT MOR BK R PG 72
476-290-038-000	Assessable	A	100.00	100.00	LOT 165 PROSPECTOR POINT MOR BK R PG 72
476-290-039-000	Assessable	A	100.00	100.00	LOT 166 PROSPECTOR POINT MOR BK R PG 72
476-290-040-000	Assessable	A	100.00	100.00	LOT 167 PROSPECTOR POINT MOR BK R PG 72

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-290-041-000	Assessable	A	100.00	100.00	LOT 168 PROSPECTOR POINT R-72
476-290-042-000	Assessable	A	100.00	100.00	LOT 169 PROSPECTOR POINT R-72
476-290-043-000	Assessable	A	100.00	100.00	LOT 170 PROSPECTOR POINT MOR BK R PG 72
476-290-044-000	Assessable	A	100.00	100.00	LOT 171 PROSPECTOR POINT MOR BK R PG 72
476-290-045-000	Assessable	A	100.00	100.00	LOT 172 PROSPECTOR POINT MOR BK R PG 72
476-290-046-000	Assessable	A	100.00	100.00	LOT 173 PROSPECTOR POINT MOR BK R PG 72
476-290-047-000	Assessable	A	100.00	100.00	LOT 174 PROSPECTOR POINT MOR BK R PG 72
476-290-048-000	Assessable	A	100.00	100.00	LOT 175 PROSPECTO POINT BK R PG 72
476-290-049-000	Assessable	A	100.00	100.00	LOT 176 PROSPECTOR POINT MOR BK R PG 72
476-290-050-000	Assessable	A	100.00	100.00	LOT 177 PROSPECTOR POINT R-72
476-290-051-000	Assessable	A	100.00	100.00	LOT 178 PROSPECTOR POINT R-72
476-290-052-000	Assessable	A	100.00	100.00	LOT 179 PROSPECTOR POINT MOR BK R PG 72
476-290-053-000	Assessable	A	100.00	100.00	LOT 180 PROSPECTOR POINT MOR BK R PG 72
476-290-054-000	Assessable	A	100.00	100.00	LOT 181 PROSPECTOR POINT MOR BK R PG 72
476-290-055-000	Assessable	A	100.00	100.00	LOT 182 PROSPECTOR POINT MOR BK R PG 72
476-290-056-000	Assessable	A	100.00	100.00	LOT 183 PROSPECTOR POINT MOR BK R PG 72
476-290-057-000	Assessable	A	100.00	100.00	LOT 184 PROSPECTOR POINT MOR BK R PG 72
476-290-058-000	Assessable	A	100.00	100.00	LOT 185 PROSPECTOR POINT MOR BK R PG 72
476-290-059-000	Assessable	A	100.00	100.00	LOT 186 PROSPECTOR POINT R-72
476-290-060-000	Assessable	A	100.00	100.00	LOT 187 PROSPECTOR POINT MOR BK R PG 72
476-290-061-000	Assessable	A	100.00	100.00	LOT 188 PROSPECTOR POINT MOR BK R PG 72
476-290-062-000	Assessable	A	100.00	100.00	LOT 189 PROSPECTOR POINT R-72
476-290-063-000	Assessable	A	100.00	100.00	LOT 190 PROSPECTOR POINT R-72
476-290-064-000	Assessable	A	100.00	100.00	LOT 191 PROSPECTOR POINT MOR BK R PG 72
476-290-065-000	Assessable	A	100.00	100.00	LOT 192 PROSPECTOR POINT MOR BK R PG 72
476-290-066-000	Assessable	A	100.00	100.00	LOT 193 PROSPECTOR POINT R-72
476-290-067-000	Assessable	A	100.00	100.00	LOT 194 PROSPECTOR POINT MOR BK R PG 72
476-290-068-000	Assessable	A	100.00	100.00	LOT 195 PROSPECTOR POINT MOR BK R PG 72
476-290-069-000	Assessable	A	100.00	100.00	LOT 196 PROSPECTOR POINT R-72
476-290-070-000	Assessable	A	100.00	100.00	LOT 215 PROSPECTOR POINT MOR BK R PG 72
476-290-071-000	Assessable	A	100.00	100.00	LOT 216 PROSPECTOR POINT MOR BK R PG 72
476-290-072-000	Assessable	A	100.00	100.00	LOT 217 PROSPECTOR POINT MOR BK R PG 72
476-290-073-000	Assessable	A	100.00	100.00	LOT 218 PROSPECTOR POINT R-72
476-290-074-000	Assessable	A	100.00	100.00	LOT 219 PROSPECTOR POINT MOR BK R PG 72
476-290-075-000	Assessable	A	100.00	100.00	LOT 220 PROSPECTO POINT MOR BK R PG 72
476-290-076-000	Assessable	A	100.00	100.00	LOT 221 PROSPECTO POINT R-72
476-290-077-000	Assessable	A	100.00	100.00	LOT 222 PROSPECTOR POINT R-72
476-290-078-000	Assessable	A	100.00	100.00	LOT 223 PROSPECTOR POINT MOR BK R PG 72
476-290-079-000	Assessable	A	100.00	100.00	LOT 224 PROSPECTOR POINT MOR BK R PG 72
476-290-080-000	Assessable	A	100.00	100.00	LOT 225 PROSPECTOR POINT MOR BK R PG 72
476-290-081-000	Assessable	A	100.00	100.00	LOT 226 PROSPECTOR POINT R-72
476-290-082-000	Assessable	A	100.00	100.00	LOT 227 PROSPECTOR POINT MOR BK R PG 72
476-290-083-000	Assessable	A	100.00	100.00	LOT 228 PROSPECTOR POINT R-72
476-290-084-000	Assessable	A	100.00	100.00	LOT 229 PROSPECTOR POINT R-72
476-300-001-000	Assessable	A	100.00	100.00	LOT 6 CALIFORNIA LEGEND UNIT 1 R-93
476-300-002-000	Assessable	A	100.00	100.00	LOT 7 CALIFORNIA LEGEND UNIT 1 R-93
476-300-003-000	Assessable	A	100.00	100.00	LOT 8 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-004-000	Assessable	A	100.00	100.00	LOT 9 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-005-000	Assessable	A	100.00	100.00	LOT 10 CALIFORNIA LEGEND UNIT 1 R-93
476-300-006-000	Assessable	A	100.00	100.00	LOT 11 CALIFORNIA LEGEND UNIT 1 MOR R PG 93

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-300-007-000	Assessable	A	100.00	100.00	LOT 12 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-008-000	Assessable	A	100.00	100.00	LOT 13 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-009-000	Assessable	A	100.00	100.00	LOT 14 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-010-000	Assessable	A	100.00	100.00	LOT 15 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-011-000	Assessable	A	100.00	100.00	LOT 16 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-012-000	Assessable	A	100.00	100.00	LOT 17 CALIFORNIA LEGEND UNIT 1 R-93
476-300-013-000	Assessable	A	100.00	100.00	LOT 18 CALIFORNIA LEGEND UNIT 1 MOR R-93
476-300-014-000	Assessable	A	100.00	100.00	LOT 19 CALIFORNIA LEGEND UNIT 1 R-93
476-300-015-000	Assessable	A	100.00	100.00	LOT 20 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-016-000	Assessable	A	100.00	100.00	LOT 21 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-017-000	Assessable	A	100.00	100.00	LOT 22 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-018-000	Assessable	A	100.00	100.00	LOT 23 CALIFORNIA LEGEND UNIT 1 R-93
476-300-019-000	Assessable	A	100.00	100.00	LOT 24 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-020-000	Assessable	A	100.00	100.00	LOT 25 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-021-000	Assessable	A	100.00	100.00	LOT 26 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-022-000	Assessable	A	100.00	100.00	LOT 27 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-023-000	Assessable	A	100.00	100.00	LOT 28 CALIFORNIA LEGEND UNIT 1 R-93
476-300-024-000	Assessable	A	100.00	100.00	LOT 29 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-025-000	Assessable	A	100.00	100.00	LOT 30 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-026-000	Assessable	A	100.00	100.00	LOT 31 CALIFORNIA LEGEND UNIT 1 R-93
476-300-027-000	Assessable	A	100.00	100.00	LOT 32 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-028-000	Assessable	A	100.00	100.00	LOT 33 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-029-000	Assessable	A	100.00	100.00	LOT 34 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-030-000	Assessable	A	100.00	100.00	LOT 35 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-031-000	Assessable	A	100.00	100.00	LOT 36 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-032-000	Assessable	A	100.00	100.00	LOT 37 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-033-000	Assessable	A	100.00	100.00	LOT 38 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-034-000	Assessable	A	100.00	100.00	LOT 39 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-035-000	Assessable	A	100.00	100.00	LOT 40 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-036-000	Assessable	A	100.00	100.00	LOT 41 CALIFORNIA LEGEND UNIT 1 R-93
476-300-037-000	Assessable	A	100.00	100.00	LOT 42 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-038-000	Assessable	A	100.00	100.00	LOT 43 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-039-000	Assessable	A	100.00	100.00	LOT 44 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-040-000	Assessable	A	100.00	100.00	LOT 45 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-041-000	Assessable	A	100.00	100.00	LOT 46 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-300-042-000	Assessable	A	100.00	100.00	LOT 47 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-001-000	Assessable	A	100.00	100.00	LOT 1 CALIFORNIA LEGEND UNIT #1 MOR R-93
476-310-002-000	Assessable	A	100.00	100.00	LOT 2 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-003-000	Assessable	A	100.00	100.00	LOT 3 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-004-000	Assessable	A	100.00	100.00	LOT 4 CALIFORNIA LEGEND UNIT 1 R-93
476-310-005-000	Assessable	A	100.00	100.00	LOT 5 CALIFORNIA LEGEND UNIT 1 R-93
476-310-006-000	Assessable	A	100.00	100.00	LOT 48 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-007-000	Assessable	A	100.00	100.00	LOT 49 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-008-000	Assessable	A	100.00	100.00	LOT 50 CALIFORNIA LEGEND UNIT 1 R-93
476-310-009-000	Assessable	A	100.00	100.00	LOT 51 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-010-000	Assessable	A	100.00	100.00	LOT 52 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-011-000	Assessable	A	100.00	100.00	LOT 53 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-012-000	Assessable	A	100.00	100.00	LOT 54 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-013-000	Assessable	A	100.00	100.00	LOT 55 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-014-000	Assessable	A	100.00	100.00	LOT 56 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-310-015-000	Assessable	A	100.00	100.00	LOT 57 CALIFORNIA LEGEND UNIT 1 MOR BK R-93
476-310-016-000	Assessable	A	100.00	100.00	LOT 58 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-017-000	Assessable	A	100.00	100.00	LOT 59 CALIFORNIA LEGEND UNIT 1 R-93
476-310-018-000	Assessable	A	100.00	100.00	LOT 60 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-019-000	Assessable	A	100.00	100.00	LOT 61 CALIFORNIA LEGEND UNIT 1 R-93
476-310-020-000	Assessable	A	100.00	100.00	LOT 62 CALIFORNIA LEGEND UNIT 1 R-93
476-310-021-000	Assessable	A	100.00	100.00	LOT 63 CALIFORNIA LEGEND UNIT 1 MOR BK R PG 93
476-310-022-000	Assessable	A	100.00	100.00	LOT 64 CALIFORNIA LEGEND UNIT 1 R-93
476-320-001-000	Assessable	A	100.00	100.00	LOT 117 CALIFORNIA LEGEND UNIT 3R-95
476-320-002-000	Assessable	A	100.00	100.00	LOT 118 CALIFORNIA LEGEND UNIT 3 MOR BK R PG 95
476-320-003-000	Assessable	A	100.00	100.00	LOT 119 CALIFORNIA LEGEND UNIT 3R-95
476-320-004-000	Assessable	A	100.00	100.00	LOT 120 CALIFORNIA LEGEND UNIT 3R-95
476-320-005-000	Assessable	A	100.00	100.00	LOT 121 CALIFORNIA LEGEND UNIT 3R-95
476-320-006-000	Assessable	A	100.00	100.00	LOT 122 CALIFORNIA LEGEND UNIT 3R-95
476-320-007-000	Assessable	A	100.00	100.00	LOT 123 CALIFORNIA LEGEND UNIT 3R-95
476-320-008-000	Assessable	A	100.00	100.00	LOT 124 CALIFORNIA LEGEND UNIT 3 MOR BK R PG 95
476-320-009-000	Assessable	A	100.00	100.00	LOT 125 CALIFORNIA LEGEND UNIT 3 BK R PG 95
476-320-010-000	Assessable	A	100.00	100.00	LOT 126 CALIFORNIA LEGEND UNIT 3 R-95
476-320-011-000	Assessable	A	100.00	100.00	LOT 127 CALIFORNIA LEGEND UNIT 3R-95
476-320-012-000	Assessable	A	100.00	100.00	LOT 128 CALIFORNIA LEGEND UNIT 3 R-95
476-320-013-000	Assessable	A	100.00	100.00	LOT 129 CALIFORNIA LEGEND UNIT 3 R-95
476-320-014-000	Assessable	A	100.00	100.00	LOT 130 CALIFORNIA LEGEND UNIT 3 R-95
476-320-015-000	Assessable	A	100.00	100.00	LOT 131 CALIFORNIA LEGEND UNIT 3 R-95
476-320-016-000	Assessable	A	100.00	100.00	LOT 132 CALIFORNIA LEGEND UNIT 3 R-95
476-320-017-000	Assessable	A	100.00	100.00	LOT 133 CALIFORNIA LEGEND UNIT 3 R-95
476-320-018-000	Assessable	A	100.00	100.00	LOT 134 CALIFORNIA LEGEND UNIT 3 R-95
476-320-019-000	Assessable	A	100.00	100.00	LOT 135 CALIFORNIA LEGEND UNIT 3 R-95
476-320-020-000	Assessable	A	100.00	100.00	LOT 136 CALIFORNIA LEGEND UNIT 3 R-95
476-320-021-000	Assessable	A	100.00	100.00	LOT 137 CALIFORNIA LEGEND UNIT 3 R-95
476-320-022-000	Assessable	A	100.00	100.00	LOT 138 CALIFORNIA LEGEND UNIT 3 R-95
476-320-023-000	Assessable	A	100.00	100.00	LOT 139 CALIFORNIA LEGEND UNIT 3 R-95
476-320-024-000	Assessable	A	100.00	100.00	LOT 140 CALIFORNIA LEGEND UNIT 3 R-95
476-320-025-000	Assessable	A	100.00	100.00	LOT 141 CALIFORNIA LEGEND UNIT 3 R-95
476-320-026-000	Assessable	A	100.00	100.00	LOT 142 CALIFORNIA LEGEND UNIT 3 R-95
476-320-027-000	Assessable	A	100.00	100.00	LOT 143 CALIFORNIA LEGEND UNIT 3 R-95
476-320-028-000	Assessable	A	100.00	100.00	LOT 144 CALIFORNIA LEGEND UNIT 3 R-95
476-320-029-000	Assessable	A	100.00	100.00	LOT 145 CALIFORNIA LEGEND UNIT 3 R-95
476-320-030-000	Assessable	A	100.00	100.00	LOT 146 CALIFORNIA LEGEND UNIT 3R-95
476-320-031-000	Assessable	A	100.00	100.00	LOT 147 CALIFORNIA LEGEND UNIT 3 R-95
476-320-032-000	Assessable	A	100.00	100.00	LOT 148 CALIFORNIA LEGEND UNIT 3 R-95
476-320-033-000	Assessable	A	100.00	100.00	LOT 149 CALIFORNIA LEGEND UNIT 3 R-95
476-320-034-000	Assessable	A	100.00	100.00	LOT 150 CALIFORNIA LEGEND UNIT 3 R-95
476-320-035-000	Assessable	A	100.00	100.00	LOT 151 CALIFORNIA LEGEND UNIT 3 R-95
476-320-036-000	Assessable	A	100.00	100.00	LOT 152 CALIFORNIA LEGEND UNIT 3 R-95
476-320-037-000	Assessable	A	100.00	100.00	LOT 153 CALIFORNIA LEGEND UNIT 3 R-95
476-320-038-000	Assessable	A	100.00	100.00	LOT 154 CALIFORNIA LEGEND UNIT 3 R-95
476-320-039-000	Assessable	A	100.00	100.00	LOT 155 CALIFORNIA LEGEND UNIT 3 R-95
476-320-040-000	Assessable	A	100.00	100.00	LOT 156 CALIFORNIA LEGEND UNIT 3 R-95
476-320-041-000	Assessable	A	100.00	100.00	LOT 157 CALIFORNIA LEGEND UNIT 3 R-95
476-320-042-000	Assessable	A	100.00	100.00	LOT 158 CALIFORNIA LEGEND UNIT 3R-95

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-320-043-000	Assessable	A	100.00	100.00	LOT 159 CALIFORNIA LEGEND UNIT 3 R-95
476-320-044-000	Assessable	A	100.00	100.00	LOT 160 CALIFORNIA LEGEND UNIT 3 R-95
476-320-045-000	Assessable	A	100.00	100.00	LOT 161 CALIFORNIA LEGEND UNIT 3 R-95
476-320-046-000	Assessable	A	100.00	100.00	LOT 162 CALIFORNIA LEGEND UNIT 3 R-95
476-320-047-000	Assessable	A	100.00	100.00	LOT 163 CALIFORNIA LEGEND UNIT 3 R-95
476-320-048-000	Assessable	A	100.00	100.00	LOT 164 CALIFORNIA LEGEND UNIT 3 R-95
476-320-049-000	Assessable	A	100.00	100.00	LOT 165 CALIFORNIA LEGEND UNIT 3 R-95
476-320-050-000	Assessable	A	100.00	100.00	LOT 166 CALIFORNIA LEGEND UNIT 3 R-95
476-320-051-000	Assessable	A	100.00	100.00	LOT 167 CALIFORNIA LEGEND UNIT 3 R-95
476-320-052-000	Assessable	A	100.00	100.00	LOT 168 CALIFORNIA LEGEND UNIT 3 R-95
476-320-053-000	Assessable	A	100.00	100.00	LOT 169 CALIFORNIA LEGEND UNIT 3 R-95
476-320-054-000	Assessable	A	100.00	100.00	LOT 170 CALIFORNIA LEGEND UNIT 3 R-95
476-320-055-000	Assessable	A	100.00	100.00	LOT 171 CALIFORNIA LEGEND UNIT 3 MOR R PG 95
476-320-056-000	Assessable	A	100.00	100.00	LOT 172 CALIFORNIA LEGEND UNIT 3 R-95
476-320-057-000	Assessable	A	100.00	100.00	LOT 173 CALIFORNIA LEGEND UNIT 3 R-95
476-320-058-000	Assessable	A	100.00	100.00	LOT 174 CALIFORNIA LEGEND UNIT 3 R-95
476-320-059-000	Assessable	A	100.00	100.00	LOT 175 CALIFORNIA LEGEND UNIT 3 R-95
476-320-060-000	Assessable	A	100.00	100.00	LOT 176 CALIFORNIA LEGEND UNIT 3 R-95
476-320-061-000	Assessable	A	100.00	100.00	LOT 177 CALIFORNIA LEGEND UNIT 3 R-95
476-320-062-000	Assessable	A	100.00	100.00	LOT 178 CALIFORNIA LEGEND UNIT 3 R-95
476-320-063-000	Assessable	A	100.00	100.00	LOT 179 CALIFORNIA LEGEND UNIT 3 R-95
476-320-064-000	Assessable	A	100.00	100.00	LOT 180 CALIFORNIA LEGEND UNIT 3 R-95
476-320-065-000	Assessable	A	100.00	100.00	LOT 181 CALIFORNIA LEGEND UNIT 3 R-95
476-320-066-000	Assessable	A	100.00	100.00	LOT 182 CALIFORNIA LEGEND UNIT 3 R-95
476-320-067-000	Assessable	A	100.00	100.00	LOT 183 CALIFORNIA LEGEND UNIT 3 R-95
476-320-068-000	Assessable	A	100.00	100.00	LOT 184 CALIFORNIA LEGEND UNIT 3 R-95
476-320-071-000	Assessable	A	100.00	100.00	LOT 185 CALIFORNIA LEGEND UNIT 4 R-96
476-320-072-000	Assessable	A	100.00	100.00	LOT 186 CALIFORNIA LEGEND UNIT 4 R-96
476-320-073-000	Assessable	A	100.00	100.00	LOT 187 CALIFORNIA LEGEND UNIT 4 R-96
476-320-074-000	Assessable	A	100.00	100.00	LOT 188 CALIFORNIA LEGEND UNIT 4 R-96
476-320-075-000	Assessable	A	100.00	100.00	LOT 189 CALIFORNIA LEGEND UNIT 4 R-96
476-320-076-000	Assessable	A	100.00	100.00	LOT 190 CALIFORNIA LEGEND UNIT 4 R-96
476-320-077-000	Assessable	A	100.00	100.00	LOT 225 CALIFORNIA LEGEND UNIT 4 R-96
476-320-078-000	Assessable	A	100.00	100.00	LOT 226 CALIFORNIA LEGEND UNIT 4 R-96
476-320-079-000	Assessable	A	100.00	100.00	LOT 227 CALIFORNIA LEGEND UNIT 4 R-96
476-320-080-000	Assessable	A	100.00	100.00	LOT 233 CALIFORNIA LEGEND UNIT 4 R-96
476-320-081-000	Assessable	A	100.00	100.00	LOT 234 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-320-082-000	Assessable	A	100.00	100.00	LOT 235 CALIFORNIA LEGEND UNIT 4 R-96
476-320-083-000	Assessable	A	100.00	100.00	LOT 236 CALIFORNIA LEGEND UNIT 4 R-96
476-330-001-000	Assessable	A	100.00	100.00	LOT 191 CALIFORNIA LEGEND UNIT 4 R-96
476-330-002-000	Assessable	A	100.00	100.00	LOT 192 CALIFORNIA LEGEND UNIT 4 R-96
476-330-003-000	Assessable	A	100.00	100.00	LOT 193 CALIFORNIA LEGEND UNIT 4 R-96
476-330-004-000	Assessable	A	100.00	100.00	LOT 194 CALIFORNIA LEGEND UNIT 4 R-96
476-330-005-000	Assessable	A	100.00	100.00	LOT 195 CALIFORNIA LEGEND UNIT 4 R-96
476-330-006-000	Assessable	A	100.00	100.00	LOT 196 CALIFORNIA LEGEND UNIT 4 R-96
476-330-007-000	Assessable	A	100.00	100.00	LOT 197 CALIFORNIA LEGEND UNIT 4 R-96
476-330-008-000	Assessable	A	100.00	100.00	LOT 198 CALIFORNIA LEGEND UNIT 4 R-96
476-330-009-000	Assessable	A	100.00	100.00	LOT 199 CALIFORNIA LEGEND UNIT 4R-96
476-330-010-000	Assessable	A	100.00	100.00	LOT 200 CALIFORNIA LEGEND UNIT 4R-96
476-330-011-000	Assessable	A	100.00	100.00	LOT 201 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-330-012-000	Assessable	A	100.00	100.00	LOT 202 CALIFORNIA LEGEND UNIT 4R-96
476-330-013-000	Assessable	A	100.00	100.00	LOT 203 CALIFORNIA LEGEND UNIT 4R-96
476-330-014-000	Assessable	A	100.00	100.00	LOT 204 CALIFORNIA LEGEND UNIT 4 R-96
476-330-015-000	Assessable	A	100.00	100.00	LOT 205 CALIFORNIA LEGEND UNIT 4 R-96
476-330-016-000	Assessable	A	100.00	100.00	LOT 206 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-330-017-000	Assessable	A	100.00	100.00	LOT 207 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-330-018-000	Assessable	A	100.00	100.00	LOT 208 CALIFORNIA LEGEND UNIT 4 R-96
476-330-019-000	Assessable	A	100.00	100.00	LOT 209 CALIFORNIA LEGEND UNIT 4 R-96
476-330-020-000	Assessable	A	100.00	100.00	LOT 210 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-330-021-000	Assessable	A	100.00	100.00	LOT 211 CALIFORNIA LEGEND UNIT 4 R-96
476-330-022-000	Assessable	A	100.00	100.00	LOT 212 CALIFORNIA LEGEND UNIT 4 R-96
476-330-023-000	Assessable	A	100.00	100.00	LOT 213 CALIFORNIA LEGEND UNIT 4 R-96
476-330-024-000	Assessable	A	100.00	100.00	LOT 214 CALIFORNIA LEGEND UNIT 4 R-96
476-330-025-000	Assessable	A	100.00	100.00	LOT 215 CALIFORNIA LEGEND UNIT 4 R-96
476-330-026-000	Assessable	A	100.00	100.00	LOT 216 CALIFORNIA LEGEND UNIT 4 R-96
476-330-027-000	Assessable	A	100.00	100.00	LOT 217 CALIFORNIA LEGEND UNIT 4R-96
476-330-028-000	Assessable	A	100.00	100.00	LOT 218 CALIFORNIA LEGEND UNIT 4 R-96
476-330-029-000	Assessable	A	100.00	100.00	LOT 219 CALIFORNIA LEGEND UNIT 4 R-96
476-330-030-000	Assessable	A	100.00	100.00	LOT 220 CALIFORNIA LEGEND UNIT 4 R-96
476-330-031-000	Assessable	A	100.00	100.00	LOT 221 CALIFORNIA LEGEND UNIT 4 MOR BK R PG 96
476-330-032-000	Assessable	A	100.00	100.00	LOT 222 CALIFORNIA LEGEND UNIT 4 R-96
476-330-033-000	Assessable	A	100.00	100.00	LOT 223 CALIFORNIA LEGEND UNIT 4 R-96
476-330-034-000	Assessable	A	100.00	100.00	LOT 224 CALIFORNIA LEGEND UNIT 4 R-96
476-330-035-000	Assessable	A	100.00	100.00	LOT 228 CALIFORNIA LEGEND UNIT 4 R-96
476-330-036-000	Assessable	A	100.00	100.00	LOT 229 CALIFORNIA LEGEND UNIT 4 R-96
476-330-037-000	Assessable	A	100.00	100.00	LOT 230 CALIFORNIA LEGEND UNIT 4 R-96
476-330-038-000	Assessable	A	100.00	100.00	LOT 231 CALIFORNIA LEGEND UNIT 4 R-96
476-330-039-000	Assessable	A	100.00	100.00	LOT 232 CALIFORNIA LEGEND UNIT 4 R-96
476-330-043-000	Assessable	A	100.00	100.00	LOT 86 CALIFORNIA LEGEND UNIT 2 R-94
476-330-044-000	Assessable	A	100.00	100.00	LOT 101 CALIFORNIA LEGEND UNIT 2R-94
476-330-045-000	Assessable	A	100.00	100.00	LOT 102 CALIFORNIA LEGEND UNIT 2 R-94
476-330-046-000	Assessable	A	100.00	100.00	LOT 103 CALIFORNIA LEGEND UNIT 2 R-94
476-330-047-000	Assessable	A	100.00	100.00	LOT 104 CALIFORNIA LEGEND UNIT 2 R-94
476-330-048-000	Assessable	A	100.00	100.00	LOT 105 CALIFORNIA LEGEND UNIT 2R-94
476-340-001-000	Assessable	A	100.00	100.00	LOT 65 CALIFORNIA LEGEND UNIT 2 R-94
476-340-002-000	Assessable	A	100.00	100.00	LOT 66 CALIFORNIA LEGEND UNIT 2 R-94
476-340-003-000	Assessable	A	100.00	100.00	LOT 67 CALIFORNIA LEGEND UNIT 2 R-94
476-340-004-000	Assessable	A	100.00	100.00	LOT 68 CALIFORNIA LEGEND UNIT 2 R-94
476-340-005-000	Assessable	A	100.00	100.00	LOT 69 CALIFORNIA LEGEND UNIT 2 R-94
476-340-006-000	Assessable	A	100.00	100.00	LOT 70 CALIFORNIA LEGEND UNIT 2 R-94
476-340-007-000	Assessable	A	100.00	100.00	LOT 71 CALIFORNIA LEGEND UNIT 2 R-94
476-340-008-000	Assessable	A	100.00	100.00	LOT 72 CALIFORNIA LEGEND UNIT 2 R-94
476-340-009-000	Assessable	A	100.00	100.00	LOT 73 CALIFORNIA LEGEND UNIT 2 R-94
476-340-010-000	Assessable	A	100.00	100.00	LOT 74 CALIFORNIA LEGEND UNIT 2 R-94
476-340-011-000	Assessable	A	100.00	100.00	LOT 75 CALIFORNIA LEGEND UNIT 2 R-94
476-340-012-000	Assessable	A	100.00	100.00	LOT 76 CALIFORNIA LEGEND UNIT 2 R-94
476-340-013-000	Assessable	A	100.00	100.00	LOT 77 CALIFORNIA LEGEND UNIT 2 R-94
476-340-014-000	Assessable	A	100.00	100.00	LOT 78 CALIFORNIA LEGEND UNIT 2 R-94
476-340-015-000	Assessable	A	100.00	100.00	LOT 79 CALIFORNIA LEGEND UNIT 2 R-94
476-340-016-000	Assessable	A	100.00	100.00	LOT 80 CALIFORNIA LEGEND UNIT 2 R-94

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-340-017-000	Assessable	A	100.00	100.00	LOT 81 CALIFORNIA LEGEND UNIT 2 R-94
476-340-018-000	Assessable	A	100.00	100.00	LOT 82 CALIFORNIA LEGEND UNIT 2 R-94
476-340-019-000	Assessable	A	100.00	100.00	LOT 83 CALIFORNIA LEGEND UNIT 2 R-94
476-340-020-000	Assessable	A	100.00	100.00	LOT 84 CALIFORNIA LEGEND UNIT 2 R-94
476-340-021-000	Assessable	A	100.00	100.00	LOT 85 CALIFORNIA LEGEND UNIT 2 R-94
476-340-022-000	Assessable	A	100.00	100.00	LOT 87 CALIFORNIA LEGEND UNIT 2 R-94
476-340-023-000	Assessable	A	100.00	100.00	LOT 88 CALIFORNIA LEGEND UNIT 2 R-94
476-340-024-000	Assessable	A	100.00	100.00	LOT 89 CALIFORNIA LEGEND UNIT 2 R-94
476-340-025-000	Assessable	A	100.00	100.00	LOT 90 CALIFORNIA LEGEND UNIT 2 R-94
476-340-026-000	Assessable	A	100.00	100.00	LOT 91 CALIFORNIA LEGEND UNIT 2 R-94
476-340-027-000	Assessable	A	100.00	100.00	LOT 92 CALIFORNIA LEGEND UNIT 2 R-94
476-340-028-000	Assessable	A	100.00	100.00	LOT 93 CALIFORNIA LEGEND UNIT 2 R-94
476-340-029-000	Assessable	A	100.00	100.00	LOT 94 CALIFORNIA LEGEND UNIT 2 R-94
476-340-030-000	Assessable	A	100.00	100.00	LOT 95 CALIFORNIA LEGEND UNIT 2 R-94
476-340-031-000	Assessable	A	100.00	100.00	LOT 96 CALIFORNIA LEGEND UNIT 2 R-94
476-340-032-000	Assessable	A	100.00	100.00	LOT 97 CALIFORNIA LEGEND UNIT 2 R-94
476-340-033-000	Assessable	A	100.00	100.00	LOT 98 CALIFORNIA LEGEND UNIT 2 R-94
476-340-034-000	Assessable	A	100.00	100.00	LOT 99 CALIFORNIA LEGEND UNIT 2 R-94
476-340-035-000	Assessable	A	100.00	100.00	LOT 100 CALIFORNIA LEGEND UNIT 2R-94
476-340-036-000	Assessable	A	100.00	100.00	LOT 106 CALIFORNIA LEGEND UNIT 2R-94
476-340-037-000	Assessable	A	100.00	100.00	LOT 107 CALIFORNIA LEGEND UNIT 2R-94
476-340-038-000	Assessable	A	100.00	100.00	LOT 108 CALIFORNIA LEGEND UNIT 2R-94
476-340-039-000	Assessable	A	100.00	100.00	LOT 109 CALIFORNIA LEGEND UNIT 2R-94
476-340-040-000	Assessable	A	100.00	100.00	LOT 110 CALIFORNIA LEGEND UNIT 2 MOR BK R PG 94
476-340-041-000	Assessable	A	100.00	100.00	LOT 111 CALIFORNIA LEGEND UNIT 2 MOR BK R PG 94
476-340-042-000	Assessable	A	100.00	100.00	LOT 112 CALIFORNIA LEGEND UNIT 2R-94
476-340-043-000	Assessable	A	100.00	100.00	LOT 113 CALIFORNIA LEGEND UNIT 2R-94
476-340-044-000	Assessable	A	100.00	100.00	LOT 114 CALIFORNIA LEGEND UNIT 2 R-94
476-340-045-000	Assessable	A	100.00	100.00	LOT 115 CALIFORNIA LEGEND UNIT 2 R-94
476-340-046-000	Assessable	A	100.00	100.00	LOT 116 CALIFORNIA LEGEND UNIT 2 MOR R-94
476-350-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-015-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-016-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-017-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-018-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-019-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-020-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS UNIT 6 PHASE A S-9

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-350-021-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-022-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-023-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-024-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-025-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-026-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-027-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-028-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-029-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-030-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-031-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-032-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-033-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-034-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-035-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-036-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-037-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-038-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-039-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-040-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-041-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-042-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-043-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-044-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-045-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-046-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-047-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-048-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-049-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-050-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-051-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-052-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-053-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-054-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-055-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-056-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-057-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-058-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-059-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-060-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-061-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-062-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-063-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-064-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-065-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-066-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-067-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-068-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-069-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-070-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO OAKS UNIT 6 PHASE A S-9

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-350-071-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-001-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-002-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-003-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-004-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-005-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-006-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-007-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-008-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-009-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-010-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-011-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-012-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-013-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-014-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-015-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-016-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-017-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-018-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-019-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-020-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-021-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-022-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-023-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-024-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-025-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-026-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-027-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-028-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-029-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-030-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-031-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-032-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-033-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-034-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-035-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-036-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-037-000	Assessable	A	100.00	100.00	LOT 51 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-038-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-039-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-040-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-041-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-042-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO OAKS UNIT 6 PHASE A S-9
476-370-001-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-002-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-003-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-004-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-005-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-006-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-007-000	Assessable	A	100.00	100.00	LOT 120 SILVERADO OAKS UNIT 6 PHASE B S-10

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-370-008-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-009-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-010-000	Assessable	A	100.00	100.00	LOT 123 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-011-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-012-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-013-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-014-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-015-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-016-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-017-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-018-000	Assessable	A	100.00	100.00	LOT 131 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-019-000	Assessable	A	100.00	100.00	LOT 208 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-020-000	Assessable	A	100.00	100.00	LOT 209 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-021-000	Assessable	A	100.00	100.00	LOT 210 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-022-000	Assessable	A	100.00	100.00	LOT 211 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-023-000	Assessable	A	100.00	100.00	LOT 212 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-024-000	Assessable	A	100.00	100.00	LOT 213 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-025-000	Assessable	A	100.00	100.00	LOT 214 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-026-000	Assessable	A	100.00	100.00	LOT 215 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-027-000	Assessable	A	100.00	100.00	LOT 216 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-028-000	Assessable	A	100.00	100.00	LOT 217 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-029-000	Assessable	A	100.00	100.00	LOT 218 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-030-000	Assessable	A	100.00	100.00	LOT 219 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-031-000	Assessable	A	100.00	100.00	LOT 220 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-032-000	Assessable	A	100.00	100.00	LOT 221 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-033-000	Assessable	A	100.00	100.00	LOT 222 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-034-000	Assessable	A	100.00	100.00	LOT 223 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-035-000	Assessable	A	100.00	100.00	LOT 224 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-036-000	Assessable	A	100.00	100.00	LOT 225 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-037-000	Assessable	A	100.00	100.00	LOT 226 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-038-000	Assessable	A	100.00	100.00	LOT 227 SILVERADO OAKS UNIT 6 PHASE B S-10
476-370-039-000	Assessable	A	100.00	100.00	LOT 228 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-001-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-002-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-003-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-004-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-005-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-006-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-007-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-008-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-009-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-010-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-011-000	Assessable	A	100.00	100.00	LOT 142 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-012-000	Assessable	A	100.00	100.00	LOT 143 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-013-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-014-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-015-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-016-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-017-000	Assessable	A	100.00	100.00	LOT 148 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-018-000	Assessable	A	100.00	100.00	LOT 149 SILVERADO OAKS UNIT 6 PHASE B S-10

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-380-019-000	Assessable	A	100.00	100.00	LOT 150 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-020-000	Assessable	A	100.00	100.00	LOT 151 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-021-000	Assessable	A	100.00	100.00	LOT 152 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-022-000	Assessable	A	100.00	100.00	LOT 153 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-023-000	Assessable	A	100.00	100.00	LOT 154 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-024-000	Assessable	A	100.00	100.00	LOT 155 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-025-000	Assessable	A	100.00	100.00	LOT 156 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-026-000	Assessable	A	100.00	100.00	LOT 157 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-027-000	Assessable	A	100.00	100.00	LOT 158 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-028-000	Assessable	A	100.00	100.00	LOT 159 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-029-000	Assessable	A	100.00	100.00	LOT 160 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-030-000	Assessable	A	100.00	100.00	LOT 161 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-031-000	Assessable	A	100.00	100.00	LOT 162 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-032-000	Assessable	A	100.00	100.00	LOT 163 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-033-000	Assessable	A	100.00	100.00	LOT 164 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-034-000	Assessable	A	100.00	100.00	LOT 165 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-035-000	Assessable	A	100.00	100.00	LOT 166 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-036-000	Assessable	A	100.00	100.00	LOT 167 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-037-000	Assessable	A	100.00	100.00	LOT 168 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-038-000	Assessable	A	100.00	100.00	LOT 169 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-039-000	Assessable	A	100.00	100.00	LOT 170 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-040-000	Assessable	A	100.00	100.00	LOT 171 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-041-000	Assessable	A	100.00	100.00	LOT 172 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-042-000	Assessable	A	100.00	100.00	LOT 173 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-043-000	Assessable	A	100.00	100.00	LOT 174 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-044-000	Assessable	A	100.00	100.00	LOT 175 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-045-000	Assessable	A	100.00	100.00	LOT 176 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-046-000	Assessable	A	100.00	100.00	LOT 177 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-047-000	Assessable	A	100.00	100.00	LOT 178 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-048-000	Assessable	A	100.00	100.00	LOT 179 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-049-000	Assessable	A	100.00	100.00	LOT 180 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-050-000	Assessable	A	100.00	100.00	LOT 181 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-051-000	Assessable	A	100.00	100.00	LOT 182 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-052-000	Assessable	A	100.00	100.00	LOT 183 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-053-000	Assessable	A	100.00	100.00	LOT 184 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-054-000	Assessable	A	100.00	100.00	LOT 185 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-055-000	Assessable	A	100.00	100.00	LOT 186 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-056-000	Assessable	A	100.00	100.00	LOT 187 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-057-000	Assessable	A	100.00	100.00	LOT 188 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-058-000	Assessable	A	100.00	100.00	LOT 189 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-059-000	Assessable	A	100.00	100.00	LOT 190 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-060-000	Assessable	A	100.00	100.00	LOT 191 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-061-000	Assessable	A	100.00	100.00	LOT 192 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-062-000	Assessable	A	100.00	100.00	LOT 193 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-063-000	Assessable	A	100.00	100.00	LOT 194 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-064-000	Assessable	A	100.00	100.00	LOT 195 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-065-000	Assessable	A	100.00	100.00	LOT 196 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-066-000	Assessable	A	100.00	100.00	LOT 197 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-067-000	Assessable	A	100.00	100.00	LOT 198 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-068-000	Assessable	A	100.00	100.00	LOT 199 SILVERADO OAKS UNIT 6 PHASE B S-10

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-380-069-000	Assessable	A	100.00	100.00	LOT 200 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-070-000	Assessable	A	100.00	100.00	LOT 201 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-071-000	Assessable	A	100.00	100.00	LOT 202 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-072-000	Assessable	A	100.00	100.00	LOT 203 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-073-000	Assessable	A	100.00	100.00	LOT 204 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-074-000	Assessable	A	100.00	100.00	LOT 205 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-075-000	Assessable	A	100.00	100.00	LOT 206 SILVERADO OAKS UNIT 6 PHASE B S-10
476-380-076-000	Assessable	A	100.00	100.00	LOT 207 SILVERADO OAKS UNIT 6 PHASE B S-10
476-410-005-000	Assessable	A	100.00	100.00	LOT 81 KERRY DOWNS UNIT 2 S-69
476-410-006-000	Assessable	A	100.00	100.00	LOT 82 KERRY DOWNS UNIT 2 S-69
476-410-007-000	Assessable	A	100.00	100.00	LOT 83 KERRY DOWNS UNIT 2 S-69
476-410-008-000	Assessable	A	100.00	100.00	LOT 84 KERRY DOWNS UNIT 2 S-69
476-410-009-000	Assessable	A	100.00	100.00	LOT 85 KERRY DOWNS UNIT 2 S-69
476-410-010-000	Assessable	A	100.00	100.00	LOT 86 KERRY DOWNS UNIT 2 S-69
476-410-011-000	Assessable	A	100.00	100.00	LOT 87 KERRY DOWNS UNIT 2 S-69
476-410-012-000	Assessable	A	100.00	100.00	LOT 88 KERRY DOWNS UNIT 2 S-69
476-410-013-000	Assessable	A	100.00	100.00	LOT 89 KERRY DOWNS UNIT 2 S-69
476-410-014-000	Assessable	A	100.00	100.00	LOT 90 KERRY DOWNS UNIT 2 S-69
476-410-015-000	Assessable	A	100.00	100.00	LOT 91 KERRY DOWNS UNIT 2 S-69
476-410-016-000	Assessable	A	100.00	100.00	LOT 92 KERRY DOWNS UNIT 2 S-69
476-410-017-000	Assessable	A	100.00	100.00	LOT 93 KERRY DOWNS UNIT 2 S-69
476-410-018-000	Assessable	A	100.00	100.00	LOT 94 KERRY DOWNS UNIT 2 S-69
476-410-019-000	Assessable	A	100.00	100.00	LOT 95 KERRY DOWNS UNIT 2 S-69
476-410-020-000	Assessable	A	100.00	100.00	LOT 96 KERRY DOWNS UNIT 2 S-69
476-410-021-000	Assessable	A	100.00	100.00	LOT 97 KERRY DOWNS UNIT 2 S-69
476-410-022-000	Assessable	A	100.00	100.00	LOT 98 KERRY DOWNS UNIT 2 S-69
476-410-023-000	Assessable	A	100.00	100.00	LOT 99 KERRY DOWNS UNIT 2 S-69
476-410-024-000	Assessable	A	100.00	100.00	LOT 121 KERRY DOWNS UNIT 2 S-69
476-410-025-000	Assessable	A	100.00	100.00	LOT 122 KERRY DOWNS UNIT 2 S-69
476-410-026-000	Assessable	A	100.00	100.00	LOT 123 KERRY DOWNS UNIT 2 S-69
476-410-027-000	Assessable	A	100.00	100.00	LOT 124 KERRY DOWNS UNIT 2 S-69
476-410-028-000	Assessable	A	100.00	100.00	LOT 125 KERRY DOWNS UNIT 2 S-69
476-410-029-000	Assessable	A	100.00	100.00	LOT 126 KERRY DOWNS UNIT 2 S-69
476-410-030-000	Assessable	A	100.00	100.00	LOT 127 KERRY DOWNS UNIT 2 S-69
476-410-031-000	Assessable	A	100.00	100.00	LOT 128 KERRY DOWNS UNIT 2 S-69
476-410-033-000	Assessable	A	100.00	100.00	POR LOT 77 KERRY DOWNS UNIT 2 S-69
476-410-036-000	Assessable	A	100.00	100.00	POR LOT 78 KERRY DOWNS UNIT 2 S-69
476-410-039-000	Assessable	A	100.00	100.00	POR LOT 79 KERRY DOWN UNIT 2 S-69
476-410-042-000	Assessable	A	100.00	100.00	POR PCL 2 LOT 80 KERRY DOWNS UNIT #2 MOR S-69
476-420-001-000	Assessable	A	100.00	100.00	LOT 100 KERRY DOWNS UNIT 2 S-69
476-420-002-000	Assessable	A	100.00	100.00	LOT 101 KERRY DOWNS UNIT 2 S-69
476-420-003-000	Assessable	A	100.00	100.00	LOT 102 KERRY DOWNS UNIT 2 S-69
476-420-004-000	Assessable	A	100.00	100.00	LOT 103 KERRY DOWNS UNIT 2 S-69
476-420-005-000	Assessable	A	100.00	100.00	LOT 104 KERRY DOWNS UNIT 2 S-69
476-420-006-000	Assessable	A	100.00	100.00	LOT 105 KERRY DOWNS UNIT 2 S-69
476-420-007-000	Assessable	A	100.00	100.00	LOT 106 KERRY DOWNS UNIT 2 S-69
476-420-008-000	Assessable	A	100.00	100.00	LOT 107 KERRY DOWNS UNIT 2 S-69
476-420-009-000	Assessable	A	100.00	100.00	LOT 108 KERRY DOWNS UNIT 2 S-69
476-420-010-000	Assessable	A	100.00	100.00	LOT 109 KERRY DOWNS UNIT 2 S-69
476-420-011-000	Assessable	A	100.00	100.00	LOT 110 KERRY DOWNS UNIT 2 S-69

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-420-012-000	Assessable	A	100.00	100.00	LOT 111 KERRY DOWNS UNIT 2 S-69
476-420-013-000	Assessable	A	100.00	100.00	LOT 112 KERRY DOWNS UNIT 2 S-69
476-420-014-000	Assessable	A	100.00	100.00	LOT 113 KERRY DOWNS UNIT 2 S-69
476-420-015-000	Assessable	A	100.00	100.00	LOT 114 KERRY DOWNS UNIT 2 S-69
476-420-016-000	Assessable	A	100.00	100.00	LOT 115 KERRY DOWNS UNIT 2 S-69
476-420-017-000	Assessable	A	100.00	100.00	LOT 116 KERRY DOWNS UNIT 2 S-69
476-420-018-000	Assessable	A	100.00	100.00	LOT 117 KERRY DOWNS UNIT 2 S-69
476-420-019-000	Assessable	A	100.00	100.00	LOT 118 KERRY DOWNS UNIT 2 S-69
476-420-020-000	Assessable	A	100.00	100.00	LOT 119 KERRY DOWNS UNIT 2 S-69
476-420-021-000	Assessable	A	100.00	100.00	LOT 120 KERRY DOWNS UNIT 2 S-69
476-430-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT 6C T-43
476-430-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT 6C T-43
476-430-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT 6C T-43
476-430-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT 6C T-43
476-430-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT 6C T-43
476-430-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT 6C T-43
476-430-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT 6C T-43
476-430-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT 6C T-43
476-430-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT 6C T-43
476-430-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT 6C T-43
476-430-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT 6C T-43
476-430-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT 6C T-43
476-430-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS UNIT 6C T-43
476-430-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS UNIT 6C T-43
476-430-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS UNIT 6C T-43
476-430-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS UNIT 6C T-43
476-430-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS UNIT 6C T-43
476-430-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS UNIT 6C T-43
476-430-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT 6C T-43
476-430-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT 6C T-43
476-430-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT 6C T-43
476-440-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT 9 V-1
476-440-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT 9 V-1
476-440-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT 9 V-1
476-440-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT 9 V-1
476-440-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT 9 V-1
476-440-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT 9 V-1
476-440-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT 9 V-1
476-440-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT 9 V-1
476-440-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT 9 V-1
476-440-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT 9 V-1
476-440-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT 9 V-1
476-440-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT 9 V-1
476-440-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS UNIT 9 V-1
476-440-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS UNIT 9 V-1
476-440-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS UNIT 9 V-1
476-440-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS UNIT 9 V-1
476-440-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS UNIT 9 V-1
476-440-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS UNIT 9 V-1
476-440-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT 9 V-1

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-440-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT 9 V-1
476-440-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT 9 V-1
476-440-022-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS UNIT 9 V-1
476-440-023-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS UNIT 9 V-1
476-440-024-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS UNIT 9 V-1
476-440-025-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS UNIT 9 V-1
476-440-026-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS UNIT 9 V-1
476-440-027-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO OAKS UNIT 9 V-1
476-440-028-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS UNIT 9 V-1
476-450-001-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS UNIT 9 V-1
476-450-002-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS UNIT 9 V-1
476-450-003-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS UNIT 9 V-1
476-450-004-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS UNIT 9 V-1
476-450-005-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS UNIT 9 V-1
476-450-006-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS UNIT 9 V-1
476-450-007-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS UNIT 9 V-1
476-450-008-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO OAKS UNIT 9 V-1
476-450-009-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS UNIT 9 V-1
476-450-010-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS UNIT 9 V-1
476-450-011-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS UNIT 9 V-1
476-450-012-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS UNIT 9 V-1
476-450-013-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS UNIT 9 V-1
476-450-014-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO OAKS UNIT 9 V-1
476-450-015-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS UNIT 9 V-1
476-450-016-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS UNIT 9 V-1
476-450-017-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO OAKS UNIT 9 V-1
476-450-018-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS UNIT 9 V-1
476-450-019-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS UNIT 9 V-1
476-450-020-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS UNIT 9 V-1
476-450-021-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS UNIT 9 V-1
476-450-022-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO OAKS UNIT 9 V-1
476-450-023-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO OAKS UNIT 9 V-1
476-450-024-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS UNIT 9 V-1
476-450-025-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS UNIT 9 V-1
476-450-026-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO OAKS UNIT 9 V-1
476-450-027-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS UNIT 9 V-1
476-450-028-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS UNIT 9 V-1
476-450-029-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS UNIT 9 V-1
476-450-030-000	Assessable	A	100.00	100.00	LOT 51 SILVERADO OAKS UNIT 9 V-1
476-450-031-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS UNIT 9 V-1
476-450-032-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS UNIT 9 V-1
476-450-033-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS UNIT 9 V-1
476-450-034-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS UNIT 9 V-1
476-450-035-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO OAKS UNIT 9 V-1
476-450-036-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS UNIT 9 V-1
476-450-037-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS UNIT 9 V-1
476-450-038-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO OAKS UNIT 9 V-1
476-450-039-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO OAKS UNIT 9 V-1
476-450-040-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO OAKS UNIT 9 V-1
476-450-041-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS UNIT 9 V-1

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
476-450-042-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO OAKS UNIT 9 V-1
476-450-043-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS UNIT 9 V-1
476-450-044-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS UNIT 9 V-1
476-450-045-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS UNIT 9 V-1
476-450-046-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS UNIT 9 V-1
476-450-047-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS UNIT 9 V-1
476-450-048-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS UNIT 9 V-1
476-460-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-022-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-023-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-024-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-025-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-026-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-027-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-028-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS UNIT NO 10 MOR V-97
477-010-039-000	Assessable	A	100.00	100.00	LOT 10 PLEASANT GROVE UNIT 3 Q82
477-010-040-000	Assessable	A	100.00	100.00	LOT 11 PLEASANT GROVE UNIT 3 Q82
477-010-041-000	Assessable	A	100.00	100.00	LOT 12 PLEASANT GROVE UNIT 3 Q82
477-010-042-000	Assessable	A	100.00	100.00	LOT 13 PLEASANT GROVE UNIT 3 Q82
477-010-043-000	Assessable	A	100.00	100.00	LOT 14 PLEASANT GROVE UNIT 3 Q82
477-010-044-000	Assessable	A	100.00	100.00	LOT15 PLEASANT GROVE UNIT 3 Q82
477-010-045-000	Assessable	A	100.00	100.00	LOT 16 PLEASANT GROVE UNIT 3 Q82
477-010-046-000	Assessable	A	100.00	100.00	LOT 17 PLEASANT GROVE UNIT 3 Q82
477-010-047-000	Assessable	A	100.00	100.00	LOT 18 PLEASANT GROVE UNIT 3 Q82
477-010-048-000	Assessable	A	100.00	100.00	LOT 19 PLEASANT GROVE UNIT 3 Q82
477-010-049-000	Assessable	A	100.00	100.00	LOT 20 PLEASANT GROVE UNIT 3 Q82
477-010-050-000	Assessable	A	100.00	100.00	LOT 21 PLEASANT GROVE UNIT 3 Q82
477-010-051-000	Assessable	A	100.00	100.00	LOT 22 PLEASANT GROVE UNIT #3 MOR Q-82
477-010-052-000	Assessable	A	100.00	100.00	LOT 23 PLEASANT GROVE UNIT 3 Q82
477-010-053-000	Assessable	A	100.00	100.00	LOT 24 PLEASANT GROVE UNIT 3 Q82

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-010-054-000	Assessable	A	100.00	100.00	LOT 25 PLEASANT GROVE UNIT 3 Q82
477-010-055-000	Assessable	A	100.00	100.00	LOT 26 PLEASANT GROVE UNIT 3 Q82
477-010-056-000	Assessable	A	100.00	100.00	LOT 27 PLEASANT GROVE UNIT 3 Q82
477-010-057-000	Assessable	A	100.00	100.00	LOT 28 PLEASANT GROVE UNIT 3 Q82
477-010-058-000	Assessable	A	100.00	100.00	LOT 29 PLEASANT GROVE UNIT 3 Q82
477-010-059-000	Assessable	A	100.00	100.00	LOT 30 PLEASANT GROVE UNIT 3 Q82
477-010-060-000	Assessable	A	100.00	100.00	LOT 31 PLEASANT GROVE UNIT 3 Q82
477-010-061-000	Assessable	A	100.00	100.00	LOT 32 PLEASANT GROVE UNIT 3 Q82
477-010-062-000	Assessable	A	100.00	100.00	LOT 33 PLEASANT GROVE UNIT 3 Q82
477-030-056-000	Assessable	A	100.00	100.00	LOT 1 PLEASANT GROVE UNIT 3 Q82
477-030-057-000	Assessable	A	100.00	100.00	LOT 2 PLEASANT GROVE UNIT 3 Q82
477-030-058-000	Assessable	A	100.00	100.00	LOT 3 PLEASANT GROVE UNIT 3 Q82
477-030-059-000	Assessable	A	100.00	100.00	LOT 4 PLEASANT GROVE UNIT 3 Q82
477-030-060-000	Assessable	A	100.00	100.00	LOT 5 PLEASANT GROVE UNIT 3 Q82
477-030-061-000	Assessable	A	100.00	100.00	LOT 6 PLEASANT GROVE UNIT 3 Q82
477-030-062-000	Assessable	A	100.00	100.00	LOT 7 PLEASANT GROVE UNIT 3 Q82
477-030-063-000	Assessable	A	100.00	100.00	LOT 8 PLEASANT GROVE UNIT 3 Q82
477-030-064-000	Assessable	A	100.00	100.00	LOT 9 PLEASANT GROVE UNIT 3 Q82
477-060-003-000	Assessable	A	100.00	100.00	13.8AC PAR 1 PMOR 34-125
477-120-001-000	Assessable	A	100.00	100.00	LOT 34 PLEASANT GROVE UNIT 3 Q82
477-120-002-000	Assessable	A	100.00	100.00	LOT 35 PLEASANT GROVE UNIT 3 Q82
477-120-003-000	Assessable	A	100.00	100.00	LOT 36 PLEASANT GROVE UNIT 3 Q-82
477-120-004-000	Assessable	A	100.00	100.00	LOT 37 PLEASANT GROVE UNIT 3 Q82
477-120-005-000	Assessable	A	100.00	100.00	LOT 38 PLEASANT GROVE UNIT 3 Q82
477-120-006-000	Assessable	A	100.00	100.00	LOT 39 PLEASANT GROVE UNIT 3 Q82
477-120-007-000	Assessable	A	100.00	100.00	LOT 40 PLEASANT GROVE UNIT 3 Q82
477-120-008-000	Assessable	A	100.00	100.00	LOT 41 PLEASANT GROVE UNIT 3 Q82
477-120-009-000	Assessable	A	100.00	100.00	LOT 42 PLEASANT GROVE UNIT 3 Q82
477-120-010-000	Assessable	A	100.00	100.00	LOT 43 PLEASANT GROVE UNIT 3 Q82
477-120-011-000	Assessable	A	100.00	100.00	LOT 44 PLEASANT GROVE UNIT 3 Q82
477-120-012-000	Assessable	A	100.00	100.00	LOT 45 PLEASANT GROVE UNIT 3 Q82
477-120-013-000	Assessable	A	100.00	100.00	LOT 46 PLEASANT GROVE UNIT 3 Q82
477-120-014-000	Assessable	A	100.00	100.00	LOT 47 PLEASANT GROVE UNIT 3 Q82
477-120-015-000	Assessable	A	100.00	100.00	LOT 117 PLEASANT GROVE UNIT 3 Q82
477-120-016-000	Assessable	A	100.00	100.00	LOT 118 PLEASANT GROVE UNIT 3 Q82
477-120-017-000	Assessable	A	100.00	100.00	LOT 119 PLEASANT GROVE UNIT 3 Q82
477-120-018-000	Assessable	A	100.00	100.00	LOT 120 PLEASANT GROVE UNIT 3 Q82
477-130-001-000	Assessable	A	100.00	100.00	LOT 48 PLEASANT GROVE UNIT 3 Q82
477-130-002-000	Assessable	A	100.00	100.00	LOT 49 PLEASANT GROVE UNIT 3 Q82
477-130-003-000	Assessable	A	100.00	100.00	LOT 50 PLEASANT GROVE UNIT 3 Q82
477-130-004-000	Assessable	A	100.00	100.00	LOT 51 PLEASANT GROVE UNIT 3 Q82
477-130-005-000	Assessable	A	100.00	100.00	LOT 52 PLEASANT GROVE UNIT 3 Q82
477-130-006-000	Assessable	A	100.00	100.00	LOT 53 PLEASANT GROVE UNIT 3 Q82
477-130-007-000	Assessable	A	100.00	100.00	LOT 54 PLEASANT GROVE UNIT 3 Q82
477-130-008-000	Assessable	A	100.00	100.00	LOT 55 PLEASANT GROVE UNIT 3 Q82
477-130-009-000	Assessable	A	100.00	100.00	LOT 56 PLEASANT GROVE UNIT 3 Q82
477-130-010-000	Assessable	A	100.00	100.00	LOT 57 PLEASANT GROVE UNIT 3 Q82
477-130-011-000	Assessable	A	100.00	100.00	LOT 58 PLEASANT GROVE UNIT 3 Q82
477-130-012-000	Assessable	A	100.00	100.00	LOT 59 PLEASANT GROVE UNIT 3 Q82
477-130-013-000	Assessable	A	100.00	100.00	LOT 60 PLEASANT GROVE UNIT 3 Q82

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-130-014-000	Assessable	A	100.00	100.00	LOT 61 PLEASANT GROVE UNIT 3 Q82
477-130-015-000	Assessable	A	100.00	100.00	LOT 62 PLEASANT GROVE UNIT 3 Q82
477-130-016-000	Assessable	A	100.00	100.00	LOT 63 PLEASANT GROVE UNIT 3 Q82
477-130-017-000	Assessable	A	100.00	100.00	LOT 64 PLEASANT GROVE UNIT 3 Q82
477-130-018-000	Assessable	A	100.00	100.00	LOT 65 PLEASANT GROVE UNIT 3 Q82
477-130-019-000	Assessable	A	100.00	100.00	LOT 66 PLEASANT GROVE UNIT 3 Q82
477-130-020-000	Assessable	A	100.00	100.00	LOT 67 PLEASANT GROVE UNIT 3 Q82
477-130-021-000	Assessable	A	100.00	100.00	LOT 68 PLEASANT GROVE UNIT 3 Q82
477-130-022-000	Assessable	A	100.00	100.00	LOT 69 PLEASANT GROVE UNIT 3 Q82
477-130-023-000	Assessable	A	100.00	100.00	LOT 70 PLEASANT GROVE UNIT 3 Q82
477-130-024-000	Assessable	A	100.00	100.00	LOT 71 PLEASANT GROVE UNIT 3 Q82
477-130-025-000	Assessable	A	100.00	100.00	LOT 72 PLEASANT GROVE UNIT 3 Q82
477-130-026-000	Assessable	A	100.00	100.00	LOT 73 PLEASANT GROVE UNIT 3 Q82
477-130-027-000	Assessable	A	100.00	100.00	LOT 74 PLEASANT GROVE UNIT 3 Q82
477-130-028-000	Assessable	A	100.00	100.00	LOT 75 PLEASANT GROVE UNIT 3 Q82
477-130-029-000	Assessable	A	100.00	100.00	LOT 76 PLEASANT GROVE UNIT 3 Q82
477-130-030-000	Assessable	A	100.00	100.00	LOT 77 PLEASANT GROVE UNIT 3 Q82
477-130-031-000	Assessable	A	100.00	100.00	LOT 78 PLEASANT GROVE UNIT 3 Q82
477-130-032-000	Assessable	A	100.00	100.00	LOT 79 PLEASANT GROVE UNIT 3 Q82
477-130-033-000	Assessable	A	100.00	100.00	LOT 80 PLEASANT GROVE UNIT 3 Q82
477-130-034-000	Assessable	A	100.00	100.00	LOT 81 PLEASANT GROVE UNIT 3 MOR BK Q PG 82
477-130-035-000	Assessable	A	100.00	100.00	LOT 82 PLEASANT GROVE UNIT 3 Q82
477-130-036-000	Assessable	A	100.00	100.00	LOT 83 PLEASANT GROVE UNIT 3 Q82
477-130-037-000	Assessable	A	100.00	100.00	LOT 84 PLEASANT GROVE UNIT 3 Q82
477-130-038-000	Assessable	A	100.00	100.00	LOT 85 PLEASANT GROVE UNIT 3 Q82
477-130-039-000	Assessable	A	100.00	100.00	LOT 86 PLEASANT GROVE UNIT 3 Q82
477-130-040-000	Assessable	A	100.00	100.00	LOT 87 PLEASANT GROVE UNIT 3 Q82
477-130-041-000	Assessable	A	100.00	100.00	LOT 88 PLEASANT GROVE UNIT 3 Q82
477-130-042-000	Assessable	A	100.00	100.00	LOT 89 PLEASANT GROVE UNIT 3 Q82
477-130-043-000	Assessable	A	100.00	100.00	LOT 90 PLEASANT GROVE UNIT 3 Q82
477-130-044-000	Assessable	A	100.00	100.00	LOT 91 PLEASANT GROVE UNIT 3 Q82
477-130-045-000	Assessable	A	100.00	100.00	LOT 92 PLEASANT GROVE UNIT 3 Q82
477-130-046-000	Assessable	A	100.00	100.00	LOT 93 PLEASANT GROVE UNIT 3 Q82
477-130-047-000	Assessable	A	100.00	100.00	LOT 94 PLEASANT GROVE UNIT 3 Q-82
477-130-048-000	Assessable	A	100.00	100.00	LOT 95 PLEASANT GROVE UNIT 3 Q82
477-130-049-000	Assessable	A	100.00	100.00	LOT 96 PLEASANT GROVE UNIT 3 Q82
477-130-050-000	Assessable	A	100.00	100.00	LOT 97 PLEASANT GROVE UNIT 3 Q82
477-130-051-000	Assessable	A	100.00	100.00	LOT 98 PLEASANT GROVE UNIT 3 Q82
477-130-052-000	Assessable	A	100.00	100.00	LOT 99 PLEASANT GROVE UNIT 3 Q82
477-130-053-000	Assessable	A	100.00	100.00	LOT 100 PLEASANT GROVE UNIT 3 Q82
477-130-054-000	Assessable	A	100.00	100.00	LOT 101 PLEASANT GROVE UNIT 3 Q82
477-130-055-000	Assessable	A	100.00	100.00	LOT 102 PLEASANT GROVE UNIT 3 Q82
477-130-056-000	Assessable	A	100.00	100.00	LOT 103 PLEASANT GROVE UNIT 3 Q82
477-130-057-000	Assessable	A	100.00	100.00	LOT 104 PLEASANT GROVE UNIT 3 Q82
477-130-058-000	Assessable	A	100.00	100.00	LOT 105 PLEASANT GROVE UNIT 3 Q82
477-130-059-000	Assessable	A	100.00	100.00	LOT 106 PLEASANT GROVE UNIT 3 Q82
477-130-060-000	Assessable	A	100.00	100.00	LOT 107 PLEASANT GROVE UNIT 3 Q82
477-130-061-000	Assessable	A	100.00	100.00	LOT 108 PLEASANT GROVE UNIT 3 Q82
477-130-062-000	Assessable	A	100.00	100.00	LOT 109 PLEASANT GROVE UNIT 3 Q82
477-130-063-000	Assessable	A	100.00	100.00	LOT 110 PLEASANT GROVE UNIT 3 MOR Q-82

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-130-064-000	Assessable	A	100.00	100.00	LOT 111 PLEASANT GROVE UNIT 3 Q82
477-130-065-000	Assessable	A	100.00	100.00	LOT 112 PLEASANT GROVE UNIT 3 Q82
477-130-066-000	Assessable	A	100.00	100.00	LOT 113 PLEASANT GROVE UNIT 3 Q82
477-130-067-000	Assessable	A	100.00	100.00	LOT 114 PLEASANT GROVE UNIT 3 Q82
477-130-068-000	Assessable	A	100.00	100.00	LOT 115 PLEASANT GROVE UNIT 3 Q82
477-130-069-000	Assessable	A	100.00	100.00	LOT 116 PLEASANT GROVE UNIT 3 Q82
477-141-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-011-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-012-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-013-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-014-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-015-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-016-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-017-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-018-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-019-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-020-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-021-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-022-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-023-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS UNIT #6 (AMENDED MAP) T-28
477-141-024-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-025-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-026-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-027-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-028-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-029-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-030-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-031-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-032-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-033-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-034-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-141-035-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)
477-151-001-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-002-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-003-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-004-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-005-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-006-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-007-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-008-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-009-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-151-010-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-011-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-012-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-013-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-014-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-015-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-016-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-017-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-018-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-019-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-020-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-021-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-022-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-023-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-024-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-025-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-026-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-027-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-028-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-029-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-030-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-031-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-032-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-033-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-034-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-035-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-036-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-037-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-038-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-039-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-040-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-041-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-042-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-043-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-044-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-045-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-046-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-047-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-048-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-049-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-050-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-051-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-052-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-053-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-054-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-055-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-056-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-057-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-058-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-059-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)

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Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-151-060-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-061-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-062-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-063-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-064-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-151-065-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP)
477-160-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-011-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-012-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-013-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-014-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-015-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-016-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-017-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-018-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-160-019-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-020-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-021-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-022-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-023-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-024-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-025-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-026-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-027-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-028-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-029-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-030-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS UNIT#7 PHASE A MOR R 74
477-160-031-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-032-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-033-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-034-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-035-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-036-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-037-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-038-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-039-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-040-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-041-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-042-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-043-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-044-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-160-045-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-046-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-047-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-048-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-049-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-050-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-051-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-052-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-053-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-054-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-055-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-056-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-057-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-058-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-059-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-060-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-061-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-062-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-063-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-064-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-065-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-066-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-067-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-068-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-069-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-160-070-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-001-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-002-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-003-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-004-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-005-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-006-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-007-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS UNIT #7 PHASE A R-74
477-170-008-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-009-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-010-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-011-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-012-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-170-013-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS UNIT #7 PHASE A MOR R-74
477-180-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3
477-180-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-010-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-011-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-180-012-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-013-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-014-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-015-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-016-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-017-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-018-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-019-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-020-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-021-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-022-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-023-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-024-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-025-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-026-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-027-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-028-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-029-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-030-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-031-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-032-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-033-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-034-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-035-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-036-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-037-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-038-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-039-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-040-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-041-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-042-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-043-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-044-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-045-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-046-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-047-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-048-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-049-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-050-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-051-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-052-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-053-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-054-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-055-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-056-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-057-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-058-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-059-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-060-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-061-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-180-062-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-063-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-064-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-065-000	Assessable	A	100.00	100.00	LOT 111 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-066-000	Assessable	A	100.00	100.00	LOT 112 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-067-000	Assessable	A	100.00	100.00	LOT 113 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-068-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-069-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-070-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-071-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-072-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-073-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-074-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-075-000	Assessable	A	100.00	100.00	LOT 121 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-076-000	Assessable	A	100.00	100.00	LOT 122 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-078-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-079-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-080-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-081-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-082-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-083-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-180-085-000	Assessable	A	100.00	100.00	POR LOT 123 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-001-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3
477-190-002-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-003-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-004-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-005-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-006-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-007-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-008-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-009-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-010-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-011-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-012-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-013-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-014-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-015-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-016-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-017-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-018-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-019-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-020-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-021-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-022-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-023-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-024-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-025-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-026-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-027-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-028-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT A S-3

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-190-029-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-030-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-031-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-032-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-033-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-034-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-035-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-036-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-037-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-038-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-039-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-040-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-041-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-042-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-043-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-044-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-045-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-046-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-047-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-048-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-049-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-050-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-051-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-052-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-053-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-054-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-055-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-056-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-057-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-058-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-059-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-060-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-061-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-062-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-063-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-064-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-065-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-066-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-190-067-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS VILLAGE 8 UNIT A S-3
477-200-001-000	Assessable	A	100.00	100.00	LOT 1 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-002-000	Assessable	A	100.00	100.00	LOT 2 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-003-000	Assessable	A	100.00	100.00	LOT 3 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-004-000	Assessable	A	100.00	100.00	LOT 4 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-005-000	Assessable	A	100.00	100.00	LOT 5 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-006-000	Assessable	A	100.00	100.00	LOT 6 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-007-000	Assessable	A	100.00	100.00	LOT 7 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-008-000	Assessable	A	100.00	100.00	LOT 8 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-009-000	Assessable	A	100.00	100.00	LOT 9 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-010-000	Assessable	A	100.00	100.00	LOT 10 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-011-000	Assessable	A	100.00	100.00	LOT 11 RIDGEWOOD UNIT 1 MOR BK R PG 87

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-200-012-000	Assessable	A	100.00	100.00	LOT 12 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-013-000	Assessable	A	100.00	100.00	LOT 13 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-014-000	Assessable	A	100.00	100.00	LOT 14 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-015-000	Assessable	A	100.00	100.00	LOT 15 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-016-000	Assessable	A	100.00	100.00	LOT 16 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-017-000	Assessable	A	100.00	100.00	LOT 17 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-018-000	Assessable	A	100.00	100.00	LOT 18 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-019-000	Assessable	A	100.00	100.00	LOT 19 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-020-000	Assessable	A	100.00	100.00	LOT 85 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-200-023-000	Assessable	A	100.00	100.00	LOT 166 RIDGEWOOD UNIT 3 MOR S-41
477-200-024-000	Assessable	A	100.00	100.00	LOT 167 RIDGEWOOD UNIT 3 MOR S-41
477-200-025-000	Assessable	A	100.00	100.00	LOT 168 RIDGEWOOD UNIT 3 MORS S-41
477-200-026-000	Assessable	A	100.00	100.00	LOT 169 RIDGEWOOD UNIT 3 MOR S-41
477-200-027-000	Assessable	A	100.00	100.00	LOT 170 RIDGEWOOD UNIT 3 MOR S-41
477-200-028-000	Assessable	A	100.00	100.00	LOT 171 RIDGEWOOD UNIT 3 MOR S-41
477-200-029-000	Assessable	A	100.00	100.00	LOT 172 RIDGEWOOD UNIT 3 MOR S-41
477-200-030-000	Assessable	A	100.00	100.00	LOT 173 RIDGEWOOD UNIT 3 MOR S-41
477-200-031-000	Assessable	A	100.00	100.00	LOT 174 RIDGEWOOD UNIT 3 MOR S-41
477-200-032-000	Assessable	A	100.00	100.00	LOT 175 RIDGEWOOD UNIT 3 MOR S-41
477-200-033-000	Assessable	A	100.00	100.00	LOT 176 RIDGEWOOD UNIT 3 MOR S-41
477-200-034-000	Assessable	A	100.00	100.00	LOT 177 RIDGEWOOD UNIT 3 MOR S-41
477-200-035-000	Assessable	A	100.00	100.00	LOT 178 RIDGEWOOD UNIT 3 MOR S-41
477-200-036-000	Assessable	A	100.00	100.00	LOT 179 RIDGEWOOD UNIT 3 MOR S-41
477-200-037-000	Assessable	A	100.00	100.00	LOT 180 RIDGEWOOD UNIT 3 MOR S-41
477-200-038-000	Assessable	A	100.00	100.00	LOT 181 RIDGEWOOD UNIT 3 MOR S-41
477-200-039-000	Assessable	A	100.00	100.00	LOT 182 RIDGEWOOD UNIT 3 MOR S-41
477-200-040-000	Assessable	A	100.00	100.00	LOT 183 RIDGEWOOD UNIT 3 MOR S-41
477-200-041-000	Assessable	A	100.00	100.00	LOT 184 RIDGEWOOD UNIT 3 MOR S-41
477-200-042-000	Assessable	A	100.00	100.00	LOT 185 RIDGEWOOD UNIT 3 MOR S-41
477-200-043-000	Assessable	A	100.00	100.00	LOT 186 RIDGEWOOD UNIT 3 MOR S-41
477-200-044-000	Assessable	A	100.00	100.00	LOT 187 RIDGEWOOD UNIT 3 MOR S-41
477-200-045-000	Assessable	A	100.00	100.00	LOT 188 RIDGEWOOD UNIT 3 MOR S-41
477-200-046-000	Assessable	A	100.00	100.00	LOT 189 RIDGEWOOD UNIT 3 MOR S-41
477-200-047-000	Assessable	A	100.00	100.00	LOT 190 RIDGEWOOD UNIT 3 MOR S-41
477-200-048-000	Assessable	A	100.00	100.00	LOT 191 RIDGEWOOD UNIT 3 MOR S-41
477-200-049-000	Assessable	A	100.00	100.00	LOT 192 RIDGEWOOD UNIT 3 MOR S-41
477-200-050-000	Assessable	A	100.00	100.00	LOT 193 RIDGEWOOD UNIT 3 MOR S-41
477-200-051-000	Assessable	A	100.00	100.00	LOT 194 RIDGEWOOD UNIT 3 MOR S-41
477-200-052-000	Assessable	A	100.00	100.00	LOT 195 RIDGEWOOD UNIT 3 MOR S-41
477-200-053-000	Assessable	A	100.00	100.00	LOT 196 RIDGEWOOD UNIT 3 MOR S-41
477-200-054-000	Assessable	A	100.00	100.00	LOT 197 RIDGEWOOD UNIT 3 MOR S-41
477-200-055-000	Assessable	A	100.00	100.00	LOT 198 RIDGEWOOD UNIT 3 MOR S-41
477-200-056-000	Assessable	A	100.00	100.00	LOT 199 RIDGEWOOD UNIT 3 MOR S-41
477-200-057-000	Assessable	A	100.00	100.00	LOT 200 RIDGEWOOD UNIT 3 MOR S-41
477-200-058-000	Assessable	A	100.00	100.00	LOT 201 RIDGEWOOD UNIT 3 MOR S-41
477-200-059-000	Assessable	A	100.00	100.00	LOT 202 RIDGEWOOD UNIT 3 MOR S-41
477-200-060-000	Assessable	A	100.00	100.00	LOT 203 RIDGEWOOD UNIT 3 MOR S-41
477-200-061-000	Assessable	A	100.00	100.00	LOT 204 RIDGEWOOD UNIT 3 MOR S-41
477-200-062-000	Assessable	A	100.00	100.00	LOT 205 RIDGEWOOD UNIT 3 MOR S-41
477-200-063-000	Assessable	A	100.00	100.00	LOT 206 RIDGEWOOD UNIT 3 MOR S-41

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-200-064-000	Assessable	A	100.00	100.00	LOT 207 RIDGEWOOD UNIT 3 MOR S-41
477-200-065-000	Assessable	A	100.00	100.00	LOT 208 RIDGEWOOD UNIT 3 MOR S-41
477-200-066-000	Assessable	A	100.00	100.00	LOT 209 RIDGEWOOD UNIT 3 MOR S-41
477-200-067-000	Assessable	A	100.00	100.00	LOT 210 RIDGEWOOD UNIT 3 MOR S-41
477-200-068-000	Assessable	A	100.00	100.00	LOT 211 RIDGEWOOD UNIT 3 MOR S-41
477-200-069-000	Assessable	A	100.00	100.00	LOT 212 RIDGEWOOD UNIT 3 MOR S-41
477-200-070-000	Assessable	A	100.00	100.00	LOT 213 RIDGEWOOD UNIT 3 MOR S-41
477-200-071-000	Assessable	A	100.00	100.00	LOT 214 RIDGEWOOD UNIT 3 MOR S-41
477-200-072-000	Assessable	A	100.00	100.00	LOT 215 RIDGEWOOD UNIT 3 MOR S-41
477-200-073-000	Assessable	A	100.00	100.00	LOT 216 RIDGEWOOD UNIT 3 MOR S-41
477-200-074-000	Assessable	A	100.00	100.00	LOT 217 RIDGEWOOD UNIT 3 MOR S-41
477-210-001-000	Assessable	A	100.00	100.00	LOT 39 RIDGEWOOD UNIT 1 MOR R-87
477-210-002-000	Assessable	A	100.00	100.00	LOT 40 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-003-000	Assessable	A	100.00	100.00	LOT 41 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-004-000	Assessable	A	100.00	100.00	LOT 42 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-005-000	Assessable	A	100.00	100.00	LOT 43 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-006-000	Assessable	A	100.00	100.00	LOT 44 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-007-000	Assessable	A	100.00	100.00	LOT 45 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-008-000	Assessable	A	100.00	100.00	LOT 46 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-009-000	Assessable	A	100.00	100.00	LOT 47 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-010-000	Assessable	A	100.00	100.00	LOT 48 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-011-000	Assessable	A	100.00	100.00	LOT 49 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-012-000	Assessable	A	100.00	100.00	LOT 50 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-013-000	Assessable	A	100.00	100.00	LOT 84 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-014-000	Assessable	A	100.00	100.00	LOT 86 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-015-000	Assessable	A	100.00	100.00	LOT 87 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-016-000	Assessable	A	100.00	100.00	LOT 88 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-017-000	Assessable	A	100.00	100.00	LOT 89 RIDGEWOOD UNIT 1 R-87
477-210-018-000	Assessable	A	100.00	100.00	LOT 90 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-019-000	Assessable	A	100.00	100.00	LOT 91 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-020-000	Assessable	A	100.00	100.00	LOT 92 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-210-027-000	Assessable	A	100.00	100.00	LOT 218 RIDGEWOOD UNIT 4 S-100
477-210-028-000	Assessable	A	100.00	100.00	LOT 219 RIDGEWOOD UNIT 4 S-100
477-210-029-000	Assessable	A	100.00	100.00	LOT 220 RIDGEWOOD UNIT 4 S-100
477-210-030-000	Assessable	A	100.00	100.00	LOT 221 RIDGEWOOD UNIT 4 S-100
477-210-031-000	Assessable	A	100.00	100.00	LOT 222 RIDGEWOOD UNIT 4 S-100
477-210-032-000	Assessable	A	100.00	100.00	LOT 223 RIDGEWOOD UNIT 4 S-100
477-210-033-000	Assessable	A	100.00	100.00	LOT 224 RIDGEWOOD UNIT 4 S-100
477-210-034-000	Assessable	A	100.00	100.00	LOT 225 RIDGEWOOD UNIT 4 S-100
477-210-035-000	Assessable	A	100.00	100.00	LOT 226 RIDGEWOOD UNIT 4 S-100
477-210-036-000	Assessable	A	100.00	100.00	LOT 227 RIDGEWOOD UNIT 4 S-100
477-210-037-000	Assessable	A	100.00	100.00	LOT 228 RIDGEWOOD UNIT 4 S-100
477-210-038-000	Assessable	A	100.00	100.00	LOT 229 RIDGEWOOD UNIT 4 S-100
477-210-039-000	Assessable	A	100.00	100.00	LOT 230 RIDGEWOOD UNIT 4 S-100
477-210-040-000	Assessable	A	100.00	100.00	LOT 231 RIDGEWOOD UNIT 4 S-100
477-210-041-000	Assessable	A	100.00	100.00	LOT 232 RIDGEWOOD UNIT 4 S-100
477-210-042-000	Assessable	A	100.00	100.00	LOT 233 RIDGEWOOD UNIT 4 S-100
477-210-043-000	Assessable	A	100.00	100.00	LOT 234 RIDGEWOOD UNIT 4 S-100
477-210-044-000	Assessable	A	100.00	100.00	LOT 235 RIDGEWOOD UNIT 4 S-100
477-210-045-000	Assessable	A	100.00	100.00	LOT 236 RIDGEWOOD UNIT 4 S-100

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-210-046-000	Assessable	A	100.00	100.00	LOT 237 RIDGEWOOD UNIT 4 S-100
477-210-047-000	Assessable	A	100.00	100.00	LOT 238 RIDGEWOOD UNIT 4 S-100
477-210-048-000	Assessable	A	100.00	100.00	LOT 239 RIDGEWOOD UNIT 4 S-100
477-210-049-000	Assessable	A	100.00	100.00	LOT 240 RIDGEWOOD UNIT 4 S-100
477-210-050-000	Assessable	A	100.00	100.00	LOT 241 RIDGEWOOD UNIT 4 S-100
477-210-051-000	Assessable	A	100.00	100.00	LOT 242 RIDGEWOOD UNIT 4 S-100
477-210-052-000	Assessable	A	100.00	100.00	LOT 243 RIDGEWOOD UNIT 4 S-100
477-210-053-000	Assessable	A	100.00	100.00	LOT 244 RIDGEWOOD UNIT 4 S-100
477-210-054-000	Assessable	A	100.00	100.00	LOT 245 RIDGEWOOD UNIT 4 S-100
477-210-055-000	Assessable	A	100.00	100.00	LOT 246 RIDGEWOOD UNIT 4 S-100
477-210-056-000	Assessable	A	100.00	100.00	LOT 247 RIDGEWOOD UNIT 4 S-100
477-210-057-000	Assessable	A	100.00	100.00	LOT 248 RIDGEWOOD UNIT 4 S-100
477-210-058-000	Assessable	A	100.00	100.00	LOT 249 RIDGEWOOD UNIT 4 S-100
477-210-059-000	Assessable	A	100.00	100.00	LOT 250 RIDGEWOOD UNIT 4 S-100
477-210-060-000	Assessable	A	100.00	100.00	LOT 251 RIDGEWOOD UNIT 4 S-100
477-210-061-000	Assessable	A	100.00	100.00	LOT 252 RIDGEWOOD UNIT 4 S-100
477-210-062-000	Assessable	A	100.00	100.00	LOT 253 RIDGEWOOD UNIT 4 S-100
477-210-063-000	Assessable	A	100.00	100.00	LOT 254 RIDGEWOOD UNIT 4 S-100
477-210-064-000	Assessable	A	100.00	100.00	LOT 255 RIDGEWOOD UNIT 4 S-100
477-210-065-000	Assessable	A	100.00	100.00	LOT 256 RIDGEWOOD UNIT 4 S-100
477-210-066-000	Assessable	A	100.00	100.00	LOT 257 RIDGEWOOD UNIT 4 S-100
477-210-067-000	Assessable	A	100.00	100.00	LOT 258 RIDGEWOOD UNIT 4 S-100
477-210-068-000	Assessable	A	100.00	100.00	LOT 259 RIDGEWOOD UNIT 4 S-100
477-210-069-000	Assessable	A	100.00	100.00	LOT 260 RIDGEWOOD UNIT 4 S-100
477-210-070-000	Assessable	A	100.00	100.00	LOT 261 RIDGEWOOD UNIT 4 S-100
477-220-001-000	Assessable	A	100.00	100.00	LOT 20 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-002-000	Assessable	A	100.00	100.00	LOT 21 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-003-000	Assessable	A	100.00	100.00	LOT 22 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-004-000	Assessable	A	100.00	100.00	LOT 61 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-005-000	Assessable	A	100.00	100.00	LOT 62 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-006-000	Assessable	A	100.00	100.00	LOT 63 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-007-000	Assessable	A	100.00	100.00	LOT 64 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-008-000	Assessable	A	100.00	100.00	LOT 65 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-009-000	Assessable	A	100.00	100.00	LOT 66 RIDGEWOOD UNIT 1 MOR R PG 87
477-220-010-000	Assessable	A	100.00	100.00	LOT 81 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-011-000	Assessable	A	100.00	100.00	LOT 82 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-220-012-000	Assessable	A	100.00	100.00	LOT 83 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-001-000	Assessable	A	100.00	100.00	LOT 23 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-002-000	Assessable	A	100.00	100.00	LOT 24 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-003-000	Assessable	A	100.00	100.00	LOT 25 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-004-000	Assessable	A	100.00	100.00	LOT 26 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-005-000	Assessable	A	100.00	100.00	LOT 27 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-006-000	Assessable	A	100.00	100.00	LOT 28 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-007-000	Assessable	A	100.00	100.00	LOT 29 RIDGEWOOD UNIT 1 MOR BK PG -87
477-230-008-000	Assessable	A	100.00	100.00	LOT 30 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-009-000	Assessable	A	100.00	100.00	LOT 31 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-010-000	Assessable	A	100.00	100.00	LOT 32 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-011-000	Assessable	A	100.00	100.00	LOT 33 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-012-000	Assessable	A	100.00	100.00	LOT 34 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-013-000	Assessable	A	100.00	100.00	LOT 35 RIDGEWOOD UNIT 1 MOR BK R PG 87

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-230-014-000	Assessable	A	100.00	100.00	LOT 36 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-015-000	Assessable	A	100.00	100.00	LOT 37 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-016-000	Assessable	A	100.00	100.00	LOT 38 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-017-000	Assessable	A	100.00	100.00	LOT 51 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-018-000	Assessable	A	100.00	100.00	LOT 52 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-019-000	Assessable	A	100.00	100.00	LOT 53 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-020-000	Assessable	A	100.00	100.00	LOT 54 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-021-000	Assessable	A	100.00	100.00	LOT 55 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-022-000	Assessable	A	100.00	100.00	LOT 56 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-023-000	Assessable	A	100.00	100.00	LOT 57 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-024-000	Assessable	A	100.00	100.00	LOT 58 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-025-000	Assessable	A	100.00	100.00	LOT 59 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-026-000	Assessable	A	100.00	100.00	LOT 60 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-027-000	Assessable	A	100.00	100.00	LOT 67 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-028-000	Assessable	A	100.00	100.00	LOT 68 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-029-000	Assessable	A	100.00	100.00	LOT 69 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-030-000	Assessable	A	100.00	100.00	LOT 70 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-031-000	Assessable	A	100.00	100.00	LOT 71 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-032-000	Assessable	A	100.00	100.00	LOT 72 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-033-000	Assessable	A	100.00	100.00	LOT 73 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-040-000	Assessable	A	100.00	100.00	LOT 80 RIDGEWOOD UNIT 1 MOR BK R PG 87
477-230-042-000	Assessable	A	100.00	100.00	LOT 74 & POR 75 RIDGEWOOD UNIT 1 R-87
477-230-043-000	Assessable	A	100.00	100.00	POR LOT 75 RIDGEWOOD UNIT 1 R-87
477-230-044-000	Assessable	A	100.00	100.00	POR LOT 76 RIDGEWOOD UNIT 1 R-87
477-230-045-000	Assessable	A	100.00	100.00	POR 77 & POR LOTS 76 & 78 RIDGEWOOD UNIT 1 R-87
477-230-046-000	Assessable	A	100.00	100.00	POR LOTS 78 & 79 RIDGEWOOD UNIT 1 R-87
477-230-047-000	Assessable	A	100.00	100.00	POR LOT 79 RIDGEWOOD UNIT 1 R-87
477-240-001-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS UNIT 9-A S-13
477-240-002-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS UNIT 9-A S-13
477-240-003-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS UNIT 9-A S-13
477-240-004-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS UNIT 9-A S-13
477-240-005-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS UNIT 9-A S-13
477-240-006-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS UNIT 9-A S-13
477-240-007-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS UNIT 9-A S-13
477-240-008-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS UNIT 9-A S-13
477-240-009-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS UNIT 9-A S-13
477-240-010-000	Assessable	A	100.00	100.00	LOT 160 WOODCREEK OAKS UNIT 9-A S-13
477-240-011-000	Assessable	A	100.00	100.00	LOT 161 WOODCREEK OAKS UNIT 9-A S-13
477-240-012-000	Assessable	A	100.00	100.00	LOT 162 WOODCREEK OAKS UNIT 9-A S-13
477-240-013-000	Assessable	A	100.00	100.00	LOT 163 WOODCREEK OAKS UNIT 9-A S-13
477-240-014-000	Assessable	A	100.00	100.00	LOT 164 WOODCREEK OAKS UNIT 9-A S-13
477-240-015-000	Assessable	A	100.00	100.00	LOT 165 WOODCREEK OAKS UNIT 9-A S-13
477-240-016-000	Assessable	A	100.00	100.00	LOT 166 WOODCREEK OAKS UNIT 9-A S-13
477-240-017-000	Assessable	A	100.00	100.00	LOT 167 WOODCREEK OAKS UNIT 9-A S-13
477-240-018-000	Assessable	A	100.00	100.00	LOT 168 WOODCREEK OAKS UNIT 9-A S-13
477-240-019-000	Assessable	A	100.00	100.00	LOT 169 WOODCREEK OAKS UNIT 9-A S-13
477-240-020-000	Assessable	A	100.00	100.00	LOT 170 WOODCREEK OAKS UNIT 9-A S-13
477-240-021-000	Assessable	A	100.00	100.00	LOT 171 WOODCREEK OAKS UNIT 9-A S-13
477-240-022-000	Assessable	A	100.00	100.00	LOT 172 WOODCREEK OAKS UNIT 9-A S-13
477-240-023-000	Assessable	A	100.00	100.00	LOT 173 WOODCREEK OAKS UNIT 9-A S-13

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-240-024-000	Assessable	A	100.00	100.00	LOT 174 WOODCREEK OAKS UNIT 9-A S-13
477-240-025-000	Assessable	A	100.00	100.00	LOT 175 WOODCREEK OAKS UNIT 9-A S-13
477-240-026-000	Assessable	A	100.00	100.00	LOT 176 WOODCREEK OAKS UNIT 9-A S-13
477-240-027-000	Assessable	A	100.00	100.00	LOT 177 WOODCREEK OAKS UNIT 9-A S-13
477-240-028-000	Assessable	A	100.00	100.00	LOT 178 WOODCREEK OAKS UNIT 9-A S-13
477-240-029-000	Assessable	A	100.00	100.00	LOT 179 WOODCREEK OAKS UNIT 9-A S-13
477-240-030-000	Assessable	A	100.00	100.00	LOT 180 WOODCREEK OAKS UNIT 9-A S-13
477-240-031-000	Assessable	A	100.00	100.00	LOT 181 WOODCREEK OAKS UNIT 9-A S-13
477-240-032-000	Assessable	A	100.00	100.00	LOT 182 WOODCREEK OAKS UNIT 9-A S-13
477-240-033-000	Assessable	A	100.00	100.00	LOT 183 WOODCREEK OAKS UNIT 9-A S-13
477-240-034-000	Assessable	A	100.00	100.00	LOT 184 WOODCREEK OAKS UNIT 9-A S-13
477-240-035-000	Assessable	A	100.00	100.00	LOT 185 WOODCREEK OAKS UNIT 9-4 S-13
477-240-036-000	Assessable	A	100.00	100.00	LOT 186 WOODCREEK OAKS UNIT 9-4 S-13
477-240-037-000	Assessable	A	100.00	100.00	LOT 187 WOODCREEK OAKS UNIT 9-4 S-13
477-240-038-000	Assessable	A	100.00	100.00	LOT 188 WOODCREEK OAKS UNIT 9-4 S-13
477-240-039-000	Assessable	A	100.00	100.00	LOT 189 WOODCREEK OAKS UNIT 9-4 S-13
477-250-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS UNIT 9-B S-14
477-250-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS UNIT 9-B S-14
477-250-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS UNIT 9-B S-14
477-250-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS UNIT 9-B S-14
477-250-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS UNIT 9-B S-14
477-250-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS UNIT 9-B S-14
477-250-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS UNIT 9-B S-14
477-250-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS UNIT 9-B S-14
477-250-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS UNIT 9-B S-14
477-250-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS UNIT 9-B S-14
477-250-011-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS UNIT 9-B S-14
477-250-012-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS UNIT 9-B S-14
477-250-013-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS UNIT 9-B S-14
477-250-014-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS UNIT 9-B S-14
477-250-015-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS UNIT 9-B S-14
477-250-016-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS UNIT 9-B S-14
477-250-017-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS UNIT 9-B S-14
477-250-018-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS UNIT 9-B S-14
477-250-019-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS UNIT 9-B S-14
477-250-020-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS UNIT 9-B S-14
477-250-021-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS UNIT 9-B S-14
477-250-022-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS UNIT 9-B S-14
477-250-023-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS UNIT 9-B S-14
477-250-024-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS UNIT 9-B S-14
477-250-025-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS UNIT 9-B S-14
477-250-026-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS UNIT 9-B S-14
477-250-027-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS UNIT 9-B S-14
477-250-028-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS UNIT 9-B S-14
477-260-001-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS UNIT 9-C S-15
477-260-002-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS UNIT 9-C S-15
477-260-003-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS UNIT 9-C S-15
477-260-004-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS UNIT 9-C S-15
477-260-005-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS UNIT 9-C S-15
477-260-006-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS UNIT 9-C S-15

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-260-007-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS UNIT 9-C S-15
477-260-008-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS UNIT 9-C S-15
477-260-009-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS UNIT 9-C S-15
477-260-010-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS UNIT 9-C S-15
477-260-011-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS UNIT 9-C S-15
477-260-012-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS UNIT 9-C S-15
477-260-013-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS UNIT 9-C S-15
477-260-014-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS UNIT 9-C S-15
477-260-015-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS UNIT 9-C S-15
477-260-016-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS UNIT 9-C S-15
477-260-017-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS UNIT 9-C S-15
477-260-018-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS UNIT 9-C S-15
477-260-019-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS UNIT 9-C S-15
477-260-020-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS UNIT 9-C S-15
477-260-021-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS UNIT 9-C S-15
477-260-022-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS UNIT 9-C S-15
477-260-023-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS UNIT 9-C S-15
477-260-024-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS UNIT 9-C S-15
477-260-025-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS UNIT 9-C S-15
477-260-026-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS UNIT 9-C S-15
477-260-027-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS UNIT 9-C S-15
477-260-028-000	Assessable	A	100.00	100.00	LOT 157 WOODCREEK OAKS UNIT 9-C S-15
477-260-029-000	Assessable	A	100.00	100.00	LOT 158 WOODCREEK OAKS UNIT 9-C S-15
477-260-030-000	Assessable	A	100.00	100.00	LOT 159 WOODCREEK OAKS UNIT 9-C S-15
477-270-002-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS UNIT 9-C S-15
477-270-003-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS UNIT 9-C S-15
477-270-004-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS UNIT 9-C S-15
477-270-005-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS UNIT 9-C S-15
477-270-006-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS UNIT 9-C S-15
477-270-007-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS UNIT 9-C S-15
477-270-008-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS UNIT 9-C S-15
477-270-009-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS UNIT 9-C S-15
477-270-010-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS UNIT 9-C S-15
477-270-011-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS UNIT 9-C S-15
477-270-012-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS UNIT 9-C S-15
477-270-013-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS UNIT 9-C S-15
477-270-014-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS UNIT 9-C S-15
477-270-015-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS UNIT 9-C S-15
477-270-016-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS UNIT 9-C S-15
477-270-017-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS UNIT 9-C S-15
477-270-018-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS UNIT 9-C S-15
477-270-019-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS UNIT 9-C S-15
477-270-020-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS UNIT 9-C S-15
477-270-021-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS UNIT 9-C S-15
477-270-022-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS UNIT 9-C S-15
477-270-023-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS UNIT 9-C S-15
477-270-024-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS UNIT 9-C S-15
477-270-025-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS UNIT 9-C S-15
477-270-026-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS UNIT 9-C S-15
477-270-027-000	Assessable	A	100.00	100.00	LOT 111 WOODCREEK OAKS UNIT 9-C S-15

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-270-028-000	Assessable	A	100.00	100.00	LOT 112 WOODCREEK OAKS UNIT 9-C S-15
477-270-029-000	Assessable	A	100.00	100.00	LOT 113 WOODCREEK OAKS UNIT 9-C S-15
477-270-030-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS UNIT 9-C S-15
477-270-031-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS UNIT 9-C S-15
477-270-032-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS UNIT 9-C S-15
477-270-033-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS UNIT 9-C S-15
477-270-034-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS UNIT 9-C S-15
477-270-035-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS UNIT 9-C S-15
477-270-036-000	Assessable	A	100.00	100.00	POR LOT 60 WOODCREEK OAKS UNIT 9 C S-15
477-280-001-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS UNIT 9-D S-16
477-280-002-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS UNIT 9-D S-16
477-280-003-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS UNIT 9-D S-16
477-280-004-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS UNIT 9-D S-16
477-280-005-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS UNIT 9-D S-16
477-280-006-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS UNIT 9-D S-16
477-280-007-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS UNIT 9-D S-16
477-280-008-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS UNIT 9-D S-16
477-280-009-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS UNIT 9-D S-16
477-280-010-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS UNIT 9-D S-16
477-280-011-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS UNIT 9-D S-16
477-280-012-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS UNIT 9-D S-16
477-280-013-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS UNIT 9-D S-16
477-280-014-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS UNIT 9-D S-16
477-280-015-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS UNIT 9-D S-16
477-280-016-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS UNIT 9-D S-16
477-280-017-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS UNIT 9-D S-16
477-280-018-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS UNIT 9-D S-16
477-280-019-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS UNIT 9-D S-16
477-280-020-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS UNIT 9-D S-16
477-280-021-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS UNIT 9-D S-16
477-280-022-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS UNIT 9-D S-16
477-280-023-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS UNIT 9-D S-16
477-280-024-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS UNIT 9-D S-16
477-280-025-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS UNIT 9-D S-16
477-280-026-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS UNIT 9-D S-16
477-280-027-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS UNIT 9-D S-16
477-280-028-000	Assessable	A	100.00	100.00	LOT 151 WOODCREEK OAKS UNIT 9-D S-16
477-280-029-000	Assessable	A	100.00	100.00	LOT 152 WOODCREEK OAKS UNIT 9-D S-16
477-280-030-000	Assessable	A	100.00	100.00	LOT 153 WOODCREEK OAKS UNIT 9-D S-16
477-280-031-000	Assessable	A	100.00	100.00	LOT 154 WOODCREEK OAKS UNIT 9-D S-16
477-280-032-000	Assessable	A	100.00	100.00	LOT 155 WOODCREEK OAKS UNIT 9-D S-16
477-280-033-000	Assessable	A	100.00	100.00	LOT 156 WOODCREEK OAKS UNIT 9-D S-16
477-290-001-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS UNIT 9-D S-16
477-290-002-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS UNIT 9-D S-16
477-290-003-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS UNIT 9-D S-16
477-290-004-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS UNIT 9-D S-16
477-290-005-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS UNIT 9-D S-16
477-290-008-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS UNIT 9-D S-16
477-290-009-000	Assessable	A	100.00	100.00	LOT 121 WOODCREEK OAKS UNIT 9-D S-16
477-290-010-000	Assessable	A	100.00	100.00	LOT 122 WOODCREEK OAKS UNIT 9-D S-16

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-290-011-000	Assessable	A	100.00	100.00	LOT 123 WOODCREEK OAKS UNIT 9-D S-16
477-290-012-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS UNIT 9-D S-16
477-290-013-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS UNIT 9-D S-16
477-290-014-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS UNIT 9-D S-16
477-290-015-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS UNIT 9-D S-16
477-290-016-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS UNIT 9-D S-16
477-290-017-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS UNIT 9-D S-16
477-290-018-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS UNIT 9-D S-16
477-290-019-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS UNIT 9-D S-16
477-290-020-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS UNIT 9-D S-16
477-290-021-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS UNIT 9-D S-16
477-290-022-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS UNIT 9-D S-16
477-290-023-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS UNIT 9-D S-16
477-290-024-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS UNIT 9-D S-16
477-290-027-000	Assessable	A	100.00	100.00	LOT 58 & POR 59 WOODCREEK OAKS UNIT 9 D S-16
477-290-028-000	Assessable	A	100.00	100.00	POR LOT 59 S-16 & POR LOT 60 S-15
477-300-001-000	Assessable	A	100.00	100.00	LOT 261 WOODCREEK OAKS UNIT 10 S-22
477-300-002-000	Assessable	A	100.00	100.00	LOT 262 WOODCREEK OAKS UNIT 10 S-22
477-300-003-000	Assessable	A	100.00	100.00	LOT 263 WOODCREEK OAKS UNIT 10 S-22
477-300-004-000	Assessable	A	100.00	100.00	LOT 264 WOODCREEK OAKS UNIT 10 S-22
477-300-005-000	Assessable	A	100.00	100.00	LOT 265 WOODCREEK OAKS UNIT 10 S-22
477-300-006-000	Assessable	A	100.00	100.00	LOT 266 WOODCREEK OAKS UNIT 10 S-22
477-300-007-000	Assessable	A	100.00	100.00	LOT 267 WOODCREEK OAKS UNIT 10 S-22
477-300-008-000	Assessable	A	100.00	100.00	LOT 268 WOODCREEK OAKS UNIT 10 S-22
477-300-009-000	Assessable	A	100.00	100.00	LOT 269 WOODCREEK OAKS UNIT 10 S-22
477-300-010-000	Assessable	A	100.00	100.00	LOT 270 WOODCREEK OAKS UNIT 10 S-22
477-300-011-000	Assessable	A	100.00	100.00	LOT 271 WOODCREEK OAKS UNIT 10 S-22
477-300-012-000	Assessable	A	100.00	100.00	LOT 272 WOODCREEK OAKS UNIT 10 S-22
477-300-013-000	Assessable	A	100.00	100.00	LOT 273 WOODCREEK OAKS UNIT 10 S-22
477-300-014-000	Assessable	A	100.00	100.00	LOT 274 WOODCREEK OAKS UNIT 10 S-22
477-300-015-000	Assessable	A	100.00	100.00	LOT 275 WOODCREEK OAKS UNIT 10 S-22
477-300-016-000	Assessable	A	100.00	100.00	LOT 276 WOODCREEK OAKS UNIT 10 S-22
477-300-017-000	Assessable	A	100.00	100.00	LOT 277 WOODCREEK OAKS UNIT 10 S-22
477-300-018-000	Assessable	A	100.00	100.00	LOT 278 WOODCREEK OAKS UNIT 10 S-22
477-300-019-000	Assessable	A	100.00	100.00	LOT 279 WOODCREEK OAKS UNIT 10 S-22
477-300-020-000	Assessable	A	100.00	100.00	LOT 280 WOODCREEK OAKS UNIT 10 S-22
477-300-021-000	Assessable	A	100.00	100.00	LOT 281 WOODCREEK OAKS UNIT 10 S-22
477-300-022-000	Assessable	A	100.00	100.00	LOT 282 WOODCREEK OAKS UNIT 10 S-22
477-300-023-000	Assessable	A	100.00	100.00	LOT 283 WOODCREEK OAKS UNIT 10 S-22
477-300-024-000	Assessable	A	100.00	100.00	LOT 284 WOODCREEK OAKS UNIT 10 S-22
477-300-025-000	Assessable	A	100.00	100.00	LOT 285 WOODCREEK OAKS UNIT 10 S-22
477-300-026-000	Assessable	A	100.00	100.00	LOT 286 WOODCREEK OAKS UNIT 10 S-22
477-300-027-000	Assessable	A	100.00	100.00	LOT 287 WOODCREEK OAKS UNIT 10 S-22
477-300-028-000	Assessable	A	100.00	100.00	LOT 288 WOODCREEK OAKS UNIT 10 S-22
477-300-029-000	Assessable	A	100.00	100.00	LOT 289 WOODCREEK OAKS UNIT 10 S-22
477-300-030-000	Assessable	A	100.00	100.00	LOT 298 WOODCREEK OAKS UNIT 10 S-22
477-300-031-000	Assessable	A	100.00	100.00	LOT 299 WOODCREEK OAKS UNIT 10 S-22
477-300-032-000	Assessable	A	100.00	100.00	LOT 300 WOODCREEK OAKS UNIT 10 S-22
477-300-033-000	Assessable	A	100.00	100.00	LOT 301 WOODCREEK OAKS UNIT 10 S-22
477-300-034-000	Assessable	A	100.00	100.00	LOT 302 WOODCREEK OAKS UNIT 10 S-22

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-300-035-000	Assessable	A	100.00	100.00	LOT 303 WOODCREEK OAKS UNIT 10 S-22
477-300-036-000	Assessable	A	100.00	100.00	LOT 304 WOODCREEK OAKS UNIT 10 S-22
477-300-037-000	Assessable	A	100.00	100.00	LOT 305 WOODCREEK OAKS UNIT 10 S-22
477-300-038-000	Assessable	A	100.00	100.00	LOT 306 WOODCREEK OAKS UNIT 10 S-22
477-300-039-000	Assessable	A	100.00	100.00	LOT 307 WOODCREEK OAKS UNIT 10 S-22
477-300-040-000	Assessable	A	100.00	100.00	LOT 308 WOODCREEK OAKS UNIT 10 S-22
477-300-041-000	Assessable	A	100.00	100.00	LOT 309 WOODCREEK OAKS UNIT 10 S-22
477-300-042-000	Assessable	A	100.00	100.00	LOT 310 WOODCREEK OAKS UNIT 10 S-22
477-300-043-000	Assessable	A	100.00	100.00	LOT 311 WOODCREEK OAKS UNIT 10 S-22
477-300-044-000	Assessable	A	100.00	100.00	LOT 312 WOODCREEK OAKS UNIT 10 S-22
477-300-045-000	Assessable	A	100.00	100.00	LOT 313 WOODCREEK OAKS UNIT 10 S-22
477-300-046-000	Assessable	A	100.00	100.00	LOT 314 WOODCREEK OAKS UNIT 10 S-22
477-300-047-000	Assessable	A	100.00	100.00	LOT 315 WOODCREEK OAKS UNIT 10 S-22
477-300-048-000	Assessable	A	100.00	100.00	LOT 316 WOODCREEK OAKS UNIT 10 S-22
477-300-049-000	Assessable	A	100.00	100.00	LOT 317 WOODCREEK OAKS UNIT 10 S-22
477-300-050-000	Assessable	A	100.00	100.00	LOT 318 WOODCREEK OAKS UNIT 10 S-22
477-300-051-000	Assessable	A	100.00	100.00	LOT 319 WOODCREEK OAKS UNIT 10 S-22
477-300-052-000	Assessable	A	100.00	100.00	LOT 320 WOODCREEK OAKS UNIT 10 S-22
477-300-053-000	Assessable	A	100.00	100.00	LOT 321 WOODCREEK OAKS UNIT 10 S-22
477-310-001-000	Assessable	A	100.00	100.00	LOT 190 WOODCREEK OAKS UNIT 10 S-22
477-310-002-000	Assessable	A	100.00	100.00	LOT 191 WOODCREEK OAKS UNIT 10 S-22
477-310-003-000	Assessable	A	100.00	100.00	LOT 192 WOODCREEK OAKS UNIT 10 S-22
477-310-004-000	Assessable	A	100.00	100.00	LOT 193 WOODCREEK OAKS UNIT 10 S-22
477-310-005-000	Assessable	A	100.00	100.00	LOT 194 WOODCREEK OAKS UNIT 10 S-22
477-310-006-000	Assessable	A	100.00	100.00	LOT 195 WOODCREEK OAKS UNIT 10 S-22
477-310-007-000	Assessable	A	100.00	100.00	LOT 196 WOODCREEK OAKS UNIT 10 S-22
477-310-008-000	Assessable	A	100.00	100.00	LOT 197 WOODCREEK OAKS UNIT 10 S-22
477-310-009-000	Assessable	A	100.00	100.00	LOT 198 WOODCREEK OAKS UNIT 10 S-22
477-310-010-000	Assessable	A	100.00	100.00	LOT 199 WOODCREEK OAKS UNIT 10 S-22
477-310-011-000	Assessable	A	100.00	100.00	LOT 200 WOODCREEK OAKS UNIT 10 S-22
477-310-012-000	Assessable	A	100.00	100.00	LOT 201 WOODCREEK OAKS UNIT 10 S-22
477-310-013-000	Assessable	A	100.00	100.00	LOT 202 WOODCREEK OAKS UNIT 10 S-22
477-310-014-000	Assessable	A	100.00	100.00	LOT 203 WOODCREEK OAKS UNIT 10 S-22
477-310-015-000	Assessable	A	100.00	100.00	LOT 204 WOODCREEK OAKS UNIT 10 S-22
477-310-016-000	Assessable	A	100.00	100.00	LOT 205 WOODCREEK OAKS UNIT 10 S-22
477-310-017-000	Assessable	A	100.00	100.00	LOT 206 WOODCREEK OAKS UNIT 10 S-22
477-310-018-000	Assessable	A	100.00	100.00	LOT 207 WOODCREEK OAKS UNIT 10 S-22
477-310-019-000	Assessable	A	100.00	100.00	LOT 208 WOODCREEK OAKS UNIT 10 S-22
477-310-020-000	Assessable	A	100.00	100.00	LOT 209 WOODCREEK OAKS UNIT 10 S-22
477-310-021-000	Assessable	A	100.00	100.00	LOT 210 WOODCREEK OAKS UNIT 10 S-22
477-310-022-000	Assessable	A	100.00	100.00	LOT 211 WOODCREEK OAKS UNIT 10 S-22
477-310-023-000	Assessable	A	100.00	100.00	LOT 212 WOODCREEK OAKS UNIT 10 S-22
477-310-024-000	Assessable	A	100.00	100.00	LOT 213 WOODCREEK OAKS UNIT 10 S-22
477-310-025-000	Assessable	A	100.00	100.00	LOT 214 WOODCREEK OAKS UNIT 10 S-22
477-310-026-000	Assessable	A	100.00	100.00	LOT 215 WOODCREEK OAKS UNIT 10 S-22
477-310-027-000	Assessable	A	100.00	100.00	LOT 216 WOODCREEK OAKS UNIT 10 S-22
477-310-028-000	Assessable	A	100.00	100.00	LOT 217 WOODCREEK OAKS UNIT 10 S-22
477-310-029-000	Assessable	A	100.00	100.00	LOT 218 WOODCREEK OAKS UNIT 10 S-22
477-310-030-000	Assessable	A	100.00	100.00	LOT 219 WOODCREEK OAKS UNIT 10 S-22
477-310-031-000	Assessable	A	100.00	100.00	LOT 220 WOODCREEK OAKS UNIT 10 S-22

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-310-032-000	Assessable	A	100.00	100.00	LOT 221 WOODCREEK OAKS UNIT 10 S-22
477-310-033-000	Assessable	A	100.00	100.00	LOT 222 WOODCREEK OAKS UNIT 10 S-22
477-310-034-000	Assessable	A	100.00	100.00	LOT 223 WOODCREEK OAKS UNIT 10 S-22
477-310-035-000	Assessable	A	100.00	100.00	LOT 224 WOODCREEK OAKS UNIT 10 S-22
477-310-036-000	Assessable	A	100.00	100.00	LOT 225 WOODCREEK OAKS UNIT 10 S-22
477-310-037-000	Assessable	A	100.00	100.00	LOT 226 WOODCREEK OAKS UNIT 10 S-22
477-310-038-000	Assessable	A	100.00	100.00	LOT 227 WOODCREEK OAKS UNIT 10 S-22
477-310-039-000	Assessable	A	100.00	100.00	LOT 228 WOODCREEK OAKS UNIT 10 S-22
477-310-040-000	Assessable	A	100.00	100.00	LOT 229 WOODCREEK OAKS UNIT 10 S-22
477-310-041-000	Assessable	A	100.00	100.00	LOT 230 WOODCREEK OAKS UNIT 10 S-22
477-310-042-000	Assessable	A	100.00	100.00	LOT 231 WOODCREEK OAKS UNIT 10 S-22
477-310-043-000	Assessable	A	100.00	100.00	LOT 232 WOODCREEK OAKS UNIT 10 S-22
477-310-044-000	Assessable	A	100.00	100.00	LOT 233 WOODCREEK OAKS UNIT 10 S-22
477-310-045-000	Assessable	A	100.00	100.00	LOT 234 WOODCREEK OAKS UNIT 10 S-22
477-310-046-000	Assessable	A	100.00	100.00	LOT 235 WOODCREEK OAKS UNIT 10 S-22
477-310-047-000	Assessable	A	100.00	100.00	LOT 236 WOODCREEK OAKS UNIT 10 S-22
477-310-048-000	Assessable	A	100.00	100.00	LOT 237 WOODCREEK OAKS UNIT 10 S-22
477-310-049-000	Assessable	A	100.00	100.00	LOT 238 WOODCREEK OAKS UNIT 10 S-22
477-310-050-000	Assessable	A	100.00	100.00	LOT 239 WOODCREEK OAKS UNIT 10 S-22
477-310-051-000	Assessable	A	100.00	100.00	LOT 240 WOODCREEK OAKS UNIT 10 S-22
477-310-052-000	Assessable	A	100.00	100.00	LOT 241 WOODCREEK OAKS UNIT 10 S-22
477-310-053-000	Assessable	A	100.00	100.00	LOT 242 WOODCREEK OAKS UNIT 10 S-22
477-310-054-000	Assessable	A	100.00	100.00	LOT 243 WOODCREEK OAKS UNIT 10 S-22
477-310-055-000	Assessable	A	100.00	100.00	LOT 244 WOODCREEK OAKS UNIT 10 S-22
477-310-056-000	Assessable	A	100.00	100.00	LOT 245 WOODCREEK OAKS UNIT 10 S-22
477-310-057-000	Assessable	A	100.00	100.00	LOT 246 WOODCREEK OAKS UNIT 10 S-22
477-310-058-000	Assessable	A	100.00	100.00	LOT 247 WOODCREEK OAKS UNIT 10 S-22
477-310-059-000	Assessable	A	100.00	100.00	LOT 248 WOODCREEK OAKS UNIT 10 S-22
477-310-060-000	Assessable	A	100.00	100.00	LOT 249 WOODCREEK OAKS UNIT 10 S-22
477-310-061-000	Assessable	A	100.00	100.00	LOT 250 WOODCREEK OAKS UNIT 10 S-22
477-310-062-000	Assessable	A	100.00	100.00	LOT 251 WOODCREEK OAKS UNIT 10 S-22
477-310-063-000	Assessable	A	100.00	100.00	LOT 252 WOODCREEK OAKS UNIT 10 S-22
477-310-064-000	Assessable	A	100.00	100.00	LOT 253 WOODCREEK OAKS UNIT 10 S-22
477-310-065-000	Assessable	A	100.00	100.00	LOT 254 WOODCREEK OAKS UNIT 10 S-22
477-310-066-000	Assessable	A	100.00	100.00	LOT 255 WOODCREEK OAKS UNIT 10 S-22
477-310-067-000	Assessable	A	100.00	100.00	LOT 256 WOODCREEK OAKS UNIT 10 S-22
477-310-068-000	Assessable	A	100.00	100.00	LOT 257 WOODCREEK OAKS UNIT 10 S-22
477-310-069-000	Assessable	A	100.00	100.00	LOT 258 WOODCREEK OAKS UNIT 10 S-22
477-310-070-000	Assessable	A	100.00	100.00	LOT 259 WOODCREEK OAKS UNIT 10 S-22
477-310-071-000	Assessable	A	100.00	100.00	LOT 260 WOODCREEK OAKS UNIT 10 S-22
477-310-072-000	Assessable	A	100.00	100.00	LOT 290 WOODCREEK OAKS UNIT 10 S-22
477-310-073-000	Assessable	A	100.00	100.00	LOT 291 WOODCREEK OAKS UNIT 10 S-22
477-310-074-000	Assessable	A	100.00	100.00	LOT 292 WOODCREEK OAKS UNIT 10 S-22
477-310-075-000	Assessable	A	100.00	100.00	LOT 293 WOODCREEK OAKS UNIT 10 S-22
477-310-076-000	Assessable	A	100.00	100.00	LOT 294 WOODCREEK OAKS UNIT 10 S-22
477-310-077-000	Assessable	A	100.00	100.00	LOT 295 WOODCREEK OAKS UNIT 10 S-22
477-310-078-000	Assessable	A	100.00	100.00	LOT 296 WOODCREEK OAKS UNIT 10 S-22
477-310-079-000	Assessable	A	100.00	100.00	LOT 297 WOODCREEK OAKS UNIT 10 S-22
477-320-001-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-002-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS VILLAGE #12 PH A S-27

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-320-003-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-004-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-005-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-006-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-007-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-008-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-009-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-010-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-011-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-014-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-016-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-017-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-018-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-019-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-020-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-021-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-022-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-023-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-024-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-025-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-026-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-027-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-028-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-029-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-030-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-031-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-032-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-033-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-034-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-035-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-036-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-037-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-038-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-039-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-040-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-041-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-042-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-043-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-044-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-045-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-046-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-047-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-051-000	Assessable	A	100.00	100.00	POR LOT 23 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-320-052-000	Assessable	A	100.00	100.00	LOT 22 POR23,25WOODCREEK OAKS VILLAGE#12 PH A S-27
477-320-053-000	Assessable	A	100.00	100.00	POR LOT 25 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS VILLAGE #12 PH A S-27

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-330-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-014-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-015-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-016-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-017-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-018-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-019-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-020-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-021-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-022-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-023-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-024-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-025-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-026-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-027-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-028-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-029-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS VILLAGE #12 PH A S-27
477-330-032-000	Assessable	A	100.00	100.00	POR LOTS 59&60 WOODCREEK OAKS VILLAGE #12 PHA S-27
477-330-033-000	Assessable	A	100.00	100.00	PORLOTS58 59 60 121&122WOODCREEK OAKS VILL#12PHA&B
477-330-034-000	Assessable	A	100.00	100.00	POR LOTS 58 59 & 121 WOODCREEK OAKS VILL#12 PH A&B
477-340-001-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS VILLAGE 7B S-32
477-340-002-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS VILLAGE 7B S-32
477-340-003-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS VILLAGE 7B S-32
477-340-004-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS VILLAGE 7B S-32
477-340-005-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS VILLAGE 7B S-32
477-340-006-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS VILLAGE 7B S-32
477-340-007-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS VILLAGE 7B S-32
477-340-008-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS VILLAGE 7B S-32
477-340-009-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS VILLAGE 7B S-32
477-340-010-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS VILLAGE 7B S-32
477-340-011-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS VILLAGE 7B S-32
477-340-012-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS VILLAGE 7B S-32
477-340-013-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS VILLAGE 7B S-32
477-340-014-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS VILLAGE 7B S-32
477-340-015-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS VILLAGE 7B S-32
477-340-016-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS VILLAGE 7B S-32
477-340-017-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS VILLAGE 7B S-32
477-340-018-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS VILLAGE 7B S-32
477-340-019-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS VILLAGE 7B S-32
477-340-020-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS VILLAGE 7B S-32
477-340-021-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS VILLAGE 7B S-32
477-340-022-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS VILLAGE 7B S-32
477-340-023-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS VILLAGE 7B S-32
477-340-024-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS VILLAGE 7B S-32
477-340-025-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS VILLAGE 7B S-32
477-340-026-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS VILLAGE 7B S-32

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-340-027-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS VILLAGE 7B S-32
477-340-028-000	Assessable	A	100.00	100.00	LOT 111 WOODCREEK OAKS VILLAGE 7B S-32
477-340-029-000	Assessable	A	100.00	100.00	LOT 112 WOODCREEK OAKS VILLAGE 7B S-32
477-340-030-000	Assessable	A	100.00	100.00	LOT 113 WOODCREEK OAKS VILLAGE 7B S-32
477-340-031-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS VILLAGE 7B S-32
477-340-032-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS VILLAGE 7B S-32
477-340-033-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS VILLAGE 7B S-32
477-340-034-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS VILLAGE 7B S-32
477-340-035-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS VILLAGE 7B S-32
477-350-001-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS VILLAGE 7C S-33
477-350-002-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS VILLAGE 7C S-33
477-350-003-000	Assessable	A	100.00	100.00	LOT 121 WOODCREEK OAKS VILLAGE 7C S-33
477-350-004-000	Assessable	A	100.00	100.00	LOT 122 WOODCREEK OAKS VILLAGE 7C S-33
477-350-005-000	Assessable	A	100.00	100.00	LOT 123 WOODCREEK OAKS VILLAGE 7C S-33
477-350-006-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS VILLAGE 7C S-33
477-350-007-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS VILLAGE 7C S-33
477-350-008-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS VILLAGE 7C S-33
477-350-009-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS VILLAGE 7C S-33
477-350-010-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS VILLAGE 7C S-33
477-350-011-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS VILLAGE 7C S-33
477-350-012-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS VILLAGE 7C S-33
477-350-013-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS VILLAGE 7C S-33
477-350-014-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS VILLAGE 7C S-33
477-350-015-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS VILLAGE 7C S-33
477-350-016-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS VILLAGE 7C S-33
477-350-017-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS VILLAGE 7C S-33
477-350-018-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS VILLAGE 7C S-33
477-350-019-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS VILLAGE 7C S-33
477-350-020-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS VILLAGE 7C S-33
477-350-021-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS VILLAGE 7C S-33
477-350-022-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS VILLAGE 7C S-33
477-350-023-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS VILLAGE 7C S-33
477-350-024-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS VILLAGE 7C S-33
477-350-025-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS VILLAGE 7C S-33
477-350-026-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS VILLAGE 7C S-33
477-350-027-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS VILLAGE 7C S-33
477-350-028-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS VILLAGE 7C S-33
477-350-029-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS VILLAGE 7C S-33
477-350-030-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS VILLAGE 7C S-33
477-350-031-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS VILLAGE 7C S-33
477-350-032-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS VILLAGE 7C S-33
477-350-033-000	Assessable	A	100.00	100.00	LOT 151 WOODCREEK OAKS VILLAGE 7C S-33
477-350-034-000	Assessable	A	100.00	100.00	LOT 152 WOODCREEK OAKS VILLAGE 7C S-33
477-350-035-000	Assessable	A	100.00	100.00	LOT 153 WOODCREEK OAKS VILLAGE 7C S-33
477-350-036-000	Assessable	A	100.00	100.00	LOT 154 WOODCREEK OAKS VILLAGE 7C S-33
477-350-037-000	Assessable	A	100.00	100.00	LOT 155 WOODCREEK OAKS VILLAGE 7C S-33
477-350-038-000	Assessable	A	100.00	100.00	LOT 156 WOODCREEK OAKS VILLAGE 7C S-33
477-350-039-000	Assessable	A	100.00	100.00	LOT 157 WOODCREEK OAKS VILLAGE 7C S-33
477-350-040-000	Assessable	A	100.00	100.00	LOT 158 WOODCREEK OAKS VILLAGE 7C S-33
477-350-041-000	Assessable	A	100.00	100.00	LOT 159 WOODCREEK OAKS VILLAGE 7C S-33

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-350-042-000	Assessable	A	100.00	100.00	LOT 160 WOODCREEK OAKS VILLAGE 7C S-33
477-350-043-000	Assessable	A	100.00	100.00	LOT 161 WOODCREEK OAKS VILLAGE 7C S-33
477-350-044-000	Assessable	A	100.00	100.00	LOT 162 WOODCREEK OAKS VILLAGE 7C S-33
477-350-045-000	Assessable	A	100.00	100.00	LOT 163 WOODCREEK OAKS VILLAGE 7C S-33
477-350-046-000	Assessable	A	100.00	100.00	LOT 164 WOODCREEK OAKS VILLAGE 7C S-33
477-350-047-000	Assessable	A	100.00	100.00	LOT 165 WOODCREEK OAKS VILLAGE 7C S-33
477-360-001-000	Assessable	A	100.00	100.00	LOT 93 RIDGEWOOD UNIT 2 S-40
477-360-002-000	Assessable	A	100.00	100.00	LOT 94 RIDGEWOOD UNIT 2 S-40
477-360-003-000	Assessable	A	100.00	100.00	LOT 95 RIDGEWOOD UNIT 2 S-40
477-360-004-000	Assessable	A	100.00	100.00	LOT 96 RIDGEWOOD UNIT 2 S-40
477-360-005-000	Assessable	A	100.00	100.00	LOT 97 RIDGEWOOD UNIT 2 S-40
477-360-006-000	Assessable	A	100.00	100.00	LOT 98 RIDGEWOOD UNIT 2 S-40
477-360-007-000	Assessable	A	100.00	100.00	LOT 99 RIDGEWOOD UNIT 2 S-40
477-360-008-000	Assessable	A	100.00	100.00	LOT 100 RIDGEWOOD UNIT 2 S-40
477-360-009-000	Assessable	A	100.00	100.00	LOT 101 RIDGEWOOD UNIT 2 S-40
477-360-010-000	Assessable	A	100.00	100.00	LOT 102 RIDGEWOOD UNIT 2 S-40
477-360-011-000	Assessable	A	100.00	100.00	LOT 103 RIDGEWOOD UNIT 2 S-40
477-360-012-000	Assessable	A	100.00	100.00	LOT 104 RIDGEWOOD UNIT 2 S-40
477-360-013-000	Assessable	A	100.00	100.00	LOT 105 RIDGEWOOD UNIT 2 S-40
477-360-014-000	Assessable	A	100.00	100.00	LOT 106 RIDGEWOOD UNIT 2 S-40
477-360-015-000	Assessable	A	100.00	100.00	LOT 107 RIDGEWOOD UNIT 2 S-40
477-360-016-000	Assessable	A	100.00	100.00	LOT 108 RIDGEWOOD UNIT 2 S-40
477-360-017-000	Assessable	A	100.00	100.00	LOT 109 RIDGEWOOD UNIT 2 S-40
477-360-018-000	Assessable	A	100.00	100.00	LOT 110 RIDGEWOOD UNIT 2 S-40
477-360-019-000	Assessable	A	100.00	100.00	LOT 111 RIDGEWOOD UNIT 2 S-40
477-360-020-000	Assessable	A	100.00	100.00	LOT 112 RIDGEWOOD UNIT 2 S-40
477-360-021-000	Assessable	A	100.00	100.00	LOT 113 RIDGEWOOD UNIT 2 S-40
477-360-022-000	Assessable	A	100.00	100.00	LOT 114 RIDGEWOOD UNIT 2 S-40
477-360-023-000	Assessable	A	100.00	100.00	LOT 115 RIDGEWOOD UNIT 2 S-40
477-360-024-000	Assessable	A	100.00	100.00	LOT 116 RIDGEWOOD UNIT 2 S-40
477-360-025-000	Assessable	A	100.00	100.00	LOT 117 RIDGEWOOD UNIT 2 S-40
477-360-026-000	Assessable	A	100.00	100.00	LOT 118 RIDGEWOOD UNIT 2 S-40
477-360-027-000	Assessable	A	100.00	100.00	LOT 119 RIDGEWOOD UNIT 2 S-40
477-360-028-000	Assessable	A	100.00	100.00	LOT 120 RIDGEWOOD UNIT 2 S-40
477-360-029-000	Assessable	A	100.00	100.00	LOT 121 RIDGEWOOD UNIT 2 S-40
477-360-030-000	Assessable	A	100.00	100.00	LOT 122 RIDGEWOOD UNIT 2 S-40
477-360-031-000	Assessable	A	100.00	100.00	LOT 123 RIDGEWOOD UNIT 2 S-40
477-360-032-000	Assessable	A	100.00	100.00	LOT 124 RIDGEWOOD UNIT 2 S-40
477-360-033-000	Assessable	A	100.00	100.00	LOT 125 RIDGEWOOD UNIT 2 S-40
477-360-034-000	Assessable	A	100.00	100.00	LOT 126 RIDGEWOOD UNIT 2 S-40
477-360-035-000	Assessable	A	100.00	100.00	LOT 127 RIDGEWOOD UNIT 2 S-40
477-360-036-000	Assessable	A	100.00	100.00	LOT 128 RIDGEWOOD UNIT 2 S-40
477-360-037-000	Assessable	A	100.00	100.00	LOT 129 RIDGEWOOD UNIT 2 S-40
477-360-038-000	Assessable	A	100.00	100.00	LOT 130 RIDGEWOOD UNIT 2 S-40
477-360-039-000	Assessable	A	100.00	100.00	LOT 131 RIDGEWOOD UNIT 2 S-40
477-360-040-000	Assessable	A	100.00	100.00	LOT 132 RIDGEWOOD UNIT 2 S-40
477-360-041-000	Assessable	A	100.00	100.00	LOT 133 RIDGEWOOD UNIT 2 S-40
477-360-042-000	Assessable	A	100.00	100.00	LOT 134 RIDGEWOOD UNIT 2 S-40
477-360-043-000	Assessable	A	100.00	100.00	LOT 135 RIDGEWOOD UNIT 2 S-40
477-360-044-000	Assessable	A	100.00	100.00	LOT 136 RIDGEWOOD UNIT 2 S-40

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-360-045-000	Assessable	A	100.00	100.00	LOT 137 RIDGEWOOD UNIT 2 S-40
477-360-046-000	Assessable	A	100.00	100.00	LOT 138 RIDGEWOOD UNIT 2 S-40
477-360-047-000	Assessable	A	100.00	100.00	LOT 139 RIDGEWOOD UNIT 2 S-40
477-360-048-000	Assessable	A	100.00	100.00	LOT 140 RIDGEWOOD UNIT 2 S-40
477-360-049-000	Assessable	A	100.00	100.00	LOT 141 RIDGEWOOD UNIT 2 S-40
477-360-050-000	Assessable	A	100.00	100.00	LOT 142 RIDGEWOOD UNIT 2 S-40
477-360-051-000	Assessable	A	100.00	100.00	LOT 143 RIDGEWOOD UNIT 2 S-40
477-360-052-000	Assessable	A	100.00	100.00	LOT 144 RIDGEWOOD UNIT 2 S-40
477-360-053-000	Assessable	A	100.00	100.00	LOT 145 RIDGEWOOD UNIT 2 S-40
477-360-054-000	Assessable	A	100.00	100.00	LOT 146 RIDGEWOOD UNIT 2 S-40
477-360-055-000	Assessable	A	100.00	100.00	LOT 147 RIDGEWOOD UNIT 2 S-40
477-360-056-000	Assessable	A	100.00	100.00	LOT 148 RIDGEWOOD UNIT 2 S-40
477-360-057-000	Assessable	A	100.00	100.00	LOT 149 RIDGEWOOD UNIT 2 S-40
477-360-058-000	Assessable	A	100.00	100.00	LOT 150 RIDGEWOOD UNIT 2 S-40
477-360-059-000	Assessable	A	100.00	100.00	LOT 151 RIDGEWOOD UNIT 2 S-40
477-360-060-000	Assessable	A	100.00	100.00	LOT 152 RIDGEWOOD UNIT 2 S-40
477-360-061-000	Assessable	A	100.00	100.00	LOT 153 RIDGEWOOD UNIT 2 S-40
477-360-062-000	Assessable	A	100.00	100.00	LOT 154 RIDGEWOOD UNIT 2 S-40
477-360-063-000	Assessable	A	100.00	100.00	LOT 155 RIDGEWOOD UNIT 2 S-40
477-360-064-000	Assessable	A	100.00	100.00	LOT 156 RIDGEWOOD UNIT 2 S-40
477-360-065-000	Assessable	A	100.00	100.00	LOT 157 RIDGEWOOD UNIT 2 S-40
477-360-066-000	Assessable	A	100.00	100.00	LOT 158 RIDGEWOOD UNIT 2 S-40
477-360-067-000	Assessable	A	100.00	100.00	LOT 159 RIDGEWOOD UNIT 2 S-40
477-360-068-000	Assessable	A	100.00	100.00	LOT 160 RIDGEWOOD UNIT 2 S-40
477-360-069-000	Assessable	A	100.00	100.00	LOT 161 RIDGEWOOD UNIT 2 S-40
477-360-070-000	Assessable	A	100.00	100.00	LOT 162 RIDGEWOOD UNIT 2 S-40
477-360-071-000	Assessable	A	100.00	100.00	LOT 163 RIDGEWOOD UNIT 2 S-40
477-360-072-000	Assessable	A	100.00	100.00	LOT 164 RIDGEWOOD UNIT 2 S-40
477-360-073-000	Assessable	A	100.00	100.00	LOT 165 RIDGEWOOD UNIT 2 S-40
477-370-001-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-002-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-003-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-004-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-005-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-006-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-007-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-008-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-009-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-010-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-011-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-012-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-013-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-014-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-015-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-016-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-017-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-018-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-019-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-020-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-021-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS VILLAGE #12 PH B S-51

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-370-022-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-023-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-024-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-025-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-026-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-027-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-028-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-029-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-030-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-031-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-032-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-033-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-034-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-038-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-039-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-040-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-041-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-042-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-043-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-044-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-045-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-046-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-047-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-048-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-052-000	Assessable	A	100.00	100.00	POR LOT 111 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-370-053-000	Assessable	A	100.00	100.00	POR LOTS111&112 WOODCREEK OAKS VILLAGE#12 PHB S-51
477-370-054-000	Assessable	A	100.00	100.00	LOT 113&POR112 WOODCREEK OAKS VILLAGE#12 PH B S-51
477-380-001-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-002-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-003-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-004-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-005-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-006-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-007-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-008-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-009-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-010-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-011-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-012-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-013-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-014-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-015-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-016-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-017-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-018-000	Assessable	A	100.00	100.00	LOT 151 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-019-000	Assessable	A	100.00	100.00	LOT 152 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-020-000	Assessable	A	100.00	100.00	LOT 153 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-021-000	Assessable	A	100.00	100.00	LOT 154 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-022-000	Assessable	A	100.00	100.00	LOT 155 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-023-000	Assessable	A	100.00	100.00	LOT 156 WOODCREEK OAKS VILLAGE #12 PH C S-52

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-380-024-000	Assessable	A	100.00	100.00	LOT 157 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-025-000	Assessable	A	100.00	100.00	LOT 158 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-026-000	Assessable	A	100.00	100.00	LOT 159 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-027-000	Assessable	A	100.00	100.00	LOT 160 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-028-000	Assessable	A	100.00	100.00	LOT 161 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-029-000	Assessable	A	100.00	100.00	LOT 162 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-030-000	Assessable	A	100.00	100.00	LOT 163 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-031-000	Assessable	A	100.00	100.00	LOT 164 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-032-000	Assessable	A	100.00	100.00	LOT 165 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-033-000	Assessable	A	100.00	100.00	LOT 166 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-034-000	Assessable	A	100.00	100.00	LOT 167 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-035-000	Assessable	A	100.00	100.00	LOT 168 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-036-000	Assessable	A	100.00	100.00	LOT 169 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-037-000	Assessable	A	100.00	100.00	LOT 170 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-038-000	Assessable	A	100.00	100.00	LOT 171 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-039-000	Assessable	A	100.00	100.00	LOT 172 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-040-000	Assessable	A	100.00	100.00	LOT 173 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-041-000	Assessable	A	100.00	100.00	LOT 174 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-042-000	Assessable	A	100.00	100.00	LOT 175 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-043-000	Assessable	A	100.00	100.00	LOT 176 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-044-000	Assessable	A	100.00	100.00	LOT 177 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-045-000	Assessable	A	100.00	100.00	LOT 178 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-046-000	Assessable	A	100.00	100.00	LOT 179 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-047-000	Assessable	A	100.00	100.00	LOT 180 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-048-000	Assessable	A	100.00	100.00	LOT 181 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-049-000	Assessable	A	100.00	100.00	LOT 182 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-050-000	Assessable	A	100.00	100.00	LOT 183 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-051-000	Assessable	A	100.00	100.00	LOT 184 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-052-000	Assessable	A	100.00	100.00	LOT 185 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-053-000	Assessable	A	100.00	100.00	LOT 186 WOODCREEK OAKS VILLAGE #12 PH C S-52
477-380-054-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-055-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-056-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-057-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-060-000	Assessable	A	100.00	100.00	LOT 123 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-061-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-062-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-063-000	Assessable	A	100.00	100.00	POR LOT 122 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-380-064-000	Assessable	A	100.00	100.00	POR LOT 121 WOODCREEK OAKS VILLAGE #12 PH B S-51
477-390-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-011-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-390-012-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-013-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-014-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-015-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-016-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-017-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-018-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-019-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-020-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-021-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-022-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-023-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-024-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-025-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-026-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-027-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-028-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-029-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-030-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-031-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-032-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-033-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-034-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-035-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-390-036-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-001-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-002-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-003-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-004-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-005-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-006-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-007-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-008-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-009-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-010-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-011-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-012-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-013-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-014-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-015-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-016-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-017-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-018-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-019-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-020-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-021-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-022-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-023-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-024-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-025-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-400-026-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-027-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-028-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-400-029-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-001-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-002-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-003-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-004-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-007-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-008-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-009-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-010-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-011-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-012-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-013-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-014-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-015-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-016-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-017-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-018-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-019-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-020-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-021-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-022-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-023-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-024-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-025-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-026-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-027-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-028-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-029-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-030-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-031-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-032-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-033-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-034-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-035-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74
477-410-036-000	Assessable	A	100.00	100.00	POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT B MOR S-74
477-410-038-000	Assessable	A	100.00	100.00	LOT 49 & POR LOT 50 WOODCREEK OAKS VILLAGE8UN B MO
477-420-001-000	Assessable	A	100.00	100.00	LOT 350 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-002-000	Assessable	A	100.00	100.00	LOT 351 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-003-000	Assessable	A	100.00	100.00	LOT 352 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-004-000	Assessable	A	100.00	100.00	LOT 353 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-005-000	Assessable	A	100.00	100.00	LOT 354 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-006-000	Assessable	A	100.00	100.00	LOT 355 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-007-000	Assessable	A	100.00	100.00	LOT 356 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-008-000	Assessable	A	100.00	100.00	LOT 357 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-009-000	Assessable	A	100.00	100.00	LOT 358 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-010-000	Assessable	A	100.00	100.00	LOT 359 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-011-000	Assessable	A	100.00	100.00	LOT 360 WOODCREEK OAKS VILLAGE II UNIT A T-7

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-420-012-000	Assessable	A	100.00	100.00	LOT 361 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-013-000	Assessable	A	100.00	100.00	LOT 362 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-014-000	Assessable	A	100.00	100.00	LOT 363 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-015-000	Assessable	A	100.00	100.00	LOT 364 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-016-000	Assessable	A	100.00	100.00	LOT 365 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-017-000	Assessable	A	100.00	100.00	LOT 366 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-018-000	Assessable	A	100.00	100.00	LOT 367 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-019-000	Assessable	A	100.00	100.00	LOT 368 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-020-000	Assessable	A	100.00	100.00	LOT 369 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-021-000	Assessable	A	100.00	100.00	LOT 370 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-022-000	Assessable	A	100.00	100.00	LOT 371 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-023-000	Assessable	A	100.00	100.00	LOT 372 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-024-000	Assessable	A	100.00	100.00	LOT 373 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-025-000	Assessable	A	100.00	100.00	LOT 374 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-026-000	Assessable	A	100.00	100.00	LOT 375 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-027-000	Assessable	A	100.00	100.00	LOT 376 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-028-000	Assessable	A	100.00	100.00	LOT 377 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-029-000	Assessable	A	100.00	100.00	LOT 378 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-030-000	Assessable	A	100.00	100.00	LOT 379 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-031-000	Assessable	A	100.00	100.00	LOT 380 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-032-000	Assessable	A	100.00	100.00	LOT 381 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-033-000	Assessable	A	100.00	100.00	LOT 382 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-034-000	Assessable	A	100.00	100.00	LOT 383 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-035-000	Assessable	A	100.00	100.00	LOT 384 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-036-000	Assessable	A	100.00	100.00	LOT 385 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-037-000	Assessable	A	100.00	100.00	LOT 386 WOODCREEK OAKS VILLAGE 11 UNIT A T-7
477-420-038-000	Assessable	A	100.00	100.00	LOT 387 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-039-000	Assessable	A	100.00	100.00	LOT 388 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-040-000	Assessable	A	100.00	100.00	LOT 389 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-041-000	Assessable	A	100.00	100.00	LOT 390 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-042-000	Assessable	A	100.00	100.00	LOT 391 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-043-000	Assessable	A	100.00	100.00	LOT 392 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-044-000	Assessable	A	100.00	100.00	LOT 393 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-045-000	Assessable	A	100.00	100.00	LOT 394 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-046-000	Assessable	A	100.00	100.00	LOT 395 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-047-000	Assessable	A	100.00	100.00	LOT 396 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-048-000	Assessable	A	100.00	100.00	LOT 397 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-049-000	Assessable	A	100.00	100.00	LOT 398 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-050-000	Assessable	A	100.00	100.00	LOT 399 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-051-000	Assessable	A	100.00	100.00	LOT 400 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-052-000	Assessable	A	100.00	100.00	LOT 401 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-053-000	Assessable	A	100.00	100.00	LOT 402 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-054-000	Assessable	A	100.00	100.00	LOT 403 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-055-000	Assessable	A	100.00	100.00	LOT 419 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-056-000	Assessable	A	100.00	100.00	LOT 420 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-057-000	Assessable	A	100.00	100.00	LOT 421 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-058-000	Assessable	A	100.00	100.00	LOT 422 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-059-000	Assessable	A	100.00	100.00	LOT 423 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-060-000	Assessable	A	100.00	100.00	LOT 424 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-061-000	Assessable	A	100.00	100.00	LOT 425 WOODCREEK OAKS VILLAGE II UNIT A T-7

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-420-062-000	Assessable	A	100.00	100.00	LOT 426 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-063-000	Assessable	A	100.00	100.00	LOT 427 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-064-000	Assessable	A	100.00	100.00	LOT 428 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-065-000	Assessable	A	100.00	100.00	LOT 429 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-066-000	Assessable	A	100.00	100.00	LOT 430 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-067-000	Assessable	A	100.00	100.00	LOT 431 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-420-068-000	Assessable	A	100.00	100.00	LOT 432 WOODCREEK OAKS VILLAGE II UNIT A T-7
477-430-001-000	Assessable	A	100.00	100.00	LOT 346 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-002-000	Assessable	A	100.00	100.00	LOT 347 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-003-000	Assessable	A	100.00	100.00	LOT 348 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-004-000	Assessable	A	100.00	100.00	LOT 349 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-005-000	Assessable	A	100.00	100.00	LOT 404 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-006-000	Assessable	A	100.00	100.00	LOT 405 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-007-000	Assessable	A	100.00	100.00	LOT 406 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-008-000	Assessable	A	100.00	100.00	LOT 407 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-009-000	Assessable	A	100.00	100.00	LOT 408 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-010-000	Assessable	A	100.00	100.00	LOT 409 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-011-000	Assessable	A	100.00	100.00	LOT 410 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-012-000	Assessable	A	100.00	100.00	LOT 411 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-013-000	Assessable	A	100.00	100.00	LOT 412 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-014-000	Assessable	A	100.00	100.00	LOT 413 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-015-000	Assessable	A	100.00	100.00	LOT 414 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-016-000	Assessable	A	100.00	100.00	LOT 415 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-017-000	Assessable	A	100.00	100.00	LOT 416 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-018-000	Assessable	A	100.00	100.00	LOT 417 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-019-000	Assessable	A	100.00	100.00	LOT 418 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-020-000	Assessable	A	100.00	100.00	LOT 433 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-021-000	Assessable	A	100.00	100.00	LOT 451 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-022-000	Assessable	A	100.00	100.00	LOT 452 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-023-000	Assessable	A	100.00	100.00	LOT 453 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-024-000	Assessable	A	100.00	100.00	LOT 454 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-025-000	Assessable	A	100.00	100.00	LOT 455 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-026-000	Assessable	A	100.00	100.00	LOT 456 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-027-000	Assessable	A	100.00	100.00	LOT 457 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-028-000	Assessable	A	100.00	100.00	LOT 458 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-029-000	Assessable	A	100.00	100.00	LOT 459 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-430-030-000	Assessable	A	100.00	100.00	LOT 460 WOODCREEK OAKS VILLAGE 11 UNIT B T-8
477-440-001-000	Assessable	A	100.00	100.00	LOT 1 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-002-000	Assessable	A	100.00	100.00	LOT 2 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-003-000	Assessable	A	100.00	100.00	LOT 3 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-004-000	Assessable	A	100.00	100.00	LOT 4 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-005-000	Assessable	A	100.00	100.00	LOT 5 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-006-000	Assessable	A	100.00	100.00	LOT 6 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-007-000	Assessable	A	100.00	100.00	LOT 7 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-008-000	Assessable	A	100.00	100.00	LOT 8 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-009-000	Assessable	A	100.00	100.00	LOT 9 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-010-000	Assessable	A	100.00	100.00	LOT 10 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-011-000	Assessable	A	100.00	100.00	LOT 11 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-012-000	Assessable	A	100.00	100.00	LOT 12 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-013-000	Assessable	A	100.00	100.00	LOT 13 RIDGEWOOD OAKS UNIT NO 5 T-59

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-440-014-000	Assessable	A	100.00	100.00	LOT 14 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-015-000	Assessable	A	100.00	100.00	LOT 15 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-016-000	Assessable	A	100.00	100.00	LOT 16 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-017-000	Assessable	A	100.00	100.00	LOT 17 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-018-000	Assessable	A	100.00	100.00	LOT 18 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-019-000	Assessable	A	100.00	100.00	LOT 19 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-020-000	Assessable	A	100.00	100.00	LOT 20 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-021-000	Assessable	A	100.00	100.00	LOT 21 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-022-000	Assessable	A	100.00	100.00	LOT 22 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-023-000	Assessable	A	100.00	100.00	LOT 23 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-024-000	Assessable	A	100.00	100.00	LOT 24 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-025-000	Assessable	A	100.00	100.00	LOT 25 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-026-000	Assessable	A	100.00	100.00	LOT 26 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-027-000	Assessable	A	100.00	100.00	LOT 27 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-028-000	Assessable	A	100.00	100.00	LOT 28 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-029-000	Assessable	A	100.00	100.00	LOT 29 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-030-000	Assessable	A	100.00	100.00	LOT 30 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-031-000	Assessable	A	100.00	100.00	LOT 31 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-032-000	Assessable	A	100.00	100.00	LOT 32 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-033-000	Assessable	A	100.00	100.00	LOT 33 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-034-000	Assessable	A	100.00	100.00	LOT 34 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-035-000	Assessable	A	100.00	100.00	LOT 35 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-036-000	Assessable	A	100.00	100.00	LOT 36 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-037-000	Assessable	A	100.00	100.00	LOT 37 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-038-000	Assessable	A	100.00	100.00	LOT 38 RIDGEWOOD OAKS UNIT NO 5 T-59
477-450-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS VILL 4-PH A T-65
477-450-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS VILL 4-PH A T-65
477-450-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS VILL 4-PH A T-65
477-450-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS VILL 4-PH A T-65
477-450-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS VILL 4-PH A T-65
477-450-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS VILL 4-PH A T-65
477-450-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS VILL 4-PH A T-65
477-450-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS VILL 4-PH A T-65
477-450-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS VILL 4-PH A T-65
477-450-010-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS VILL 4-PH A T-65
477-450-011-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS VILL 4-PH A T-65
477-450-012-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS VILL 4-PH A T-65
477-460-001-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS VILL 4-PH A T-65
477-460-002-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS VILL 4-PH A T-65
477-460-003-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS VILL 4-PH A T-65
477-460-004-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS VILL 4-PH A T-65
477-460-005-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS VILL 4-PH A T-65
477-460-006-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS VILL 4-PH A T-65
477-460-007-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS VILL 4-PH A T-65
477-460-008-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS VILL 4-PH A T-65
477-460-009-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS VILL 4-PH A T-65
477-460-010-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS VILL 4-PH A T-65
477-460-011-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS VILL 4-PH A T-65
477-460-012-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS VILL 4-PH A T-65
477-460-013-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS VILL 4-PH A T-65

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-460-014-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS VILL 4-PH A T-65
477-460-015-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS VILL 4-PH A T-65
477-460-016-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS VILL 4-PH A T-65
477-460-017-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS VILL 4-PH A T-65
477-460-018-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS VILL 4-PH A T-65
477-460-019-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS VILL 4-PH A T-65
477-470-001-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS VILL 4-PH A T-65
477-470-002-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS VILL 4-PH A T-65
477-470-003-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS VILL 4-PH A T-65
477-470-004-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS VILL 4-PH A T-65
477-470-005-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS VILL 4-PH A T-65
477-470-006-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS VILL 4-PH A T-65
477-470-007-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS VILL 4-PH A T-65
477-470-008-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS VILL 4-PH A T-65
477-470-009-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS VILL 4-PH A T-65
477-470-010-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS VILL 4-PH A T-65
477-470-011-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS VILL 4-PH A T-65
477-470-012-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS VILL 4-PH A T-65
477-470-013-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS VILL 4-PH A T-65
477-480-001-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-002-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-003-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-004-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-005-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-006-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-007-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-008-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-009-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-010-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-011-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-012-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-013-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-014-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-015-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS VILL 4 PHASE B T-66
477-480-016-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-001-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-002-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-003-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-004-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-005-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-006-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-007-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-008-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-009-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-010-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-011-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-012-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-013-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-014-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-015-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS VILL 4 PHASE B T-66

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-490-016-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-017-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-018-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-019-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-020-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-021-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-022-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS VILL 4 PHASE B T-66
477-490-023-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS VILL 4 PHASE B T-66
477-500-001-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS VILL 4-PH B T-66
477-500-002-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS VILL 4-PH B T-66
477-500-003-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS VILL 4-PH B T-66
477-500-004-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS VILL 4-PH B T-66
477-500-005-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS VILL 4-PH B T-66
477-500-006-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS VILL 4-PH B T-66
477-500-007-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS VILL 4-PH B T-66
477-500-008-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS VILL 4-PH B T-66
477-500-009-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS VILL 4-PH B T-66
477-500-010-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS VILL 4-PH B T-66
477-500-011-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS VILL 4-PH B T-66
477-500-012-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS VILL 4-PH B T-66
477-500-013-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS VILL 4-PH B T-66
477-500-014-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS VILL 4-PH B T-66
477-500-015-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS VILL 4-PH B T-66
477-500-016-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS VILL 4-PH B T-66
477-510-001-000	Assessable	A	100.00	100.00	LOT 302 WOODCREEK OAKS VILL 3 T-67
477-510-002-000	Assessable	A	100.00	100.00	LOT 303 WOODCREEK OAKS VILL 3 T-67
477-510-003-000	Assessable	A	100.00	100.00	LOT 304 WOODCREEK OAKS VILL 3 T-67
477-510-004-000	Assessable	A	100.00	100.00	LOT 305 WOODCREEK OAKS VILL 3 T-67
477-510-005-000	Assessable	A	100.00	100.00	LOT 306 WOODCREEK OAKS VILL 3 T-67
477-510-006-000	Assessable	A	100.00	100.00	LOT 307 WOODCREEK OAKS VILL 3 T-67
477-510-007-000	Assessable	A	100.00	100.00	LOT 308 WOODCREEK OAKS VILL 3 T-67
477-510-008-000	Assessable	A	100.00	100.00	LOT 309 WOODCREEK OAKS VILL 3 T-67
477-510-009-000	Assessable	A	100.00	100.00	LOT 310 WOODCREEK OAKS VILL 3 MOR T-67
477-510-010-000	Assessable	A	100.00	100.00	LOT 311 WOODCREEK OAKS VILL 3 T-67
477-510-011-000	Assessable	A	100.00	100.00	LOT 312 WOODCREEK OAKS VILL 3 T-67
477-510-012-000	Assessable	A	100.00	100.00	LOT 313 WOODCREEK OAKS VILL 3 T-67
477-510-013-000	Assessable	A	100.00	100.00	LOT 314 WOODCREEK OAKS VILL 3 T-67
477-510-014-000	Assessable	A	100.00	100.00	LOT 315 WOODCREEK OAKS VILL 3 T-67
477-510-015-000	Assessable	A	100.00	100.00	LOT 316 WOODCREEK OAKS VILL 3 T-67
477-520-001-000	Assessable	A	100.00	100.00	LOT 274 WOODCREEK OAKS VILL 3 T-67
477-520-002-000	Assessable	A	100.00	100.00	LOT 275 WOODCREEK OAKS VILL 3 T-67
477-520-003-000	Assessable	A	100.00	100.00	LOT 276 WOODCREEK OAKS VILL 3 T-67
477-520-004-000	Assessable	A	100.00	100.00	LOT 277 WOODCREEK OAKS VILL 3 T-67
477-520-005-000	Assessable	A	100.00	100.00	LOT 278 WOODCREEK OAKS VILL 3 T-67
477-520-006-000	Assessable	A	100.00	100.00	LOT 279 WOODCREEK OAKS VILL 3 T-67
477-520-007-000	Assessable	A	100.00	100.00	LOT 292 WOODCREEK OAKS VILL 3 T-67
477-520-008-000	Assessable	A	100.00	100.00	LOT 293 WOODCREEK OAKS VILL 3 T-67
477-520-009-000	Assessable	A	100.00	100.00	LOT 294 WOODCREEK OAKS VILL 3 T-67
477-520-010-000	Assessable	A	100.00	100.00	LOT 295 WOODCREEK OAKS VILL 3 T-67
477-520-011-000	Assessable	A	100.00	100.00	LOT 296 WOODCREEK OAKS VILL 3 T-67

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-520-012-000	Assessable	A	100.00	100.00	LOT 297 WOODCREEK OAKS VILL 3 T-67
477-520-013-000	Assessable	A	100.00	100.00	LOT 298 WOODCREEK OAKS VILL 3 T-67
477-520-014-000	Assessable	A	100.00	100.00	LOT 299 WOODCREEK OAKS VILL 3 T-67
477-520-015-000	Assessable	A	100.00	100.00	LOT 300 WOODCREEK OAKS VILL 3 T-67
477-520-016-000	Assessable	A	100.00	100.00	LOT 301 WOODCREEK OAKS VILL 3 T-67
477-530-001-000	Assessable	A	100.00	100.00	LOT 234 WOODCREEK OAKS VILL 3 T-67
477-530-002-000	Assessable	A	100.00	100.00	LOT 235 WOODCREEK OAKS VILL 3 T-67
477-530-003-000	Assessable	A	100.00	100.00	LOT 236 WOODCREEK OAKS VILL 3 T-67
477-530-004-000	Assessable	A	100.00	100.00	LOT 237 WOODCREEK OAKS VILL 3 T-67
477-530-005-000	Assessable	A	100.00	100.00	LOT 250 WOODCREEK OAKS VILL 3 T-67
477-530-006-000	Assessable	A	100.00	100.00	LOT 251 WOODCREEK OAKS VILL 3 T-67
477-530-007-000	Assessable	A	100.00	100.00	LOT 252 WOODCREEK OAKS VILL 3 T-67
477-530-008-000	Assessable	A	100.00	100.00	LOT 253 WOODCREEK OAKS VILL 3 T-67
477-530-009-000	Assessable	A	100.00	100.00	LOT 261 WOODCREEK OAKS VILL 3 T-67
477-530-010-000	Assessable	A	100.00	100.00	LOT 262 WOODCREEK OAKS VILL 3 T-67
477-530-011-000	Assessable	A	100.00	100.00	LOT 263 WOODCREEK OAKS VILL 3 T-67
477-530-012-000	Assessable	A	100.00	100.00	LOT 264 WOODCREEK OAKS VILL 3 T-67
477-530-013-000	Assessable	A	100.00	100.00	LOT 265 WOODCREEK OAKS VILL 3 T-67
477-530-014-000	Assessable	A	100.00	100.00	LOT 266 WOODCREEK OAKS VILL 3 T-67
477-530-015-000	Assessable	A	100.00	100.00	LOT 267 WOODCREEK OAKS VILL 3 T-67
477-530-016-000	Assessable	A	100.00	100.00	LOT 268 WOODCREEK OAKS VILL 3 T-67
477-530-017-000	Assessable	A	100.00	100.00	LOT 269 WOODCREEK OAKS VILL 3 T-67
477-530-018-000	Assessable	A	100.00	100.00	LOT 270 WOODCREEK OAKS VILL 3 T-67
477-530-019-000	Assessable	A	100.00	100.00	LOT 271 WOODCREEK OAKS VILL 3 T-67
477-530-020-000	Assessable	A	100.00	100.00	LOT 272 WOODCREEK OAKS VILL 3 T-67
477-530-021-000	Assessable	A	100.00	100.00	LOT 273 WOODCREEK OAKS VILL 3 T-67
477-530-022-000	Assessable	A	100.00	100.00	LOT 280 WOODCREEK OAKS VILL 3 T-67
477-530-023-000	Assessable	A	100.00	100.00	LOT 281 WOODCREEK OAKS VILL 3 T-67
477-530-024-000	Assessable	A	100.00	100.00	LOT 282 WOODCREEK OAKS VILL 3 T-67
477-530-025-000	Assessable	A	100.00	100.00	LOT 283 WOODCREEK OAKS VILL 3 T-67
477-530-026-000	Assessable	A	100.00	100.00	LOT 284 WOODCREEK OAKS VILL 3 T-67
477-530-027-000	Assessable	A	100.00	100.00	LOT 285 WOODCREEK OAKS VILL 3 T-67
477-530-028-000	Assessable	A	100.00	100.00	LOT 286 WOODCREEK OAKS VILL 3 T-67
477-530-029-000	Assessable	A	100.00	100.00	LOT 287 WOODCREEK OAKS VILL 3 T-67
477-530-030-000	Assessable	A	100.00	100.00	LOT 288 WOODCREEK OAKS VILL 3 T-67
477-530-031-000	Assessable	A	100.00	100.00	LOT 289 WOODCREEK OAKS VILL 3 T-67
477-530-032-000	Assessable	A	100.00	100.00	LOT 290 WOODCREEK OAKS VILL 3 T-67
477-530-033-000	Assessable	A	100.00	100.00	LOT 291 WOODCREEK OAKS VILL 3 T-67
477-540-001-000	Assessable	A	100.00	100.00	LOT 238 WOODCREEK OAKS VILL 3 T-67
477-540-002-000	Assessable	A	100.00	100.00	LOT 239 WOODCREEK OAKS VILL 3 T-67
477-540-003-000	Assessable	A	100.00	100.00	LOT 240 WOODCREEK OAKS VILL 3 T-67
477-540-004-000	Assessable	A	100.00	100.00	LOT 241 WOODCREEK OAKS VILL 3 T-67
477-540-005-000	Assessable	A	100.00	100.00	LOT 242 WOODCREEK OAKS VILL 3 T-67
477-540-006-000	Assessable	A	100.00	100.00	LOT 243 WOODCREEK OAKS VILL 3 T-67
477-540-007-000	Assessable	A	100.00	100.00	LOT 244 WOODCREEK OAKS VILL 3 T-67
477-540-008-000	Assessable	A	100.00	100.00	LOT 245 WOODCREEK OAKS VILL 3 T-67
477-540-009-000	Assessable	A	100.00	100.00	LOT 246 WOODCREEK OAKS VILL 3 T-67
477-540-010-000	Assessable	A	100.00	100.00	LOT 247 WOODCREEK OAKS VILL 3 T-67
477-540-011-000	Assessable	A	100.00	100.00	LOT 248 WOODCREEK OAKS VILL 3 T-67
477-540-012-000	Assessable	A	100.00	100.00	LOT 249 WOODCREEK OAKS VILL 3 T-67

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-540-013-000	Assessable	A	100.00	100.00	LOT 254 WOODCREEK OAKS VILL 3 T-67
477-540-014-000	Assessable	A	100.00	100.00	LOT 255 WOODCREEK OAKS VILL 3 T-67
477-540-015-000	Assessable	A	100.00	100.00	LOT 256 WOODCREEK OAKS VILL 3 T-67
477-540-016-000	Assessable	A	100.00	100.00	LOT 257 WOODCREEK OAKS VILL 3 T-67
477-540-017-000	Assessable	A	100.00	100.00	LOT 258 WOODCREEK OAKS VILL 3 T-67
477-540-018-000	Assessable	A	100.00	100.00	LOT 259 WOODCREEK OAKS VILL 3 T-67
477-540-019-000	Assessable	A	100.00	100.00	LOT 260 WOODCREEK OAKS VILL 3 T-67
477-550-001-000	Assessable	A	100.00	100.00	LOT 34 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-002-000	Assessable	A	100.00	100.00	LOT 35 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-003-000	Assessable	A	100.00	100.00	LOT 36 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-004-000	Assessable	A	100.00	100.00	LOT 37 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-005-000	Assessable	A	100.00	100.00	LOT 38 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-006-000	Assessable	A	100.00	100.00	LOT 39 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-007-000	Assessable	A	100.00	100.00	LOT 40 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-008-000	Assessable	A	100.00	100.00	LOT 41 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-009-000	Assessable	A	100.00	100.00	LOT 42 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-010-000	Assessable	A	100.00	100.00	LOT 43 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-011-000	Assessable	A	100.00	100.00	LOT 46 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-012-000	Assessable	A	100.00	100.00	LOT 47 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-013-000	Assessable	A	100.00	100.00	LOT 48 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-014-000	Assessable	A	100.00	100.00	LOT 49 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-015-000	Assessable	A	100.00	100.00	LOT 50 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-016-000	Assessable	A	100.00	100.00	LOT 51 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-017-000	Assessable	A	100.00	100.00	LOT 52 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-018-000	Assessable	A	100.00	100.00	LOT 53 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-019-000	Assessable	A	100.00	100.00	LOT 54 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-020-000	Assessable	A	100.00	100.00	LOT 55 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-021-000	Assessable	A	100.00	100.00	LOT 56 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-022-000	Assessable	A	100.00	100.00	LOT 57 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-023-000	Assessable	A	100.00	100.00	LOT 58 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-024-000	Assessable	A	100.00	100.00	LOT 59 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-025-000	Assessable	A	100.00	100.00	LOT 60 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-026-000	Assessable	A	100.00	100.00	LOT 61 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-027-000	Assessable	A	100.00	100.00	LOT 62 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-028-000	Assessable	A	100.00	100.00	LOT 63 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-029-000	Assessable	A	100.00	100.00	LOT 64 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-030-000	Assessable	A	100.00	100.00	LOT 65 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-031-000	Assessable	A	100.00	100.00	LOT 66 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-550-032-000	Assessable	A	100.00	100.00	LOT 67 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-001-000	Assessable	A	100.00	100.00	LOT 1 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-002-000	Assessable	A	100.00	100.00	LOT 2 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-003-000	Assessable	A	100.00	100.00	LOT 3 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-004-000	Assessable	A	100.00	100.00	LOT 4 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-005-000	Assessable	A	100.00	100.00	LOT 5 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-006-000	Assessable	A	100.00	100.00	LOT 6 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-007-000	Assessable	A	100.00	100.00	LOT 7 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-008-000	Assessable	A	100.00	100.00	LOT 8 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-009-000	Assessable	A	100.00	100.00	LOT 9 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-010-000	Assessable	A	100.00	100.00	LOT 10 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-011-000	Assessable	A	100.00	100.00	LOT 11 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-560-012-000	Assessable	A	100.00	100.00	LOT 12 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-013-000	Assessable	A	100.00	100.00	LOT 13 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-014-000	Assessable	A	100.00	100.00	LOT 14 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-015-000	Assessable	A	100.00	100.00	LOT 15 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-016-000	Assessable	A	100.00	100.00	LOT 16 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-017-000	Assessable	A	100.00	100.00	LOT 17 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-018-000	Assessable	A	100.00	100.00	LOT 18 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-019-000	Assessable	A	100.00	100.00	LOT 19 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-020-000	Assessable	A	100.00	100.00	LOT 20 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-021-000	Assessable	A	100.00	100.00	LOT 21 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-022-000	Assessable	A	100.00	100.00	LOT 22 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-023-000	Assessable	A	100.00	100.00	LOT 23 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-024-000	Assessable	A	100.00	100.00	LOT 24 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-025-000	Assessable	A	100.00	100.00	LOT 25 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-026-000	Assessable	A	100.00	100.00	LOT 26 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-027-000	Assessable	A	100.00	100.00	LOT 27 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-028-000	Assessable	A	100.00	100.00	LOT 28 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-029-000	Assessable	A	100.00	100.00	LOT 29 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-030-000	Assessable	A	100.00	100.00	LOT 30 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-031-000	Assessable	A	100.00	100.00	LOT 31 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-032-000	Assessable	A	100.00	100.00	LOT 32 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-033-000	Assessable	A	100.00	100.00	LOT 33 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-034-000	Assessable	A	100.00	100.00	LOT 44 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-560-035-000	Assessable	A	100.00	100.00	LOT 45 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68
477-570-001-000	Assessable	A	100.00	100.00	LOT 322 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-002-000	Assessable	A	100.00	100.00	LOT 323 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-003-000	Assessable	A	100.00	100.00	LOT 324 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-004-000	Assessable	A	100.00	100.00	LOT 325 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-005-000	Assessable	A	100.00	100.00	LOT 326 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-006-000	Assessable	A	100.00	100.00	LOT 327 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-007-000	Assessable	A	100.00	100.00	LOT 328 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-008-000	Assessable	A	100.00	100.00	LOT 329 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-009-000	Assessable	A	100.00	100.00	LOT 330 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-010-000	Assessable	A	100.00	100.00	LOT 331 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-011-000	Assessable	A	100.00	100.00	LOT 332 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-012-000	Assessable	A	100.00	100.00	LOT 333 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-013-000	Assessable	A	100.00	100.00	LOT 334 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-014-000	Assessable	A	100.00	100.00	LOT 335 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-015-000	Assessable	A	100.00	100.00	LOT 336 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-016-000	Assessable	A	100.00	100.00	LOT 337 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-017-000	Assessable	A	100.00	100.00	LOT 338 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-018-000	Assessable	A	100.00	100.00	LOT 339 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-019-000	Assessable	A	100.00	100.00	LOT 340 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-020-000	Assessable	A	100.00	100.00	LOT 341 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-021-000	Assessable	A	100.00	100.00	LOT 342 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-022-000	Assessable	A	100.00	100.00	LOT 343 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-023-000	Assessable	A	100.00	100.00	LOT 344 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-024-000	Assessable	A	100.00	100.00	LOT 345 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-025-000	Assessable	A	100.00	100.00	LOT 434 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-026-000	Assessable	A	100.00	100.00	LOT 435 WOODCREEK OAKS VILLAGE 11 UNIT C T-80

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-570-027-000	Assessable	A	100.00	100.00	LOT 436 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-028-000	Assessable	A	100.00	100.00	LOT 437 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-029-000	Assessable	A	100.00	100.00	LOT 438 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-030-000	Assessable	A	100.00	100.00	LOT 439 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-031-000	Assessable	A	100.00	100.00	LOT 440 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-032-000	Assessable	A	100.00	100.00	LOT 441 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-033-000	Assessable	A	100.00	100.00	LOT 442 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-034-000	Assessable	A	100.00	100.00	LOT 443 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-035-000	Assessable	A	100.00	100.00	LOT 444 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-036-000	Assessable	A	100.00	100.00	LOT 445 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-037-000	Assessable	A	100.00	100.00	LOT 446 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-038-000	Assessable	A	100.00	100.00	LOT 447 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-039-000	Assessable	A	100.00	100.00	LOT 448 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-040-000	Assessable	A	100.00	100.00	LOT 449 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-041-000	Assessable	A	100.00	100.00	LOT 450 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-570-042-000	Assessable	A	100.00	100.00	LOT 461 WOODCREEK OAKS VILLAGE 11 UNIT C T-80
477-580-001-000	Assessable	A	100.00	100.00	LOT 81 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-002-000	Assessable	A	100.00	100.00	LOT 82 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-003-000	Assessable	A	100.00	100.00	LOT 83 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-004-000	Assessable	A	100.00	100.00	LOT 84 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-005-000	Assessable	A	100.00	100.00	LOT 85 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-006-000	Assessable	A	100.00	100.00	LOT 86 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-007-000	Assessable	A	100.00	100.00	LOT 87 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-008-000	Assessable	A	100.00	100.00	LOT 88 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-009-000	Assessable	A	100.00	100.00	LOT 89 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-010-000	Assessable	A	100.00	100.00	LOT 90 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-011-000	Assessable	A	100.00	100.00	LOT 91 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-012-000	Assessable	A	100.00	100.00	LOT 92 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-013-000	Assessable	A	100.00	100.00	LOT 93 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-014-000	Assessable	A	100.00	100.00	LOT 94 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-015-000	Assessable	A	100.00	100.00	LOT 95 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-016-000	Assessable	A	100.00	100.00	LOT 96 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-017-000	Assessable	A	100.00	100.00	LOT 97 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-018-000	Assessable	A	100.00	100.00	LOT 98 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-019-000	Assessable	A	100.00	100.00	LOT 99 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-020-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-021-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-022-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-023-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-024-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-025-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-026-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-027-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-580-028-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-001-000	Assessable	A	100.00	100.00	LOT 68 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-002-000	Assessable	A	100.00	100.00	LOT 69 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-003-000	Assessable	A	100.00	100.00	LOT 70 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-004-000	Assessable	A	100.00	100.00	LOT 71 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-005-000	Assessable	A	100.00	100.00	LOT 72 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-006-000	Assessable	A	100.00	100.00	LOT 73 WOODCREEK OAKS UNIT 1 PH B MOR U-4

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-590-007-000	Assessable	A	100.00	100.00	LOT 74 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-008-000	Assessable	A	100.00	100.00	LOT 75 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-009-000	Assessable	A	100.00	100.00	LOT 76 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-010-000	Assessable	A	100.00	100.00	LOT 77 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-011-000	Assessable	A	100.00	100.00	LOT 78 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-012-000	Assessable	A	100.00	100.00	LOT 79 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-013-000	Assessable	A	100.00	100.00	LOT 80 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-014-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-015-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-590-016-000	Assessable	A	100.00	100.00	LOT 111 WOODCREEK OAKS UNIT 1 PH B MOR U-4
477-600-001-000	Assessable	A	100.00	100.00	LOT 157 WOODCREEK OAKS VILL 2 U-20
477-600-002-000	Assessable	A	100.00	100.00	LOT 158 WOODCREEK OAKS VILL 2 U-20
477-600-003-000	Assessable	A	100.00	100.00	LOT 159 WOODCREEK OAKS VILL 2 U-20
477-600-004-000	Assessable	A	100.00	100.00	LOT 160 WOODCREEK OAKS VILL 2 U-20
477-600-005-000	Assessable	A	100.00	100.00	LOT 161 WOODCREEK OAKS VILL 2 U-20
477-600-006-000	Assessable	A	100.00	100.00	LOT 162 WOODCREEK OAKS VILL 2 U-20
477-600-007-000	Assessable	A	100.00	100.00	LOT 188 WOODCREEK OAKS VILL 2 U-20
477-600-008-000	Assessable	A	100.00	100.00	LOT 189 WOODCREEK OAKS VILL 2 U-20
477-600-009-000	Assessable	A	100.00	100.00	LOT 190 WOODCREEK OAKS VILL 2 U-20
477-600-010-000	Assessable	A	100.00	100.00	LOT 191 WOODCREEK OAKS VILL 2 U-20
477-600-011-000	Assessable	A	100.00	100.00	LOT 192 WOODCREEK OAKS VILL 2 U-20
477-600-012-000	Assessable	A	100.00	100.00	LOT 193 WOODCREEK OAKS VILL 2 U-20
477-600-013-000	Assessable	A	100.00	100.00	LOT 194 WOODCREEK OAKS VILL 2 U-20
477-600-014-000	Assessable	A	100.00	100.00	LOT 195 WOODCREEK OAKS VILL 2 U-20
477-600-015-000	Assessable	A	100.00	100.00	LOT 196 WOODCREEK OAKS VILL 2 U-20
477-600-016-000	Assessable	A	100.00	100.00	LOT 197 WOODCREEK OAKS VILL 2 U-20
477-600-017-000	Assessable	A	100.00	100.00	LOT 198 WOODCREEK OAKS VILL 2 U-20
477-600-018-000	Assessable	A	100.00	100.00	LOT 199 WOODCREEK OAKS VILL 2 U-20
477-600-019-000	Assessable	A	100.00	100.00	LOT 200 WOODCREEK OAKS VILL 2 U-20
477-600-020-000	Assessable	A	100.00	100.00	LOT 201 WOODCREEK OAKS VILL 2 U-20
477-610-001-000	Assessable	A	100.00	100.00	LOT 163 WOODCREEK OAKS VILL 2 U-20
477-610-002-000	Assessable	A	100.00	100.00	LOT 164 WOODCREEK OAKS VILL 2 U-20
477-610-003-000	Assessable	A	100.00	100.00	LOT 165 WOODCREEK OAKS VILL 2 U-20
477-610-004-000	Assessable	A	100.00	100.00	LOT 166 WOODCREEK OAKS VILL 2 U-20
477-610-005-000	Assessable	A	100.00	100.00	LOT 167 WOODCREEK OAKS VILL 2 U-20
477-610-006-000	Assessable	A	100.00	100.00	LOT 168 WOODCREEK OAKS VILL 2 U-20
477-610-007-000	Assessable	A	100.00	100.00	LOT 169 WOODCREEK OAKS VILL 2 U-20
477-610-008-000	Assessable	A	100.00	100.00	LOT 170 WOODCREEK OAKS VILL 2 U-20
477-610-009-000	Assessable	A	100.00	100.00	LOT 171 WOODCREEK OAKS VILL 2 U-20
477-610-010-000	Assessable	A	100.00	100.00	LOT 172 WOODCREEK OAKS VILL 2 U-20
477-610-011-000	Assessable	A	100.00	100.00	LOT 173 WOODCREEK OAKS VILL 2 U-20
477-610-012-000	Assessable	A	100.00	100.00	LOT 174 WOODCREEK OAKS VILL 2 U-20
477-610-013-000	Assessable	A	100.00	100.00	LOT 175 WOODCREEK OAKS VILL 2 U-20
477-610-014-000	Assessable	A	100.00	100.00	LOT 176 WOODCREEK OAKS VILL 2 U-20
477-610-015-000	Assessable	A	100.00	100.00	LOT 177 WOODCREEK OAKS VILL 2 U-20
477-610-016-000	Assessable	A	100.00	100.00	LOT 178 WOODCREEK OAKS VILL 2 U-20
477-610-017-000	Assessable	A	100.00	100.00	LOT 179 WOODCREEK OAKS VILL 2 U-20
477-610-018-000	Assessable	A	100.00	100.00	LOT 180 WOODCREEK OAKS VILL 2 U-20
477-610-019-000	Assessable	A	100.00	100.00	LOT 181 WOODCREEK OAKS VILL 2 U-20
477-610-020-000	Assessable	A	100.00	100.00	LOT 182 WOODCREEK OAKS VILL 2 U-20

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-610-021-000	Assessable	A	100.00	100.00	LOT 183 WOODCREEK OAKS VILL 2 U-20
477-610-022-000	Assessable	A	100.00	100.00	LOT 184 WOODCREEK OAKS VILL 2 U-20
477-610-023-000	Assessable	A	100.00	100.00	LOT 226 WOODCREEK OAKS VILL 2 U-20
477-610-024-000	Assessable	A	100.00	100.00	LOT 227 WOODCREEK OAKS VILL 2 U-20
477-610-025-000	Assessable	A	100.00	100.00	LOT 228 WOODCREEK OAKS VILL 2 U-20
477-610-026-000	Assessable	A	100.00	100.00	LOT 229 WOODCREEK OAKS VILL 2 U-20
477-610-027-000	Assessable	A	100.00	100.00	LOT 230 WOODCREEK OAKS VILL 2 U-20
477-610-028-000	Assessable	A	100.00	100.00	LOT 231 WOODCREEK OAKS VILL 2 U-20
477-610-029-000	Assessable	A	100.00	100.00	LOT 232 WOODCREEK OAKS VILL 2 U-20
477-610-030-000	Assessable	A	100.00	100.00	LOT 233 WOODCREEK OAKS VILL 2 U-20
477-620-001-000	Assessable	A	100.00	100.00	LOT 185 WOODCREEK OAKS VILL 2 U-20
477-620-002-000	Assessable	A	100.00	100.00	LOT 186 WOODCREEK OAKS VILL 2 U-20
477-620-003-000	Assessable	A	100.00	100.00	LOT 187 WOODCREEK OAKS VILL 2 U-20
477-620-004-000	Assessable	A	100.00	100.00	LOT 202 WOODCREEK OAKS VILL 2 U-20
477-620-005-000	Assessable	A	100.00	100.00	LOT 203 WOODCREEK OAKS VILL 2 U-20
477-620-006-000	Assessable	A	100.00	100.00	LOT 204 WOODCREEK OAKS VILL 2 U-20
477-620-007-000	Assessable	A	100.00	100.00	LOT 205 WOODCREEK OAKS VILL 2 U-20
477-620-008-000	Assessable	A	100.00	100.00	LOT 206 WOODCREEK OAKS VILL 2 U-20
477-620-009-000	Assessable	A	100.00	100.00	LOT 207 WOODCREEK OAKS VILL 2 U-20
477-620-010-000	Assessable	A	100.00	100.00	LOT 208 WOODCREEK OAKS VILL 2 U-20
477-620-011-000	Assessable	A	100.00	100.00	LOT 209 WOODCREEK OAKS VILL 2 U-20
477-620-012-000	Assessable	A	100.00	100.00	LOT 210 WOODCREEK OAKS VILL 2 U-20
477-620-013-000	Assessable	A	100.00	100.00	LOT 211 WOODCREEK OAKS VILL 2 U-20
477-620-014-000	Assessable	A	100.00	100.00	LOT 212 WOODCREEK OAKS VILL 2 U-20
477-620-015-000	Assessable	A	100.00	100.00	LOT 213 WOODCREEK OAKS VILL 2 U-20
477-620-016-000	Assessable	A	100.00	100.00	LOT 214 WOODCREEK OAKS VILL 2 U-20
477-620-017-000	Assessable	A	100.00	100.00	LOT 215 WOODCREEK OAKS VILL 2 U-20
477-620-018-000	Assessable	A	100.00	100.00	LOT 216 WOODCREEK OAKS VILL 2 U-20
477-620-019-000	Assessable	A	100.00	100.00	LOT 217 WOODCREEK OAKS VILL 2 U-20
477-620-020-000	Assessable	A	100.00	100.00	LOT 218 WOODCREEK OAKS VILL 2 U-20
477-620-021-000	Assessable	A	100.00	100.00	LOT 219 WOODCREEK OAKS VILL 2 U-20
477-620-022-000	Assessable	A	100.00	100.00	LOT 220 WOODCREEK OAKS VILL 2 U-20
477-620-023-000	Assessable	A	100.00	100.00	LOT 221 WOODCREEK OAKS VILL 2 U-20
477-620-024-000	Assessable	A	100.00	100.00	LOT 222 WOODCREEK OAKS VILL 2 U-20
477-620-025-000	Assessable	A	100.00	100.00	LOT 223 WOODCREEK OAKS VILL 2 U-20
477-620-026-000	Assessable	A	100.00	100.00	LOT 224 WOODCREEK OAKS VILL 2 U-20
477-620-027-000	Assessable	A	100.00	100.00	LOT 225 WOODCREEK OAKS VILL 2 U-20
477-630-001-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-002-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-003-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-004-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-005-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-006-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-007-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-008-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-009-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-010-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-011-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-012-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-013-000	Assessable	A	100.00	100.00	LOT 151 WOODCREEK OAKS VILLAGE 5A MOR U-56

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-630-014-000	Assessable	A	100.00	100.00	LOT 152 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-015-000	Assessable	A	100.00	100.00	LOT 153 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-016-000	Assessable	A	100.00	100.00	LOT 154 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-017-000	Assessable	A	100.00	100.00	LOT 155 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-018-000	Assessable	A	100.00	100.00	LOT 156 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-019-000	Assessable	A	100.00	100.00	LOT 157 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-020-000	Assessable	A	100.00	100.00	LOT 158 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-630-021-000	Assessable	A	100.00	100.00	LOT 159 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-001-000	Assessable	A	100.00	100.00	LOT 100 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-002-000	Assessable	A	100.00	100.00	LOT 101 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-003-000	Assessable	A	100.00	100.00	LOT 102 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-004-000	Assessable	A	100.00	100.00	LOT 103 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-005-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-006-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-007-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-008-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-009-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-010-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-011-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-012-000	Assessable	A	100.00	100.00	LOT 160 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-013-000	Assessable	A	100.00	100.00	LOT 161 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-014-000	Assessable	A	100.00	100.00	LOT 162 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-015-000	Assessable	A	100.00	100.00	LOT 163 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-016-000	Assessable	A	100.00	100.00	LOT 164 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-017-000	Assessable	A	100.00	100.00	LOT 189 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-018-000	Assessable	A	100.00	100.00	LOT 190 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-019-000	Assessable	A	100.00	100.00	LOT 191 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-020-000	Assessable	A	100.00	100.00	LOT 192 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-021-000	Assessable	A	100.00	100.00	LOT 193 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-022-000	Assessable	A	100.00	100.00	LOT 194 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-640-023-000	Assessable	A	100.00	100.00	LOT 195 WOODCREEK OAKS VILLAGE 5A MOR U-56
477-650-001-000	Assessable	A	100.00	100.00	LOT 112 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-002-000	Assessable	A	100.00	100.00	LOT 113 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-003-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-004-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-005-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-006-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-007-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-008-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-009-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-010-000	Assessable	A	100.00	100.00	LOT 121 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-011-000	Assessable	A	100.00	100.00	LOT 122 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-012-000	Assessable	A	100.00	100.00	LOT 123 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-013-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-014-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-015-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-016-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-017-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-018-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-019-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS UNIT #1 PH C MOR U-75

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-650-020-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-021-000	Assessable	A	100.00	100.00	LOT 132 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-022-000	Assessable	A	100.00	100.00	LOT 133 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-023-000	Assessable	A	100.00	100.00	LOT 134 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-024-000	Assessable	A	100.00	100.00	LOT 135 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-025-000	Assessable	A	100.00	100.00	LOT 136 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-026-000	Assessable	A	100.00	100.00	LOT 137 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-027-000	Assessable	A	100.00	100.00	LOT 138 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-028-000	Assessable	A	100.00	100.00	LOT 139 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-029-000	Assessable	A	100.00	100.00	LOT 140 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-030-000	Assessable	A	100.00	100.00	LOT 141 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-031-000	Assessable	A	100.00	100.00	LOT 142 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-032-000	Assessable	A	100.00	100.00	LOT 143 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-033-000	Assessable	A	100.00	100.00	LOT 144 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-034-000	Assessable	A	100.00	100.00	LOT 145 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-035-000	Assessable	A	100.00	100.00	LOT 146 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-036-000	Assessable	A	100.00	100.00	LOT 147 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-037-000	Assessable	A	100.00	100.00	LOT 148 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-038-000	Assessable	A	100.00	100.00	LOT 149 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-039-000	Assessable	A	100.00	100.00	LOT 150 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-040-000	Assessable	A	100.00	100.00	LOT 151 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-041-000	Assessable	A	100.00	100.00	LOT 152 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-042-000	Assessable	A	100.00	100.00	LOT 153 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-043-000	Assessable	A	100.00	100.00	LOT 154 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-044-000	Assessable	A	100.00	100.00	LOT 155 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-650-045-000	Assessable	A	100.00	100.00	LOT 156 WOODCREEK OAKS UNIT #1 PH C MOR U-75
477-660-001-000	Assessable	A	100.00	100.00	LOT 104 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-002-000	Assessable	A	100.00	100.00	LOT 105 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-003-000	Assessable	A	100.00	100.00	LOT 106 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-004-000	Assessable	A	100.00	100.00	LOT 107 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-005-000	Assessable	A	100.00	100.00	LOT 108 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-006-000	Assessable	A	100.00	100.00	LOT 109 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-007-000	Assessable	A	100.00	100.00	LOT 110 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-008-000	Assessable	A	100.00	100.00	LOT 111 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-009-000	Assessable	A	100.00	100.00	LOT 112 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-010-000	Assessable	A	100.00	100.00	LOT 113 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-011-000	Assessable	A	100.00	100.00	LOT 114 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-012-000	Assessable	A	100.00	100.00	LOT 115 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-013-000	Assessable	A	100.00	100.00	LOT 116 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-014-000	Assessable	A	100.00	100.00	LOT 117 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-015-000	Assessable	A	100.00	100.00	LOT 118 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-016-000	Assessable	A	100.00	100.00	LOT 119 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-017-000	Assessable	A	100.00	100.00	LOT 120 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-018-000	Assessable	A	100.00	100.00	LOT 121 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-019-000	Assessable	A	100.00	100.00	LOT 122 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-020-000	Assessable	A	100.00	100.00	LOT 123 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-021-000	Assessable	A	100.00	100.00	LOT 124 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-022-000	Assessable	A	100.00	100.00	LOT 125 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-023-000	Assessable	A	100.00	100.00	LOT 126 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-024-000	Assessable	A	100.00	100.00	LOT 127 WOODCREEK OAKS VILLAGE 5B MOR V-28

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
477-660-025-000	Assessable	A	100.00	100.00	LOT 128 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-026-000	Assessable	A	100.00	100.00	LOT 129 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-027-000	Assessable	A	100.00	100.00	LOT 130 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-028-000	Assessable	A	100.00	100.00	LOT 131 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-029-000	Assessable	A	100.00	100.00	LOT 165 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-030-000	Assessable	A	100.00	100.00	LOT 166 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-031-000	Assessable	A	100.00	100.00	LOT 167 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-032-000	Assessable	A	100.00	100.00	LOT 168 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-033-000	Assessable	A	100.00	100.00	LOT 169 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-034-000	Assessable	A	100.00	100.00	LOT 170 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-035-000	Assessable	A	100.00	100.00	LOT 171 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-036-000	Assessable	A	100.00	100.00	LOT 172 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-037-000	Assessable	A	100.00	100.00	LOT 173 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-038-000	Assessable	A	100.00	100.00	LOT 174 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-039-000	Assessable	A	100.00	100.00	LOT 175 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-040-000	Assessable	A	100.00	100.00	LOT 176 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-041-000	Assessable	A	100.00	100.00	LOT 177 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-042-000	Assessable	A	100.00	100.00	LOT 178 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-043-000	Assessable	A	100.00	100.00	LOT 179 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-044-000	Assessable	A	100.00	100.00	LOT 180 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-045-000	Assessable	A	100.00	100.00	LOT 181 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-046-000	Assessable	A	100.00	100.00	LOT 182 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-047-000	Assessable	A	100.00	100.00	LOT 183 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-048-000	Assessable	A	100.00	100.00	LOT 184 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-049-000	Assessable	A	100.00	100.00	LOT 185 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-050-000	Assessable	A	100.00	100.00	LOT 186 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-051-000	Assessable	A	100.00	100.00	LOT 187 WOODCREEK OAKS VILLAGE 5B MOR V-28
477-660-052-000	Assessable	A	100.00	100.00	LOT 188 WOODCREEK OAKS VILLAGE 5B MOR V-28
480-010-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-021-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-022-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO VILLAGE UNIT 2 PHASE A S-38

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-010-023-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-024-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-025-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-026-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-027-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-028-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-029-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-030-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-031-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-032-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-033-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-034-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-035-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-036-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-037-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-038-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-039-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-040-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-041-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-042-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-043-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-044-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-045-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-046-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-047-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-048-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-049-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-050-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-051-000	Assessable	A	100.00	100.00	LOT 51 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-052-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-053-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-054-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-055-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-056-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-057-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-058-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-059-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-060-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-061-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-062-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-063-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-064-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-065-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-066-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-067-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-068-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-069-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-070-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-071-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-072-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO VILLAGE UNIT 2 PHASE A S-38

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-010-073-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-074-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-075-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-076-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-077-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-078-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-079-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-010-080-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO VILLAGE UNIT 2 PHASE A S-38
480-020-001-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-002-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-003-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-004-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-005-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-006-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-007-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-008-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-009-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-010-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-011-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-012-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-013-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-014-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-015-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-016-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-017-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-018-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-019-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-020-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-021-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-022-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-023-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-024-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-025-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-026-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-027-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-028-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-029-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-030-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-031-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-032-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-033-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-034-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-035-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-036-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-037-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-038-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-039-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-040-000	Assessable	A	100.00	100.00	LOT 120 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-041-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-042-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO VILLAGE UNIT 2 PH B S-39

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-020-043-000	Assessable	A	100.00	100.00	LOT 123 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-044-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-045-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-046-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-047-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-048-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-049-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-050-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-051-000	Assessable	A	100.00	100.00	LOT 131 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-052-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-053-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-054-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-055-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-056-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-057-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-058-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-059-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-060-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-061-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-062-000	Assessable	A	100.00	100.00	LOT 142 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-063-000	Assessable	A	100.00	100.00	LOT 143 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-064-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-065-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-066-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO VILLAGE UNIT 2 PH B S-39
480-020-067-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO VILLAGE UNIT 2 PH B S-39
480-030-001-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-002-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-003-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-005-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-006-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-007-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-008-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-009-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-010-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-011-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-012-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-013-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-014-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-015-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-016-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-017-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-018-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-019-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-020-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-021-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-022-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-023-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-024-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-025-000	Assessable	A	100.00	100.00	LOT 106 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-026-000	Assessable	A	100.00	100.00	LOT 113 SILVERADO OAKS UNIT NO 7 PH A T-77

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-030-027-000	Assessable	A	100.00	100.00	LOT 114 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-028-000	Assessable	A	100.00	100.00	LOT 115 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-029-000	Assessable	A	100.00	100.00	LOT 116 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-030-000	Assessable	A	100.00	100.00	LOT 117 SILVERADO OAKS UNIT NO 7 PH A T-77
480-030-033-000	Assessable	A	100.00	100.00	LOT 51 & X SILVERADO OAKS UT #7 PH A T-77
480-040-001-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-002-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-003-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-004-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-005-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-006-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-007-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS UNIT #7 PH A MOR BK T PG 77
480-040-008-000	Assessable	A	100.00	100.00	LOT 43 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-009-000	Assessable	A	100.00	100.00	LOT 44 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-010-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-011-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-012-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-013-000	Assessable	A	100.00	100.00	LOT 107 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-014-000	Assessable	A	100.00	100.00	LOT 108 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-015-000	Assessable	A	100.00	100.00	LOT 109 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-016-000	Assessable	A	100.00	100.00	LOT 110 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-017-000	Assessable	A	100.00	100.00	LOT 111 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-018-000	Assessable	A	100.00	100.00	LOT 112 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-019-000	Assessable	A	100.00	100.00	LOT 118 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-020-000	Assessable	A	100.00	100.00	LOT 119 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-021-000	Assessable	A	100.00	100.00	LOT 120 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-022-000	Assessable	A	100.00	100.00	LOT 121 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-023-000	Assessable	A	100.00	100.00	LOT 122 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-024-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-025-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO OAKS UNIT NO 7 PH A T-77
480-040-026-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-017-000	Assessable	A	100.00	100.00	LOT 17 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-018-000	Assessable	A	100.00	100.00	LOT 18 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-022-000	Assessable	A	100.00	100.00	POR LOT 13 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-023-000	Assessable	A	100.00	100.00	POR LTS 13 & 14 SILVERADO OAKSU NIT NO 7 PH A T-77
480-050-024-000	Assessable	A	100.00	100.00	LT15&PORLTS14&16SILVERADO OAKS UNIT NO 7 A T-77

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-050-025-000	Assessable	A	100.00	100.00	POR LOT 16 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-001-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-002-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-003-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-004-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-005-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-006-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-007-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-008-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-009-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-010-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-011-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-012-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-013-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-014-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS UNIT NO 7 PH A T-77
480-060-015-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-001-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-002-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-003-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-004-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-005-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-006-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-007-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-008-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-009-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-010-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-011-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-012-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-013-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-014-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-015-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-016-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-017-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-018-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-019-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-020-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-021-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-022-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-023-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-024-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-025-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-026-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-027-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-028-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-029-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-030-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO OAKS UNIT NO 7 PH A T-77
480-070-031-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO OAKS UNIT NO 7 PH A T-77
480-080-001-000	Assessable	A	100.00	100.00	LOT 353A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-002-000	Assessable	A	100.00	100.00	LOT 353B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-003-000	Assessable	A	100.00	100.00	LOT 386A SILVERADO OAKS UNIT 7 PH F MOR T-82

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-080-006-000	Assessable	A	100.00	100.00	LOT 388 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-010-000	Assessable	A	100.00	100.00	LOT 404 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-011-000	Assessable	A	100.00	100.00	LOT 405 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-012-000	Assessable	A	100.00	100.00	LOT 406 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-013-000	Assessable	A	100.00	100.00	LOT 407 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-014-000	Assessable	A	100.00	100.00	LOT 408 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-015-000	Assessable	A	100.00	100.00	LOT 409 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-016-000	Assessable	A	100.00	100.00	LOT 410A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-017-000	Assessable	A	100.00	100.00	LOT 410B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-020-000	Assessable	A	100.00	100.00	LOT 412 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-021-000	Assessable	A	100.00	100.00	LOT 413 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-022-000	Assessable	A	100.00	100.00	LOT 414 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-023-000	Assessable	A	100.00	100.00	LOT 415 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-024-000	Assessable	A	100.00	100.00	LOT 416 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-025-000	Assessable	A	100.00	100.00	LOT 417 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-026-000	Assessable	A	100.00	100.00	LOT 418 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-027-000	Assessable	A	100.00	100.00	LOT 419 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-028-000	Assessable	A	100.00	100.00	LOT 420 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-029-000	Assessable	A	100.00	100.00	LOT 421 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-030-000	Assessable	A	100.00	100.00	LOT 422 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-031-000	Assessable	A	100.00	100.00	LOT 423 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-032-000	Assessable	A	100.00	100.00	LOT 424 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-035-000	Assessable	A	100.00	100.00	LOT 426A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-037-000	Assessable	A	100.00	100.00	LOT 427 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-042-000	Assessable	A	100.00	100.00	LOT 430 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-047-000	Assessable	A	100.00	100.00	POR LOT 387 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-051-000	Assessable	A	100.00	100.00	POR LT 390 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-053-000	Assessable	A	100.00	100.00	POR LT 411B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-055-000	Assessable	A	100.00	100.00	POR LT 425B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-057-000	Assessable	A	100.00	100.00	POR LT 431B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-060-000	Assessable	A	100.00	100.00	POR LT 428B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-062-000	Assessable	A	100.00	100.00	POR LT 429A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-080-064-000	Assessable	A	100.00	100.00	LOT 386 B & POR 387 SILVERADO OAKS U7 PH F T-82
480-080-065-000	Assessable	A	100.00	100.00	POR LTS 389B & 390 SILVERADO OAKS U7 PH F T-82
480-080-066-000	Assessable	A	100.00	100.00	LOT 389 A & POR 389 B SILVERADO OAKS U7 PH F T-82
480-080-067-000	Assessable	A	100.00	100.00	LOT 411 A & POR 411 B SILVERADO OAKS U7 PH F T-82
480-080-068-000	Assessable	A	100.00	100.00	LOT 425 A & POR 425 B SILVERADO OAKS U7 PH F T-82
480-080-069-000	Assessable	A	100.00	100.00	LOT 426 B & POR 431 B SILVERADO OAKS U7 PH F T-82
480-080-070-000	Assessable	A	100.00	100.00	LOT 431 A & POR 431 B SILVERADO OAKS U7 PH F T-82
480-080-071-000	Assessable	A	100.00	100.00	LOT 428 A & POR 428 B SILVERADO OAKS U7 PH F T-82
480-080-072-000	Assessable	A	100.00	100.00	LOT 429 B & POR 429 A SILVERADO OAKS U7 PH F T-82
480-090-001-000	Assessable	A	100.00	100.00	LOT 354 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-002-000	Assessable	A	100.00	100.00	LOT 355 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-003-000	Assessable	A	100.00	100.00	LOT 356 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-004-000	Assessable	A	100.00	100.00	LOT 357 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-005-000	Assessable	A	100.00	100.00	LOT 358 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-006-000	Assessable	A	100.00	100.00	LOT 359 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-007-000	Assessable	A	100.00	100.00	LOT 360 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-008-000	Assessable	A	100.00	100.00	LOT 361 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-009-000	Assessable	A	100.00	100.00	LOT 362 SILVERADO OAKS UNIT 7 PH F MOR T-82

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-090-010-000	Assessable	A	100.00	100.00	LOT 363 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-011-000	Assessable	A	100.00	100.00	LOT 364 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-012-000	Assessable	A	100.00	100.00	LOT 365 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-013-000	Assessable	A	100.00	100.00	LOT 366 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-014-000	Assessable	A	100.00	100.00	LOT 367 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-015-000	Assessable	A	100.00	100.00	LOT 368 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-016-000	Assessable	A	100.00	100.00	LOT 369 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-017-000	Assessable	A	100.00	100.00	LOT 370 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-018-000	Assessable	A	100.00	100.00	LOT 371 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-019-000	Assessable	A	100.00	100.00	LOT 372A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-020-000	Assessable	A	100.00	100.00	LOT 372B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-021-000	Assessable	A	100.00	100.00	LOT 373 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-022-000	Assessable	A	100.00	100.00	LOT 374 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-023-000	Assessable	A	100.00	100.00	LOT 375 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-024-000	Assessable	A	100.00	100.00	LOT 376 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-025-000	Assessable	A	100.00	100.00	LOT 377 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-030-000	Assessable	A	100.00	100.00	LOT 380 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-031-000	Assessable	A	100.00	100.00	LOT 381 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-032-000	Assessable	A	100.00	100.00	LOT 382 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-033-000	Assessable	A	100.00	100.00	LOT 383 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-034-000	Assessable	A	100.00	100.00	LOT 384 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-037-000	Assessable	A	100.00	100.00	LOT 391 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-038-000	Assessable	A	100.00	100.00	LOT 392 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-039-000	Assessable	A	100.00	100.00	LOT 393 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-040-000	Assessable	A	100.00	100.00	LOT 394 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-041-000	Assessable	A	100.00	100.00	LOT 395 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-042-000	Assessable	A	100.00	100.00	LOT 396 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-043-000	Assessable	A	100.00	100.00	LOT 397A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-044-000	Assessable	A	100.00	100.00	LOT 397B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-045-000	Assessable	A	100.00	100.00	LOT 398 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-046-000	Assessable	A	100.00	100.00	LOT 399 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-047-000	Assessable	A	100.00	100.00	LOT 400 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-048-000	Assessable	A	100.00	100.00	LOT 401 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-049-000	Assessable	A	100.00	100.00	LOT 402 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-050-000	Assessable	A	100.00	100.00	LOT 403 SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-051-000	Assessable	A	100.00	100.00	POR LOT 378B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-053-000	Assessable	A	100.00	100.00	POR LT 379A SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-055-000	Assessable	A	100.00	100.00	POR LT 385B SILVERADO OAKS UNIT 7 PH F MOR T-82
480-090-057-000	Assessable	A	100.00	100.00	LOT 378A POR 378B SILVERADO OAKS U7 PH F MOR T-82
480-090-058-000	Assessable	A	100.00	100.00	LOT 379 B & POR 379 A SILVERADO OAKS U7 PH F T-82
480-090-059-000	Assessable	A	100.00	100.00	LOT 385 A & POR 385 B SILVERADO OAKS U7 PH F T-82
480-100-001-000	Assessable	A	100.00	100.00	LOT 123A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-002-000	Assessable	A	100.00	100.00	LOT 123B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-003-000	Assessable	A	100.00	100.00	LOT 124 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-004-000	Assessable	A	100.00	100.00	LOT 125 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-005-000	Assessable	A	100.00	100.00	LOT 126 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-006-000	Assessable	A	100.00	100.00	LOT 127 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-007-000	Assessable	A	100.00	100.00	LOT 128 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-008-000	Assessable	A	100.00	100.00	LOT 129 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-009-000	Assessable	A	100.00	100.00	LOT 130 SILVERADO OAKS UNIT NO 7 PH B U-16

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-100-010-000	Assessable	A	100.00	100.00	LOT 131A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-011-000	Assessable	A	100.00	100.00	LOT 131B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-012-000	Assessable	A	100.00	100.00	LOT 132 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-013-000	Assessable	A	100.00	100.00	LOT 133 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-014-000	Assessable	A	100.00	100.00	LOT 134 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-015-000	Assessable	A	100.00	100.00	LOT 135 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-016-000	Assessable	A	100.00	100.00	LOT 136 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-017-000	Assessable	A	100.00	100.00	LOT 137 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-018-000	Assessable	A	100.00	100.00	LOT 138 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-019-000	Assessable	A	100.00	100.00	LOT 139 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-020-000	Assessable	A	100.00	100.00	LOT 140 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-021-000	Assessable	A	100.00	100.00	LOT 141 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-022-000	Assessable	A	100.00	100.00	LOT 142A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-023-000	Assessable	A	100.00	100.00	LOT 142B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-024-000	Assessable	A	100.00	100.00	LOT 143A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-025-000	Assessable	A	100.00	100.00	LOT 143B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-026-000	Assessable	A	100.00	100.00	LOT 144 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-027-000	Assessable	A	100.00	100.00	LOT 145 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-028-000	Assessable	A	100.00	100.00	LOT 146 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-029-000	Assessable	A	100.00	100.00	LOT 147 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-030-000	Assessable	A	100.00	100.00	LOT 148 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-031-000	Assessable	A	100.00	100.00	LOT 149 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-032-000	Assessable	A	100.00	100.00	LOT 150 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-033-000	Assessable	A	100.00	100.00	LOT 151A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-034-000	Assessable	A	100.00	100.00	LOT 151B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-035-000	Assessable	A	100.00	100.00	LOT 152 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-036-000	Assessable	A	100.00	100.00	LOT 153 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-037-000	Assessable	A	100.00	100.00	LOT 154A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-038-000	Assessable	A	100.00	100.00	LOT 154B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-039-000	Assessable	A	100.00	100.00	LOT 155 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-040-000	Assessable	A	100.00	100.00	LOT 156 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-041-000	Assessable	A	100.00	100.00	LOT 157 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-042-000	Assessable	A	100.00	100.00	LOT 158 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-043-000	Assessable	A	100.00	100.00	LOT 159 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-044-000	Assessable	A	100.00	100.00	LOT 160A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-045-000	Assessable	A	100.00	100.00	LOT 160B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-046-000	Assessable	A	100.00	100.00	LOT 161 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-047-000	Assessable	A	100.00	100.00	LOT 162A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-048-000	Assessable	A	100.00	100.00	LOT 162B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-049-000	Assessable	A	100.00	100.00	LOT 163 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-050-000	Assessable	A	100.00	100.00	LOT 164 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-051-000	Assessable	A	100.00	100.00	LOT 165 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-052-000	Assessable	A	100.00	100.00	LOT 166 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-053-000	Assessable	A	100.00	100.00	LOT 167A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-054-000	Assessable	A	100.00	100.00	LOT 167B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-055-000	Assessable	A	100.00	100.00	LOT 168 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-056-000	Assessable	A	100.00	100.00	LOT 169 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-057-000	Assessable	A	100.00	100.00	LOT 170 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-058-000	Assessable	A	100.00	100.00	LOT 171 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-059-000	Assessable	A	100.00	100.00	LOT 172 SILVERADO OAKS UNIT NO 7 PH B U-16

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-100-060-000	Assessable	A	100.00	100.00	LOT 173 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-061-000	Assessable	A	100.00	100.00	LOT 174 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-062-000	Assessable	A	100.00	100.00	LOT 175 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-063-000	Assessable	A	100.00	100.00	LOT 176A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-064-000	Assessable	A	100.00	100.00	LOT 176B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-065-000	Assessable	A	100.00	100.00	LOT 177A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-066-000	Assessable	A	100.00	100.00	LOT 177B SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-067-000	Assessable	A	100.00	100.00	LOT 178 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-068-000	Assessable	A	100.00	100.00	LOT 179 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-069-000	Assessable	A	100.00	100.00	LOT 180 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-070-000	Assessable	A	100.00	100.00	LOT 181 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-071-000	Assessable	A	100.00	100.00	LOT 182 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-072-000	Assessable	A	100.00	100.00	LOT 183 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-073-000	Assessable	A	100.00	100.00	LOT 184 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-074-000	Assessable	A	100.00	100.00	LOT 185 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-075-000	Assessable	A	100.00	100.00	LOT 186 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-076-000	Assessable	A	100.00	100.00	LOT 187 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-077-000	Assessable	A	100.00	100.00	LOT 188 SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-078-000	Assessable	A	100.00	100.00	LOT 189A SILVERADO OAKS UNIT NO 7 PH B U-16
480-100-079-000	Assessable	A	100.00	100.00	LOT 189B SILVERADO OAKS UNIT NO 7 PH B U-16
480-110-001-000	Assessable	A	100.00	100.00	LOT 190 SILVERADO OAKS #7 PH C MOR U-52
480-110-002-000	Assessable	A	100.00	100.00	LOT 191 SILVERADO OAKS #7 PH C MOR U-52
480-110-003-000	Assessable	A	100.00	100.00	LOT 192 SILVERADO OAKS #7 PH C MOR U-52
480-110-004-000	Assessable	A	100.00	100.00	LOT 193 SILVERADO OAKS #7 PH C MOR U-52
480-110-005-000	Assessable	A	100.00	100.00	LOT 194 SILVERADO OAKS #7 PH C MOR U-52
480-110-006-000	Assessable	A	100.00	100.00	LOT 195 SILVERADO OAKS #7 PH C MOR U-52
480-110-007-000	Assessable	A	100.00	100.00	LOT 196 SILVERADO OAKS #7 PH C MOR U-52
480-110-008-000	Assessable	A	100.00	100.00	LOT 197 SILVERADO OAKS #7 PH C MOR U-52
480-110-009-000	Assessable	A	100.00	100.00	LOT 198 SILVERADO OAKS #7 PH C MOR U-52
480-110-010-000	Assessable	A	100.00	100.00	LOT 199 SILVERADO OAKS #7 PH C MOR U-52
480-110-011-000	Assessable	A	100.00	100.00	LOT 200 SILVERADO OAKS #7 PH C MOR U-52
480-110-012-000	Assessable	A	100.00	100.00	LOT 201 SILVERADO OAKS #7 PH C MOR U-52
480-110-013-000	Assessable	A	100.00	100.00	LOT 202 SILVERADO OAKS #7 PH C MOR U-52
480-110-014-000	Assessable	A	100.00	100.00	LOT 203 SILVERADO OAKS #7 PH C MOR U-52
480-110-015-000	Assessable	A	100.00	100.00	LOT 204 SILVERADO OAKS #7 PH C MOR U-52
480-110-016-000	Assessable	A	100.00	100.00	LOT 205 SILVERADO OAKS #7 PH C MOR U-52
480-110-017-000	Assessable	A	100.00	100.00	LOT 206 SILVERADO OAKS #7 PH C MOR U-52
480-110-018-000	Assessable	A	100.00	100.00	LOT 207 SILVERADO OAKS #7 PH C MOR U-52
480-110-019-000	Assessable	A	100.00	100.00	LOT 208 SILVERADO OAKS #7 PH C MOR U-52
480-110-020-000	Assessable	A	100.00	100.00	LOT 209 SILVERADO OAKS #7 PH C MOR U-52
480-110-021-000	Assessable	A	100.00	100.00	LOT 210 SILVERADO OAKS #7 PH C MOR U-52
480-110-022-000	Assessable	A	100.00	100.00	LOT 211 SILVERADO OAKS #7 PH C MOR U-52
480-110-023-000	Assessable	A	100.00	100.00	LOT 212 SILVERADO OAKS #7 PH C MOR U-52
480-110-024-000	Assessable	A	100.00	100.00	LOT 213 SILVERADO OAKS #7 PH C MOR U-52
480-110-025-000	Assessable	A	100.00	100.00	LOT 214 SILVERADO OAKS #7 PH C MOR U-52
480-110-026-000	Assessable	A	100.00	100.00	LOT 215 SILVERADO OAKS #7 PH C MOR U-52
480-110-027-000	Assessable	A	100.00	100.00	LOT 216 SILVERADO OAKS #7 PH C MOR U-52
480-110-028-000	Assessable	A	100.00	100.00	LOT 217 SILVERADO OAKS #7 PH C MOR U-52
480-110-029-000	Assessable	A	100.00	100.00	LOT 218 SILVERADO OAKS #7 PH C MOR U-52
480-110-030-000	Assessable	A	100.00	100.00	LOT 219 SILVERADO OAKS #7 PH C MOR U-52

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-110-031-000	Assessable	A	100.00	100.00	LOT 220 SILVERADO OAKS #7 PH C MOR U-52
480-110-032-000	Assessable	A	100.00	100.00	LOT 221 SILVERADO OAKS #7 PH C MOR U-52
480-110-033-000	Assessable	A	100.00	100.00	LOT 222 SILVERADO OAKS #7 PH C MOR U-52
480-110-034-000	Assessable	A	100.00	100.00	LOT 223 SILVERADO OAKS #7 PH C MOR U-52
480-110-035-000	Assessable	A	100.00	100.00	LOT 224 SILVERADO OAKS #7 PH C MOR U-52
480-110-036-000	Assessable	A	100.00	100.00	LOT 225 SILVERADO OAKS #7 PH C MOR U-52
480-110-037-000	Assessable	A	100.00	100.00	LOT 226 SILVERADO OAKS #7 PH C MOR U-52
480-110-038-000	Assessable	A	100.00	100.00	LOT 227 SILVERADO OAKS #7 PH C MOR U-52
480-110-039-000	Assessable	A	100.00	100.00	LOT 235 SILVERADO OAKS #7 PH C MOR U-52
480-110-040-000	Assessable	A	100.00	100.00	LOT 236 SILVERADO OAKS #7 PH C MOR U-52
480-110-041-000	Assessable	A	100.00	100.00	LOT 237 SILVERADO OAKS #7 PH C MOR U-52
480-110-042-000	Assessable	A	100.00	100.00	LOT 238 SILVERADO OAKS #7 PH C MOR U-52
480-110-043-000	Assessable	A	100.00	100.00	LOT 239 SILVERADO OAKS #7 PH C MOR U-52
480-110-044-000	Assessable	A	100.00	100.00	LOT 240 SILVERADO OAKS #7 PH C MOR U-52
480-110-045-000	Assessable	A	100.00	100.00	LOT 241 SILVERADO OAKS #7 PH C MOR U-52
480-110-046-000	Assessable	A	100.00	100.00	LOT 242 SILVERADO OAKS #7 PH C MOR U-52
480-110-047-000	Assessable	A	100.00	100.00	LOT 243 SILVERADO OAKS #7 PH C MOR U-52
480-110-048-000	Assessable	A	100.00	100.00	LOT 244 SILVERADO OAKS #7 PH C MOR U-52
480-110-049-000	Assessable	A	100.00	100.00	LOT 245 SILVERADO OAKS #7 PH C MOR U-52
480-110-050-000	Assessable	A	100.00	100.00	LOT 246 SILVERADO OAKS #7 PH C MOR U-52
480-110-051-000	Assessable	A	100.00	100.00	LOT 247 SILVERADO OAKS #7 PH C MOR U-52
480-110-052-000	Assessable	A	100.00	100.00	LOT 248 SILVERADO OAKS #7 PH C MOR U-52
480-110-053-000	Assessable	A	100.00	100.00	LOT 249 SILVERADO OAKS #7 PH C MOR U-52
480-110-054-000	Assessable	A	100.00	100.00	LOT 250 SILVERADO OAKS #7 PH C MOR U-52
480-110-055-000	Assessable	A	100.00	100.00	LOT 251 SILVERADO OAKS #7 PH C MOR U-52
480-110-056-000	Assessable	A	100.00	100.00	LOT 252 SILVERADO OAKS #7 PH C MOR U-52
480-110-057-000	Assessable	A	100.00	100.00	LOT 253 SILVERADO OAKS #7 PH C MOR U-52
480-110-058-000	Assessable	A	100.00	100.00	LOT 254 SILVERADO OAKS #7 PH C MOR U-52
480-110-059-000	Assessable	A	100.00	100.00	LOT 255 SILVERADO OAKS #7 PH C MOR U-52
480-110-060-000	Assessable	A	100.00	100.00	LOT 256 SILVERADO OAKS #7 PH C MOR U-52
480-110-061-000	Assessable	A	100.00	100.00	LOT 257 SILVERADO OAKS #7 PH C MOR U-52
480-120-001-000	Assessable	A	100.00	100.00	LOT 228 SILVERADO OAKS #7 PH C MOR U-52
480-120-002-000	Assessable	A	100.00	100.00	LOT 229 SILVERADO OAKS #7 PH C MOR U-52
480-120-003-000	Assessable	A	100.00	100.00	LOT 230 SILVERADO OAKS #7 PH C MOR U-52
480-120-004-000	Assessable	A	100.00	100.00	LOT 231 SILVERADO OAKS #7 PH C MOR U-52
480-120-005-000	Assessable	A	100.00	100.00	LOT 232 SILVERADO OAKS #7 PH C MOR U-52
480-120-006-000	Assessable	A	100.00	100.00	LOT 233 SILVERADO OAKS #7 PH C MOR U-52
480-120-007-000	Assessable	A	100.00	100.00	LOT 234 SILVERADO OAKS #7 PH C MOR U-52
480-120-008-000	Assessable	A	100.00	100.00	LOT 258 SILVERADO OAKS #7 PH C MOR U-52
480-120-009-000	Assessable	A	100.00	100.00	LOT 259 SILVERADO OAKS #7 PH C MOR U-52
480-120-010-000	Assessable	A	100.00	100.00	LOT 260 SILVERADO OAKS #7 PH C MOR U-52
480-120-011-000	Assessable	A	100.00	100.00	LOT 261 SILVERADO OAKS #7 PH C MOR U-52
480-120-012-000	Assessable	A	100.00	100.00	LOT 262 SILVERADO OAKS #7 PH C MOR U-52
480-120-013-000	Assessable	A	100.00	100.00	LOT 263 SILVERADO OAKS #7 PH C MOR U-52
480-120-014-000	Assessable	A	100.00	100.00	LOT 264 SILVERADO OAKS #7 PH C MOR U-52
480-120-015-000	Assessable	A	100.00	100.00	LOT 265 SILVERADO OAKS #7 PH C MOR U-52
480-120-016-000	Assessable	A	100.00	100.00	LOT 266 SILVERADO OAKS #7 PH C MOR U-52
480-120-017-000	Assessable	A	100.00	100.00	LOT 267 SILVERADO OAKS #7 PH C MOR U-52
480-120-018-000	Assessable	A	100.00	100.00	LOT 268 SILVERADO OAKS #7 PH C MOR U-52
480-120-019-000	Assessable	A	100.00	100.00	LOT 269 SILVERADO OAKS #7 PH C MOR U-52

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-120-020-000	Assessable	A	100.00	100.00	LOT 270 SILVERADO OAKS #7 PH C MOR U-52
480-120-021-000	Assessable	A	100.00	100.00	LOT 271 SILVERADO OAKS #7 PH C MOR U-52
480-120-022-000	Assessable	A	100.00	100.00	LOT 272 SILVERADO OAKS #7 PH C MOR U-52
480-120-023-000	Assessable	A	100.00	100.00	LOT 273 SILVERADO OAKS #7 PH C MOR U-52
480-120-024-000	Assessable	A	100.00	100.00	LOT 274 SILVERADO OAKS #7 PH C MOR U-52
480-120-025-000	Assessable	A	100.00	100.00	LOT 275 SILVERADO OAKS #7 PH C MOR U-52
480-120-026-000	Assessable	A	100.00	100.00	LOT 276 SILVERADO OAKS #7 PH C MOR U-52
480-120-027-000	Assessable	A	100.00	100.00	LOT 277 SILVERADO OAKS #7 PH C MOR U-52
480-120-028-000	Assessable	A	100.00	100.00	LOT 278 SILVERADO OAKS #7 PH C MOR U-52
480-120-029-000	Assessable	A	100.00	100.00	LOT 279 SILVERADO OAKS #7 PH C MOR U-52
480-120-030-000	Assessable	A	100.00	100.00	LOT 280 SILVERADO OAKS #7 PH C MOR U-52
480-120-031-000	Assessable	A	100.00	100.00	LOT 281 SILVERADO OAKS #7 PH C MOR U-52
480-120-032-000	Assessable	A	100.00	100.00	LOT 282 SILVERADO OAKS #7 PH C MOR U-52
480-120-033-000	Assessable	A	100.00	100.00	LOT 283 SILVERADO OAKS #7 PH C MOR U-52
480-120-034-000	Assessable	A	100.00	100.00	LOT 284 SILVERADO OAKS #7 PH C MOR U-52
480-120-035-000	Assessable	A	100.00	100.00	LOT 285 SILVERADO OAKS #7 PH C MOR U-52
480-120-036-000	Assessable	A	100.00	100.00	LOT 286 SILVERADO OAKS #7 PH C MOR U-52
480-120-037-000	Assessable	A	100.00	100.00	LOT 287 SILVERADO OAKS #7 PH C MOR U-52
480-130-001-000	Assessable	A	100.00	100.00	LOT 288 SILVERADO OAKS #7 PH C MOR U-52
480-130-002-000	Assessable	A	100.00	100.00	LOT 289 SILVERADO OAKS #7 PH C MOR U-52
480-130-003-000	Assessable	A	100.00	100.00	LOT 290 SILVERADO OAKS #7 PH C MOR U-52
480-130-004-000	Assessable	A	100.00	100.00	LOT 291 SILVERADO OAKS #7 PH C MOR U-52
480-130-005-000	Assessable	A	100.00	100.00	LOT 292 SILVERADO OAKS #7 PH C MOR U-52
480-130-006-000	Assessable	A	100.00	100.00	LOT 293 SILVERADO OAKS #7 PH C MOR U-52
480-130-007-000	Assessable	A	100.00	100.00	LOT 294 SILVERADO OAKS #7 PH C MOR U-52
480-130-008-000	Assessable	A	100.00	100.00	LOT 295 SILVERADO OAKS #7 PH C MOR U-52
480-130-009-000	Assessable	A	100.00	100.00	LOT 296 SILVERADO OAKS #7 PH C MOR U-52
480-130-010-000	Assessable	A	100.00	100.00	LOT 297 SILVERADO OAKS #7 PH C MOR U-52
480-130-011-000	Assessable	A	100.00	100.00	LOT 298 SILVERADO OAKS #7 PH C MOR U-52
480-130-012-000	Assessable	A	100.00	100.00	LOT 299 SILVERADO OAKS #7 PH C MOR U-52
480-130-013-000	Assessable	A	100.00	100.00	LOT 300 SILVERADO OAKS #7 PH C MOR U-52
480-130-014-000	Assessable	A	100.00	100.00	LOT 301 SILVERADO OAKS #7 PH C MOR U-52
480-130-015-000	Assessable	A	100.00	100.00	LOT 302 SILVERADO OAKS #7 PH C MOR U-52
480-130-016-000	Assessable	A	100.00	100.00	LOT 309 SILVERADO OAKS #7 PH C MOR U-52
480-130-017-000	Assessable	A	100.00	100.00	LOT 310 SILVERADO OAKS #7 PH C MOR U-52
480-130-018-000	Assessable	A	100.00	100.00	LOT 311 SILVERADO OAKS #7 PH C MOR U-52
480-130-019-000	Assessable	A	100.00	100.00	LOT 312 SILVERADO OAKS #7 PH C MOR U-52
480-130-020-000	Assessable	A	100.00	100.00	LOT 313 SILVERADO OAKS #7 PH C MOR U-52
480-130-021-000	Assessable	A	100.00	100.00	LOT 314 SILVERADO OAKS #7 PH C MOR U-52
480-130-022-000	Assessable	A	100.00	100.00	LOT 315 SILVERADO OAKS #7 PH C MOR U-52
480-130-023-000	Assessable	A	100.00	100.00	LOT 316 SILVERADO OAKS #7 PH C MOR U-52
480-130-024-000	Assessable	A	100.00	100.00	LOT 317 SILVERADO OAKS #7 PH C MOR U-52
480-130-025-000	Assessable	A	100.00	100.00	LOT 318 SILVERADO OAKS #7 PH C MOR U-52
480-130-026-000	Assessable	A	100.00	100.00	LOT 319 SILVERADO OAKS #7 PH C MOR U-52
480-130-027-000	Assessable	A	100.00	100.00	LOT 320 SILVERADO OAKS #7 PH C MOR U-52
480-130-028-000	Assessable	A	100.00	100.00	LOT 321 SILVERADO OAKS #7 PH C MOR U-52
480-130-029-000	Assessable	A	100.00	100.00	LOT 322 SILVERADO OAKS #7 PH C MOR U-52
480-130-030-000	Assessable	A	100.00	100.00	LOT 323 SILVERADO OAKS #7 PH C MOR U-52
480-130-031-000	Assessable	A	100.00	100.00	LOT 324 SILVERADO OAKS #7 PH C MOR U-52
480-130-032-000	Assessable	A	100.00	100.00	LOT 325 SILVERADO OAKS #7 PH C MOR U-52

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-130-033-000	Assessable	A	100.00	100.00	LOT 326 SILVERADO OAKS #7 PH C MOR U-52
480-140-001-000	Assessable	A	100.00	100.00	LOT 303 SILVERADO OAKS #7 PH C MOR U-52
480-140-002-000	Assessable	A	100.00	100.00	LOT 304 SILVERADO OAKS #7 PH C MOR U-52
480-140-003-000	Assessable	A	100.00	100.00	LOT 305 SILVERADO OAKS #7 PH C MOR U-52
480-140-004-000	Assessable	A	100.00	100.00	LOT 306 SILVERADO OAKS #7 PH C MOR U-52
480-140-005-000	Assessable	A	100.00	100.00	LOT 307 SILVERADO OAKS #7 PH C MOR U-52
480-140-006-000	Assessable	A	100.00	100.00	LOT 308 SILVERADO OAKS #7 PH C MOR U-52
480-140-007-000	Assessable	A	100.00	100.00	LOT 327 SILVERADO OAKS #7 PH C MOR U-52
480-140-008-000	Assessable	A	100.00	100.00	LOT 328 SILVERADO OAKS #7 PH C MOR U-52
480-140-009-000	Assessable	A	100.00	100.00	LOT 329 SILVERADO OAKS #7 PH C MOR U-52
480-140-010-000	Assessable	A	100.00	100.00	LOT 330 SILVERADO OAKS #7 PH C MOR U-52
480-140-011-000	Assessable	A	100.00	100.00	LOT 331 SILVERADO OAKS #7 PH C MOR U-52
480-140-012-000	Assessable	A	100.00	100.00	LOT 332 SILVERADO OAKS #7 PH C MOR U-52
480-140-013-000	Assessable	A	100.00	100.00	LOT 333 SILVERADO OAKS #7 PH C MOR U-52
480-140-014-000	Assessable	A	100.00	100.00	LOT 334 SILVERADO OAKS #7 PH C MOR U-52
480-140-015-000	Assessable	A	100.00	100.00	LOT 335 SILVERADO OAKS #7 PH C MOR U-52
480-140-016-000	Assessable	A	100.00	100.00	LOT 336 SILVERADO OAKS #7 PH C MOR U-52
480-140-017-000	Assessable	A	100.00	100.00	LOT 337 SILVERADO OAKS #7 PH C MOR U-52
480-140-018-000	Assessable	A	100.00	100.00	LOT 338 SILVERADO OAKS #7 PH C MOR U-52
480-140-019-000	Assessable	A	100.00	100.00	LOT 339 SILVERADO OAKS #7 PH C MOR U-52
480-140-020-000	Assessable	A	100.00	100.00	LOT 340 SILVERADO OAKS #7 PH C MOR U-52
480-140-021-000	Assessable	A	100.00	100.00	LOT 341 SILVERADO OAKS #7 PH C MOR U-52
480-140-022-000	Assessable	A	100.00	100.00	LOT 342 SILVERADO OAKS #7 PH C MOR U-52
480-140-023-000	Assessable	A	100.00	100.00	LOT 343 SILVERADO OAKS #7 PH C MOR U-52
480-140-024-000	Assessable	A	100.00	100.00	LOT 344 SILVERADO OAKS #7 PH C MOR U-52
480-140-025-000	Assessable	A	100.00	100.00	LOT 345 SILVERADO OAKS #7 PH C MOR U-52
480-140-026-000	Assessable	A	100.00	100.00	LOT 346 SILVERADO OAKS #7 PH C MOR U-52
480-140-027-000	Assessable	A	100.00	100.00	LOT 347 SILVERADO OAKS #7 PH C MOR U-52
480-140-028-000	Assessable	A	100.00	100.00	LOT 348 SILVERADO OAKS #7 PH C MOR U-52
480-140-029-000	Assessable	A	100.00	100.00	LOT 349 SILVERADO OAKS #7 PH C MOR U-52
480-140-030-000	Assessable	A	100.00	100.00	LOT 350 SILVERADO OAKS #7 PH C MOR U-52
480-150-001-000	Assessable	A	100.00	100.00	LOT 450 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-002-000	Assessable	A	100.00	100.00	LOT 451 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-003-000	Assessable	A	100.00	100.00	LOT 452 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-004-000	Assessable	A	100.00	100.00	LOT 453 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-005-000	Assessable	A	100.00	100.00	LOT 454 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-006-000	Assessable	A	100.00	100.00	LOT 455 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-007-000	Assessable	A	100.00	100.00	LOT 456 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-008-000	Assessable	A	100.00	100.00	LOT 457 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-009-000	Assessable	A	100.00	100.00	LOT 458 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-010-000	Assessable	A	100.00	100.00	LOT 459 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-011-000	Assessable	A	100.00	100.00	LOT 460 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-012-000	Assessable	A	100.00	100.00	LOT 461 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-013-000	Assessable	A	100.00	100.00	LOT 462 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-014-000	Assessable	A	100.00	100.00	LOT 463 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-015-000	Assessable	A	100.00	100.00	LOT 464 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-016-000	Assessable	A	100.00	100.00	LOT 465 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-017-000	Assessable	A	100.00	100.00	LOT 466 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-018-000	Assessable	A	100.00	100.00	LOT 467 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-019-000	Assessable	A	100.00	100.00	LOT 468 SILVERADO OAKS UNIT NO 7 PHASE G V-74

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-150-020-000	Assessable	A	100.00	100.00	LOT 469 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-021-000	Assessable	A	100.00	100.00	LOT 470 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-022-000	Assessable	A	100.00	100.00	LOT 471 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-023-000	Assessable	A	100.00	100.00	LOT 472 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-024-000	Assessable	A	100.00	100.00	LOT 473 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-025-000	Assessable	A	100.00	100.00	LOT 474 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-026-000	Assessable	A	100.00	100.00	LOT 475 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-027-000	Assessable	A	100.00	100.00	LOT 476 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-028-000	Assessable	A	100.00	100.00	LOT 477 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-029-000	Assessable	A	100.00	100.00	LOT 478 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-030-000	Assessable	A	100.00	100.00	LOT 479 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-031-000	Assessable	A	100.00	100.00	LOT 480 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-032-000	Assessable	A	100.00	100.00	LOT 481 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-033-000	Assessable	A	100.00	100.00	LOT 482 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-034-000	Assessable	A	100.00	100.00	LOT 483 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-150-035-000	Assessable	A	100.00	100.00	LOT 484 SILVERADO OAKS UNIT NO 7 PHASE G BK V PG74
480-150-036-000	Assessable	A	100.00	100.00	LOT 485 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-001-000	Assessable	A	100.00	100.00	LOT 432 SILVERADO OAKS UNIT NO 7 PHASE G MOR V-74
480-160-002-000	Assessable	A	100.00	100.00	LOT 433 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-003-000	Assessable	A	100.00	100.00	LOT 434 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-004-000	Assessable	A	100.00	100.00	LOT 435 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-005-000	Assessable	A	100.00	100.00	LOT 436 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-006-000	Assessable	A	100.00	100.00	LOT 437 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-007-000	Assessable	A	100.00	100.00	LOT 438 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-008-000	Assessable	A	100.00	100.00	LOT 439 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-009-000	Assessable	A	100.00	100.00	LOT 440 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-010-000	Assessable	A	100.00	100.00	LOT 441 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-011-000	Assessable	A	100.00	100.00	LOT 442 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-012-000	Assessable	A	100.00	100.00	LOT 443 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-013-000	Assessable	A	100.00	100.00	LOT 444 SILVERADO OAKS UNIT #7 PHASE G MOR V-74
480-160-014-000	Assessable	A	100.00	100.00	LOT 445 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-015-000	Assessable	A	100.00	100.00	LOT 446 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-016-000	Assessable	A	100.00	100.00	LOT 447 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-017-000	Assessable	A	100.00	100.00	LOT 448 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-018-000	Assessable	A	100.00	100.00	LOT 449 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-019-000	Assessable	A	100.00	100.00	LOT 486 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-020-000	Assessable	A	100.00	100.00	LOT 487 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-021-000	Assessable	A	100.00	100.00	LOT 488 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-022-000	Assessable	A	100.00	100.00	LOT 489 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-023-000	Assessable	A	100.00	100.00	LOT 490 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-024-000	Assessable	A	100.00	100.00	LOT 491 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-025-000	Assessable	A	100.00	100.00	LOT 492 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-026-000	Assessable	A	100.00	100.00	LOT 493 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-027-000	Assessable	A	100.00	100.00	LOT 494 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-028-000	Assessable	A	100.00	100.00	LOT 495 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-029-000	Assessable	A	100.00	100.00	LOT 496 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-030-000	Assessable	A	100.00	100.00	LOT 497 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-031-000	Assessable	A	100.00	100.00	LOT 498 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-032-000	Assessable	A	100.00	100.00	LOT 499 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-033-000	Assessable	A	100.00	100.00	LOT 500 SILVERADO OAKS UNIT NO 7 PHASE G V-74

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-160-034-000	Assessable	A	100.00	100.00	LOT 501 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-035-000	Assessable	A	100.00	100.00	LOT 502 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-036-000	Assessable	A	100.00	100.00	LOT 503 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-160-037-000	Assessable	A	100.00	100.00	LOT 504 SILVERADO OAKS UNIT NO 7 PHASE G V-74
480-170-001-000	Assessable	A	100.00	100.00	LOT 21 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-002-000	Assessable	A	100.00	100.00	LOT 22 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-003-000	Assessable	A	100.00	100.00	LOT 23 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-004-000	Assessable	A	100.00	100.00	LOT 24 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-005-000	Assessable	A	100.00	100.00	LOT 25 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-006-000	Assessable	A	100.00	100.00	LOT 26 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-007-000	Assessable	A	100.00	100.00	LOT 27 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-008-000	Assessable	A	100.00	100.00	LOT 28 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-009-000	Assessable	A	100.00	100.00	LOT 29 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-010-000	Assessable	A	100.00	100.00	LOT 30 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-011-000	Assessable	A	100.00	100.00	LOT 31 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-012-000	Assessable	A	100.00	100.00	LOT 32 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-013-000	Assessable	A	100.00	100.00	LOT 33 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-014-000	Assessable	A	100.00	100.00	LOT 34 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-015-000	Assessable	A	100.00	100.00	LOT 35 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-016-000	Assessable	A	100.00	100.00	LOT 36 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-017-000	Assessable	A	100.00	100.00	LOT 37 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-018-000	Assessable	A	100.00	100.00	LOT 38 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-019-000	Assessable	A	100.00	100.00	LOT 39 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-020-000	Assessable	A	100.00	100.00	LOT 40 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-021-000	Assessable	A	100.00	100.00	LOT 41 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-022-000	Assessable	A	100.00	100.00	LOT 42 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-025-000	Assessable	A	100.00	100.00	LOT 45 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-026-000	Assessable	A	100.00	100.00	LOT 46 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-027-000	Assessable	A	100.00	100.00	LOT 47 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-028-000	Assessable	A	100.00	100.00	LOT 48 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-029-000	Assessable	A	100.00	100.00	LOT 49 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-030-000	Assessable	A	100.00	100.00	LOT 50 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-031-000	Assessable	A	100.00	100.00	LOT 51 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-032-000	Assessable	A	100.00	100.00	LOT 52 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-033-000	Assessable	A	100.00	100.00	LOT 53 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-034-000	Assessable	A	100.00	100.00	LOT 54 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-035-000	Assessable	A	100.00	100.00	LOT 55 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-036-000	Assessable	A	100.00	100.00	LOT 56 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-037-000	Assessable	A	100.00	100.00	LOT 57 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-038-000	Assessable	A	100.00	100.00	LOT 58 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-039-000	Assessable	A	100.00	100.00	LOT 59 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-040-000	Assessable	A	100.00	100.00	LOT 60 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-041-000	Assessable	A	100.00	100.00	LOT 61 SILVERADO OAKS UNIT NO 8 MOR BL V PG 75
480-170-042-000	Assessable	A	100.00	100.00	LOT 62 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-043-000	Assessable	A	100.00	100.00	LOT 63 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-044-000	Assessable	A	100.00	100.00	LOT 64 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-045-000	Assessable	A	100.00	100.00	LOT 65 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-046-000	Assessable	A	100.00	100.00	LOT 66 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-047-000	Assessable	A	100.00	100.00	LOT 67 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-048-000	Assessable	A	100.00	100.00	LOT 68 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-170-052-000	Assessable	A	100.00	100.00	POR LOT 43 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-170-053-000	Assessable	A	100.00	100.00	LOT 44 & POR 43 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-001-000	Assessable	A	100.00	100.00	LOT 69 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-002-000	Assessable	A	100.00	100.00	LOT 70 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-003-000	Assessable	A	100.00	100.00	LOT 71 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-004-000	Assessable	A	100.00	100.00	LOT 72 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-005-000	Assessable	A	100.00	100.00	LOT 73 SILVERADO OAKS UNIT #8 MOR V-75
480-180-006-000	Assessable	A	100.00	100.00	LOT 74 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-007-000	Assessable	A	100.00	100.00	LOT 75 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-008-000	Assessable	A	100.00	100.00	LOT 76 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-009-000	Assessable	A	100.00	100.00	LOT 77 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-010-000	Assessable	A	100.00	100.00	LOT 78 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-011-000	Assessable	A	100.00	100.00	LOT 79 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-012-000	Assessable	A	100.00	100.00	LOT 80 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-013-000	Assessable	A	100.00	100.00	LOT 81 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-014-000	Assessable	A	100.00	100.00	LOT 82 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-015-000	Assessable	A	100.00	100.00	LOT 90 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-016-000	Assessable	A	100.00	100.00	LOT 91 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-017-000	Assessable	A	100.00	100.00	LOT 92 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-018-000	Assessable	A	100.00	100.00	LOT 93 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-019-000	Assessable	A	100.00	100.00	LOT 94 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-020-000	Assessable	A	100.00	100.00	LOT 95 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-021-000	Assessable	A	100.00	100.00	LOT 96 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-022-000	Assessable	A	100.00	100.00	LOT 97 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-023-000	Assessable	A	100.00	100.00	LOT 98 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-024-000	Assessable	A	100.00	100.00	LOT 99 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-025-000	Assessable	A	100.00	100.00	LOT 100 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-026-000	Assessable	A	100.00	100.00	LOT 101 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-027-000	Assessable	A	100.00	100.00	LOT 102 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-028-000	Assessable	A	100.00	100.00	LOT 103 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-029-000	Assessable	A	100.00	100.00	LOT 104 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-180-030-000	Assessable	A	100.00	100.00	LOT 105 SILVERADO OAKS UNIT NO 8 MOR BK VN PG 75
480-190-001-000	Assessable	A	100.00	100.00	LOT 1 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-002-000	Assessable	A	100.00	100.00	LOT 2 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-003-000	Assessable	A	100.00	100.00	LOT 3 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-004-000	Assessable	A	100.00	100.00	LOT 4 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-005-000	Assessable	A	100.00	100.00	LOT 5 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-006-000	Assessable	A	100.00	100.00	LOT 6 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-007-000	Assessable	A	100.00	100.00	LOT 7 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-008-000	Assessable	A	100.00	100.00	LOT 8 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-009-000	Assessable	A	100.00	100.00	LOT 9 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-010-000	Assessable	A	100.00	100.00	LOT 10 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-011-000	Assessable	A	100.00	100.00	LOT 11 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-012-000	Assessable	A	100.00	100.00	LOT 12 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-013-000	Assessable	A	100.00	100.00	LOT 13 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-014-000	Assessable	A	100.00	100.00	LOT 14 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-015-000	Assessable	A	100.00	100.00	LOT 15 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-016-000	Assessable	A	100.00	100.00	LOT 16 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-019-000	Assessable	A	100.00	100.00	LOT 19 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-020-000	Assessable	A	100.00	100.00	LOT 20 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	MAXIMUM ASMT	CHARGE	LEGAL DESCRIPTION
480-190-021-000	Assessable	A	100.00	100.00	LOT 83 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-022-000	Assessable	A	100.00	100.00	LOT 84 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-023-000	Assessable	A	100.00	100.00	LOT 85 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-024-000	Assessable	A	100.00	100.00	LOT 86 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-025-000	Assessable	A	100.00	100.00	LOT 87 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-026-000	Assessable	A	100.00	100.00	LOT 88 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-027-000	Assessable	A	100.00	100.00	LOT 89 SILVERADO OAKS UNIT NO 8 MOR BK V PG 75
480-190-030-000	Assessable	A	100.00	100.00	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-031-000	Assessable	A	100.00	100.00	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75

Summary Fields	Value
ACTIVE PARCELS	4,759
PARCELS LEVIED	4,752
CHARGE	$481,336.00
MAXIMUM ASMT	$481,336.00

RESOLUTION NO. 22-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Olympus Pointe Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with Chapter 3, Section 22622 of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-127

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Olympus Pointe Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District includes the parcels generally within the area known as the Olympus Pointe Landscaping and Lighting Disrict. The District is known and designated as the:

"Olympus Pointe Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Engineer's Annual Levy Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.** or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-128

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Olympus Pointe Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within each Zone, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-129

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Olympus Pointe Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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Temecula, CA 92590
51.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Olympus Pointe

Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the certain public improvements within the Olympus Pointe Landscaping and Lighting District ("District") within the City. The District, which was formed in 1989, is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act").

The Engineer's Report ("Report") describes the District boundaries, any new annexations, improvements maintained by the District and the proposed assessments for the period of July 1, 2022 through June 30, 2023.

The District consists of two (2) benefit Zones ("Zones"). The improvements that benefit properties within each Zone and the costs associated with those improvements are identified and budgeted separately. Each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the respective Zone. The assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments herein pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIIC and XIIID ("Article XIIIC" and "Article XIIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIIC and XIIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

The District's Maximum Assessment Rates for all Zones and the Inflationary Adjustment Factor were previously approved and confirmed through property owner ballot proceedings and as such, comply with the provisions of Proposition 218.

Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. CLARIFICATION OF ZONE DESIGNATIONS

In order to increase consistency with the City's other districts and to facilitate presentation within the Engineer's Report, the names of both Zones were redesignated, commencing with FY 2007/2008, as follows:

- The "Non-Residential/Multi-Family Residential Zone" was redesignated to "Zone A". (1)

- The "Residential Zone" was redesignated to "Zone D". (2)

(1) Prior to FY 2005/2006, this territory was known as "Zone A". In FY 2005/2006, Zone A was redesignated to the "Non-Residential/Multi-Family Residential Zone".

(2) Prior to FY 2005/2006, this territory was known as "Zones B & C". In FY 2005/2006, Zones B & C were combined and redesignated to the "Residential Zone".

D. GENERAL DESCRIPTION OF DISTRICT

The Olympus Pointe Landscaping and Lighting District is located in the City of Roseville at the southerly edge of Placer County, northeast of the intersection of Interstate 80 and Douglas Boulevard. The site is generally bounded by Interstate 80 on the west, East Roseville Parkway and Olympus Drive to the north, Douglas Boulevard to the south and Sierra College Boulevard to the east. See Appendix A for a rendering of the District boundary map.

The District consists of two zones as described below. These zones were established by the City through a District reengineering commencing with the FY 2005/2006 levy. Additional information regarding the reengineering is provided in Section III of the Report.

Zone A

Zone A includes land zoned for non-residential and multi-family residential uses. The Zone comprises the majority of the District and is primarily west and south of East Roseville Parkway, east of Interstate 80 north of Douglas Boulevard. This Zone contains 581.78 acres of assessable land that was originally designated as "Zone A". The area was then redesignated as the "Non-Residential/Multi-Family Zone" commencing with the FY 2005/06 and then redesignated back to "Zone A" commencing with the FY 2007/08 levy.

Zone D

Zone D includes two single-family residential developments on the eastern side of the District. The Zone is bisected by Olympus Drive and Sierra College Boulevard on the District's eastern boundary and includes 468 developed single-family residences. Originally, each residential development was designated as separate zone (Zones B and C). The area was redesignated as the "Residential Zone" commencing with the FY 2005/2006 levy and then redesignated to the "Zone D" commencing with the FY 2007/2008 levy.

E. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or

servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the

improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

F. DESCRIPTION AND LOCATION OF IMPROVEMENTS

This District, through the levy special assessments, provides funding for the maintenance and operation of the following improvements located within the public rights-of-way and dedicated easements: project identification signs, including surrounding landscape and hardscape; special street materials; sculptures and sculpture park; special street signs; special lighting for the project identification signs and special illuminated street signs; and landscaped street medians (the "Improvements"). The specific locations of the improvements within the district are described as follows:

1. Zone A

a. Landscaped Median Islands:

- Eureka Road from Douglas Boulevard to Taylor Road Connector
- Sunrise Avenue from southern boundary of the Northeast Roseville Specific Plan (the "NERSP") to East Roseville Parkway
- East Roseville Parkway from Douglas Boulevard to Rocky Ridge Drive
- Douglas Boulevard from eastern boundary of NERSP to Rocky Ridge Drive

b. Project identification signs (granite entryways) and special paving materials:

- Eureka Road at Douglas Boulevard
- East Roseville Parkway at Douglas Boulevard
- Eureka Road at Taylor Road

c. Sculpture and Sculpture Park:

- Aris Demetrio's original sculpture located on Parcel 14
- Sculpture park (0.85 acres located on Parcel 14)

d. Special street signs:

- Eureka Road at Sunrise Avenue, Rocky Ridge Drive, Lead Hill Drive and Douglas Boulevard
- Lead Hill Drive at Rocky Ridge Drive
- Sunrise Avenue at Auto Mall entrance
- East Roseville Parkway at Taylor Road, Lead Hill Drive, Olympus Drive and Douglas Boulevard

- Olympus Drive at Sierra College Boulevard:

2. Zone D

a. Landscaped Frontage:

- Southern side of Olympus Drive from East Roseville Parkway to Sierra College Boulevard, excluding any landscaping not within or adjacent to the Zone
- Northern side of Olympus Drive from the Zone boundary (the former Zone C boundary), which is 175 feet southwest of Corniche Lane, to Sierra College Boulevard, western side of Sierra College Boulevard from Olympus Drive to the Zone boundary (the former Zone C boundary), which is approximately 600 feet.

b. Project identification signs and special paving materials:

- Sierra College Boulevard at Olympus Drive

G. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water and electricity for the Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the special street signs.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals and landscaping facilities. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties, which specifically benefit from the improvements, be assessed.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel

shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID and the Implementation Act for both the Non-Residential/Multi-Family Zone (Zone A) and the Residential Zone (Zone D). Each Zone's Improvements, the associated costs and assessments had been reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and Act.

All Improvements associated with these Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these Improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these Improvements would be the financial obligation of those properties. Therefore, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each of the assessed parcels within these Zones receives special benefit from the Improvements maintained and financed by the assessments. Specifically, the assessments associated with the Zones are for the maintenance of the Improvements installed as part of the original development of the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the close proximity of these amenities to those properties.

The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep the Zone Improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with these improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to an ongoing specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, rights-of-way, streets and other amenities available or visible to the public at large, the construction and installation of these Improvements were only necessary for the development of properties within the Zones and were not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the Improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the Act, as the benefit to each parcel from the Improvements are apportioned as a function of land use type, size and development. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

EBU Application Table

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi-Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

1. Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have or has more than one residential unit.

Non-Residential — Parcels that are not considered Single Family Residential, Multi- Family Residential or Exempt.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU per acre. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, greenbelts, parkways, park properties and other publicly owned properties that are part of the District Improvements. These types of parcels are considered to receive little or no benefit from the Improvements and are therefore exempted from assessment.

2. Zone Benefit Formula

The benefit formula applied to parcels within each Zone is based on the preceding Equivalent Benefit Unit (EBU) Application Table. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the Improvements.

The following formula is used to calculate the EBU for each parcel (proportional benefit).

Parcel Type EBU x Units/Acres = Parcel EBU

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels within each Zone that receive a special benefit from the Improvements. An assessment amount per EBU (Assessment Rate) for each Zone is established by taking the total costs associated with the Zone's Improvements and dividing that amount by the total number of EBUs within each Zone of all parcels benefiting from those Improvements. This Rate is then applied back to each individual parcel based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from those Improvements.

Zone Budget/ Total EBU = Assessment per EBU

Assessment per EBU x Parcel EBU = Maximum Parcel Assessment Amount

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments rather than initiating protest ballot proceedings to approve small increases in annual costs. This District provides for an annual adjustment to the Maximum Assessment Rate in an amount equal to three percent (3%).

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment rate (less than or equal to this Maximum Assessment Rate) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may go up and down as compared to the previous year(s). The Maximum Assessment Rate adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the District budget. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment Rate, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting requirements.

E. BASE MAXIMUM ASSESSMENT RATES

The base assessment rates and the annual inflationary adjustment to each Zone are listed in the table below:

Zone	Base Year	Base Year Maximum Assessment Rate per EBU	Annual Inflationary Adjustment [1]
Zone A	FY 2005/06	$296.65	3.00%
Zone D	FY 2005/06	$99.76	3.00%

(1) The Annual Inflationary Adjustment commences with the Fiscal Year 2006/2007 assessments.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
DIRECT COSTS		
Contract Maintenance - Landscaping	$24,226.00	$32,148.00
Contract Maintenance - Parks	4,969.00	0.00
Repair & Maintenance - Landscaping/Parks	25,000.00	11,000.00
Repair & Maintenance - Tree Work	2,886.00	5,460.00
Utilities	37,800.00	21,000.00
Maintenance - Parks City Staff	14,767.00	0.00
Rehab Reserve Project Expenditures	41,800.00	19,500.00
Total Direct Costs	**$151,448.00**	**$89,108.00**
ADMINISTRATION COSTS		
City Administration	$2,510.00	$306.00
Contract Administration - Park's Dept	13,000.00	3,000.00
County Auditor Fees	1,311.04	771.68
Consulting & Professional Services	4,291.00	522.00
Public Hearing Publishing Costs	346.00	43.00
Total Administrative Costs	**$21,458.04**	**$4,642.68**
Total Direct and Administration Costs	**$172,906.04**	**$93,750.68**
BUDGET ADJUSTMENTS		
Replenishment /(Use of) Operating Reserve	$0.00	$0.00
Contribution for /(Use of) Rehab Reserve	(41,800.00)	(16,583.05)
Rounding Adjustment	(8.00)	(3.79)
Total Adjustments	**($41,808.00)**	**($16,586.84)**
BALANCE TO LEVY	**$131,098.04**	**$77,163.84**

Fund balance information of each Zone is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
FY 2022/23 ASSESSMENT RATES		
Total Assessable Parcels	358	468
Total Assessable Acreage	530.8045	n/a
Total Assessable Units	186	468
Total Equivalent Benefit Units (EBUs)	**716.8045**	**468**
Assessment Rates per Equivalent Benefit Unit (EBU)		
Assessment Rates to be Applied per EBU	$182.8923	$164.8800
Maximum Assessment Rates per EBU	$490.3173	$164.8881
Potential Maximum Assessment Per Zone	**$351,462**	**$77,168**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A Fund 2006	ZONE D Fund 2007
OPERATING RESERVE		
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$124,767.78**	**$59,717.21**
add: Replenish from FY 22/23 Levy		
less: Use for FY 22/23 Expenses		
Transfer from/(to) the Rehab Reserve	(49,043.78)	(15,163.21)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$75,724.00**	**$44,554.00**
REHABILITATION RESERVE		
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$149,754.96**	**$60,759.11**
add: Collect from FY 22/23 Levy		2,916.95
less: Use for FY 22/23 Rehab Projects	(41,800.00)	(19,500.00)
Transfer from/(to) the Operating Reserve	49,043.78	15,163.21
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$156,998.74**	**$59,339.27**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant

facilities (the “improvements”). Cost to maintain improvements within the District’s entryway areas are not included in this amount.

Contract Maintenance - Parks - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of park improvements, as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance - Landscaping/Parks - This line item includes repairs or maintenance items that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Maintenance - Parks City Staff - This line item includes maintenance items that are performed by the Parks staff.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer’s Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park’s Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department’s estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for / (Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Acreage - The total acreage within each zone expected to be assessed in the current fiscal year.

Total Assessable Units - The total number of assessable single-family units within each zone expected to be assessed in the current fiscal year.

Total Equivalent Benefit Units ("EBUs") - Total assessable EBUs within the District for the current fiscal year. Each assessable parcel is assigned EBUs as shown in Section II C of this Report.

Applied Assessment Rate per Equivalent Benefit Unit (EBU) - The assessment rate per EBU to be applied to the applicable Zone for the current fiscal year.

Maximum Assessment Rate per Equivalent Benefit Unit (EBU) - The maximum assessment rate per EBU that can be applied to the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed to all parcels within each Zone for the current fiscal year based upon the expected number of assessable units and acres.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the FY 2022/23 levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures by Zone related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

Zone A

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Stone wall repair and medians	$500	$1,000	$600	$0	$2,100
Rehabilitate Sculpture Park	3,000	2,000			5,000
Repaint Cosmos Statue	45,000				45,000
Non-routine tree work	5,000	5,000	5,000	5,000	20,000
Replace irrigation controller(s)	20,000	20,000	20,000	20,000	80,000
Replace, repair, renovate and/or refurbish plants, landscapes & related materials	2,500		2,500		5,000
Total Projected Expenses	**$76,000**	**$28,000**	**$28,100**	**$25,000**	**$157,100**

Zone D

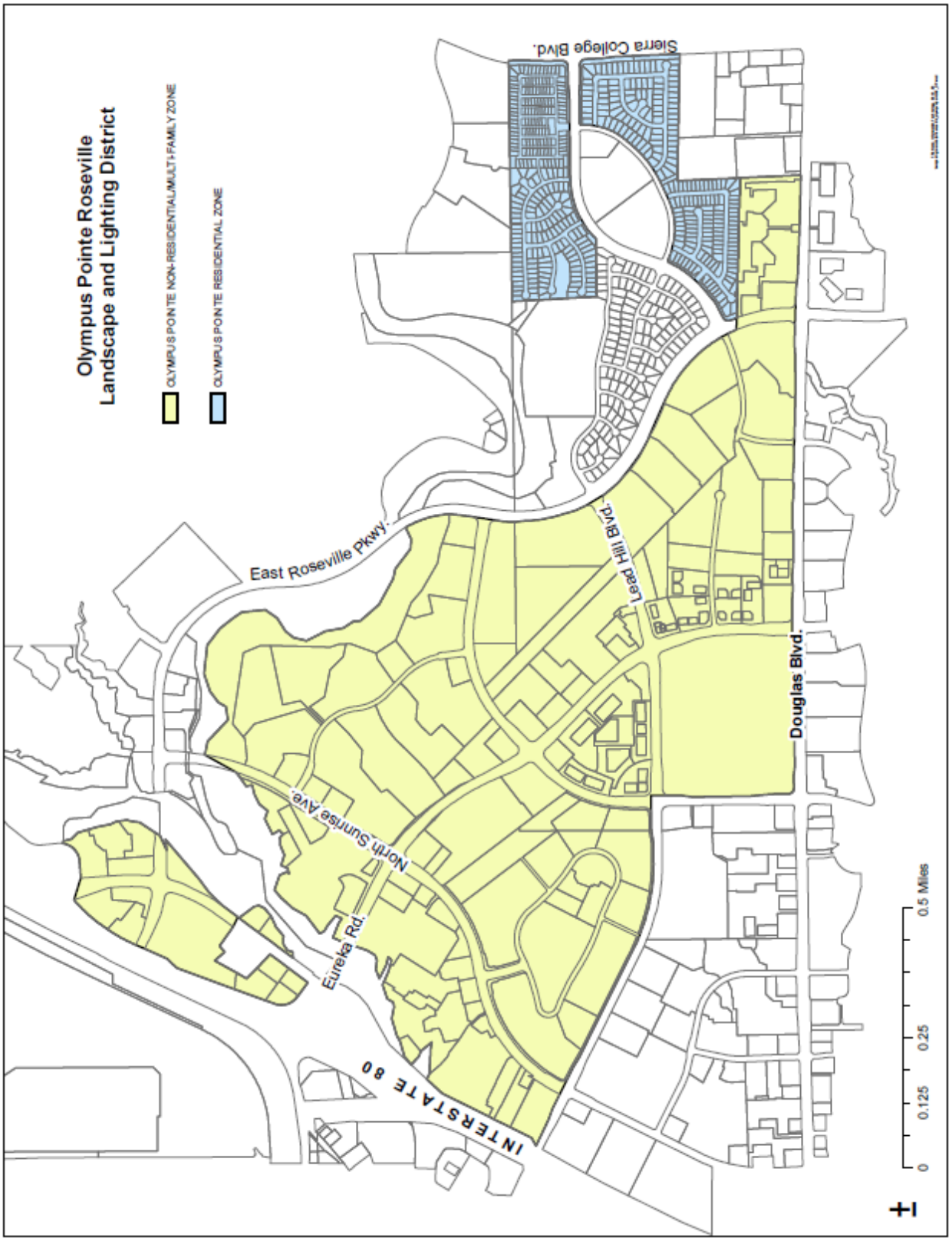
Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Rehabilitate, renovate and/or replace project entryway improvements	$0	$6,000	$0	$5,000	$11,000
Non-routine tree work	5,000	5,000	5,000	5,000	20,000
Replace irrigation controller(s)	10,000	10,000	10,000	10,000	40,000
Replace, repair, renovate and/or refurbish plants, landscape & related materials		2,000		2,000	4,000
Total Projected Expenses	**$15,000**	**$23,000**	**$15,000**	**$22,000**	**$75,000**

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.


Olympus Pointe Roseville
Landscape and Lighting District
OLYMPUS POINTE NON-RESIDENTIAL/MULTI-FAMILY ZONE
OLYMPUS POINTE RESIDENTIAL ZONE
Sierra College Blvd.
East Roseville Pkwy.
Lead Hill Blvd.
Douglas Blvd.
North Sunrise Ave.
Eureka Rd.
INTERSTATE 80
0
0.125
0.25
0.5 Miles

APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-way, including public greenbelts and parkways; utility rights-of-way; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Olympus Pointe Landscaping & Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
015-450-014-000	Non Residential	A	$ 199.16	$ 533.96	1.089	0.0	1.1 AC PAR 1 PMOR 27-1
015-450-015-000	Non Residential	A	167.34	448.64	0.915	0.0	PAR 2 PMOR 27-1
015-450-024-000	Non Residential	A	197.16	528.56	1.078	0.0	POR LOT 9 NORTHEAST PLAN #2P-97
015-450-027-000	Non Residential	A	389.38	1,043.89	2.129	0.0	2.1 AC LOT 13 NORTHEAST PLAN#2P-97& FR SEC 36 11 6
015-450-030-000	Non Residential	A	186.92	501.10	1.022	0.0	1 AC PAR 1 PMOR 27-131
015-450-031-000	Non Residential	A	344.76	924.25	1.885	0.0	1.9AC PAR 2 PMOR 27-131
015-450-042-000	Non Residential	A	1,142.52	3,062.86	6.2467	0.0	1.9 AC PAR 1 PMOR 28 89
015-450-044-000	Non Residential	A	222.16	595.59	1.2147	0.0	PAR 3 PMOR 28 89
015-450-057-000	Non Residential	A	291.98	782.79	1.5965	0.0	TAYLOR RD 1905 ROS 1.6 AC POR PAR 4 PMOR 29-11
015-450-058-000	Non Residential	A	364.98	978.48	1.9956	0.0	2.O AC POR PARS 1 2 & 4 PMOR 29-11
015-450-059-000	Non Residential	A	529.24	1,418.83	2.8937	0.0	2.9 AC PAR 3 & POR PARS 1 2 & 4 PMOR 29-11
015-450-063-000	Non Residential	A	333.70	894.63	1.8246	0.0	1.9 AC PAR 1 PMOR 29-106
015-450-064-000	Non Residential	A	439.10	1,177.15	2.4008	0.0	2.5 AC PAR 2 PMOR 29-106
015-450-065-000	Non Residential	A	351.26	941.70	1.9206	0.0	2.0 AC PAR 3 PMOR 29-106
015-450-066-000	Non Residential	A	491.78	1,318.41	2.6889	0.0	2.8 AC PAR 4 PMOR 29-106
015-450-079-000	Non Residential	A	1,804.12	4,836.49	9.864	0.0	11.5 AC PAR 3 & 4 PMOR 27-131 & SEC 36 11 6
015-450-080-000	Non Residential	A	305.76	819.71	1.6718	0.0	PAR A PMOR 32-133
015-450-083-000	Non Residential	A	244.62	655.80	1.3375	0.0	PAR E PMOR 32-133
015-450-085-000	Non Residential	A	795.02	2,131.31	4.3468	0.0	1.3AC PAR F PMOR 33-135
015-450-086-000	Common Area	A	-	-	0.0	0.0	16.1 AC POR PAR 2 PMOR 28 89
046-070-006-000	MF Residential	A	1,847.28	4,952.20	10.1	0.0	9.6 AC POR PAR 2 PMOR 32-28
048-012-001-000	Non Residential	A	9,052.62	24,268.25	49.495	0.0	53.2 AC PAR 4 PMOR 22-158 SBE# 2737-31-3
048-013-001-000	Non Residential	A	367.68	985.68	2.0103	0.0	2.1 AC PAR 1 PMOR 29-12
048-013-004-000	Non Residential	A	503.44	1,349.65	2.7526	0.0	2.6 AC PAR 3 PMOR 29-12
048-013-005-000	Non Residential	A	251.72	674.82	1.3763	0.0	1.3 AC PAR 4 PMOR 29-12
048-013-006-000	Non Residential	A	1,828.98	4,903.17	10.0	0.0	10.0AC POR PAR 2 & 3 PMOR 26-145
048-013-007-000	Non Residential	A	182.88	490.32	1.0	0.0	1 AC PAR 2 PMOR 29-20
048-013-008-000	Non Residential	A	237.76	637.41	1.3	0.0	1.3 AC PAR 3 PMOR 29-20
048-013-009-000	Non Residential	A	71.50	191.71	0.391	0.0	PAR 4 PMOR 29-20
048-013-010-000	Non Residential	A	182.88	490.32	1.0	0.0	1 AC PAR 1 PMOR 29-20
048-013-011-000	Non Residential	A	1,012.24	2,713.61	5.5344	0.0	6.2 AC POR PAR 1 PMOR 32-28
048-013-012-000	MF Residential	A	1,208.16	3,238.84	6.6056	0.0	7.4 AC POR PAR 2 PMOR 32-28
048-013-013-000	Non Residential	A	530.40	1,421.92	2.9	0.0	PAR 5 & POR 2 PMOR BK 29 PG 12
048-013-014-000	Non Residential	A	512.10	1,372.89	2.8	0.0	POR PCL 2 PMOR BK 29 PG 12
048-021-016-000	Non Residential	A	152.52	408.92	0.834	0.0	PAR A PMOR 27-157
048-021-017-000	Non Residential	A	456.14	1,222.85	2.494	0.0	2.5 AC PAR B PMOR 27-157
048-021-018-000	Non Residential	A	567.72	1,521.94	3.104	0.0	3.1 AC PAR C PMOR 27-157
048-021-019-000	Non Residential	A	507.54	1,360.63	2.775	0.0	2.8 AC PAR D PMOR 27-157
048-021-020-000	Non Residential	A	673.42	1,805.35	3.682	0.0	3.7 AC PAR E PMOR 27-157
048-021-021-000	Non Residential	A	722.82	1,937.73	3.952	0.0	4.0 AC PAR F PMOR 27-157
048-021-022-000	Non Residential	A	391.94	1,050.75	2.143	0.0	2.1 AC PAR G PMOR 27-157

City of Roseville
Olympus Pointe Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
048-021-052-000	MF Residential	A	2,307.44	6,185.79	12.6159	0.0	11.9 AC POR PAR 2 PMOR 32-28
048-021-053-000	Non Residential	A	77.56	207.94	0.4241	0.0	POR PAR 1 PMOR 32-28
048-451-003-000	Non Residential	A	375.48	1,006.62	2.053	0.0	2.1 AC PAR 2 PMOR 27-36 SBE# 2748-31-31
048-451-004-000	Non Residential	A	62.90	168.67	0.344	0.0	PAR 1 PMOR 27-36
048-451-005-000	Non Residential	A	367.44	985.05	2.009	0.0	2 AC PAR 3 PMOR 27-36
048-451-006-000	Non Residential	A	1,778.14	4,766.86	9.722	0.0	9.7AC PAR 4 PMOR 27-36
048-451-007-000	Non Residential	A	110.64	296.64	0.605	0.0	PAR 18 PMOR 27-36
048-451-009-000	Park	A	-	-	0.0	0.0	PAR 5 PARK PMOR 27-36
048-451-010-000	Open Space	A	-	-	0.0	0.0	5.2AC PAR 6 COMMON AREA PMOR 27-36
048-451-011-000	Non Residential	A	178.32	478.06	0.975	0.0	POR PAR 8 & 9 PMOR 27-36
048-451-012-000	Non Residential	A	589.30	1,579.80	3.222	0.0	3.2 AC PAR 7 PMOR 27-36
048-451-013-000	Non Residential	A	121.62	326.06	0.665	0.0	PAR 17 PMOR 27-36
048-451-014-000	Non Residential	A	178.68	479.04	0.977	0.0	1AC PAR 16 PMOR 27-36
048-451-015-000	Non Residential	A	292.26	783.53	1.598	0.0	1.6 AC POR PAR 14 & 15 PMOR 27-36
048-451-016-000	Non Residential	A	786.46	2,108.36	4.3	0.0	4.3 AC POR PAR 8 & 9 PMOR 27-36
048-451-018-000	Non Residential	A	246.20	660.02	1.3461	0.0	1.4 AC PAR 1 PMOR 29-23
048-451-019-000	Non Residential	A	211.02	565.73	1.1538	0.0	1.2 AC PAR 2 PMOR 29-23
048-451-020-000	Non Residential	A	124.18	332.93	0.679	0.0	POR PAR 12 PMOR 27-36
048-451-022-000	Non Residential	A	2,104.26	5,641.10	11.505	0.0	11.5 AC POR PAR 10 PMOR 27-36
048-451-024-000	Non Residential	A	228.24	611.92	1.248	0.0	1.1 AC POR PAR 13 PMOR 27-36
048-451-026-000	Non Residential	A	164.40	440.75	0.8989	0.0	POR PARS 14 & 15 PMOR 27-36
048-452-004-000	Non Residential	A	1,981.16	5,311.12	10.832	0.0	10.8 AC L 6 AUTOMALL Q-74
048-452-005-000	Non Residential	A	1,134.88	3,042.42	6.205	0.0	5.6 AC POR L9 AUTOMALL Q-74
048-452-006-000	Non Residential	A	139.18	373.13	0.761	0.0	POR PAR 2 & 3 PMOR 28-73
048-452-007-000	Non Residential	A	351.16	941.41	1.92	0.0	1.9 AC PAR 1 PMOR 28-73
048-452-009-000	Non Residential	A	2,395.98	6,423.16	13.1	0.0	13.1 AC POR PAR 4 PMOR 28-73
048-452-010-000	Non Residential	A	768.16	2,059.33	4.2	0.0	4.2 AC POR PAR 4 PMOR 28-73
048-452-011-000	Non Residential	A	424.50	1,138.03	2.321	0.0	1.7ACPOR L 9 AUTOMALL Q-74
048-452-012-000	Non Residential	A	498.02	1,335.13	2.723	0.0	2.3 AC POR L 4 AUTOMALL Q-74
048-452-013-000	Non Residential	A	332.14	890.42	1.816	0.0	2.2 AC P L 4 AUTOMALL Q-74
048-452-014-000	Non Residential	A	640.14	1,716.11	3.5	0.0	3.5 AC L 5 AUTOMALL Q-74
048-452-015-000	Non Residential	A	439.14	1,177.25	2.401	0.0	2.4 AC POR PAR 2 PMOR 28-96
048-452-016-000	Non Residential	A	922.54	2,473.16	5.044	0.0	5 AC POR PAR 2 PMOR 28-96
048-452-017-000	Non Residential	A	632.46	1,695.52	3.458	0.0	3.5 AC PAR 1 PMOR 28-96
048-452-019-000	Non Residential	A	1,404.12	3,764.17	7.677	0.0	7.7 AC PAR 2 & 3 PMOR 27-100
048-452-020-000	Non Residential	A	486.86	1,305.22	2.662	0.0	2.7 AC PAR 1 PMOR 27-100
048-452-021-000	Non Residential	A	2,052.50	5,502.34	11.222	0.0	11.2 AC L 7 AUTOMALL Q-74
048-452-022-000	Non Residential	A	355.36	952.69	1.943	0.0	1.9 AC PAR 4 PMOR 28-74
048-452-023-000	Non Residential	A	488.16	1,308.66	2.669	0.0	2.7 AC PAR 1 PMOR 28-74
048-452-024-000	Non Residential	A	211.78	567.79	1.158	0.0	1.2 AC PAR 2 PMOR 28-74
048-452-025-000	Non Residential	A	235.94	632.51	1.29	0.0	1.3 PAR 3 PMOR 28-74

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048-452-026-000	Non Residential	A	1,115.68	2,990.93	6.1	0.0	6.1 AC PAR 1 PMOR 35-36
048-452-027-000	Non Residential	A	457.24	1,225.79	2.5	0.0	2.5 AC PAR 2 PMOR 35-36
048-452-028-000	Non Residential	A	292.62	784.51	1.6	0.0	1.6 AC PAR 3 PMOR 35-36
048-460-023-000	Park	A	-	-	0.0	0.0	1.9 AC LOT 15 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-024-000	Non Residential	A	1,764.16	4,729.35	9.6455	0.0	7.3 AC LOT 16 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-025-000	Non Residential	A	1,405.04	3,766.67	7.6821	0.0	5.8 AC LOT 17 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-026-000	Non Residential	A	510.92	1,369.70	2.7935	0.0	2.1 AC LOT 18 STONE POINT SUBD NO 00-07 MOR Y-64
048-460-027-000	Open Space	A	-	-	0.0	0.0	25.9 AC L19 OPN SP FLD PLAIN ACCESS BIKE PATH Y-64
048-460-030-000	Non Residential	A	1,108.36	2,971.32	6.06	0.0	4.6 AC P LOTS 2&3 STONE POINT SUBD 00-007 MOR Y-64
048-460-031-000	Non Residential	A	1,132.14	3,035.06	6.19	0.0	4.7 AC LOT5& P LOTS3&4 STONE POINT SUBD00-007 Y-64
048-460-032-000	Non Residential	A	361.58	969.36	1.977	0.0	1.5 AC POR LOT 1 & 2 STONE POINT SUBD Y-64
048-460-034-000	MF Residential	A	540.92	1,450.11	2.9575	0.0	3.3 AC POR PAR 2 PMOR 32-28
048-460-035-000	Non Residential	A	327.84	878.89	1.7925	0.0	2.0 AC POR PAR 1 PMOR 32-28
048-460-036-000	Non Residential	A	1,435.38	3,847.96	7.8479	0.0	5.9 AC PAR 1 PMOR 32-70
048-460-037-000	Non Residential	A	216.50	580.44	1.1838	0.0	PAR 2 PMOR 32-70
048-460-038-000	Non Residential	A	216.50	580.44	1.1838	0.0	PAR 3 PMOR 32-70
048-460-039-000	Non Residential	A	1,362.38	3,652.27	7.4488	0.0	5.6 AC PAR 4 PMOR 32-70
048-460-058-000	Non Residential	A	4,865.12	13,042.44	26.6	0.0	POR LOT 6, 7, 8 & 9 STONE POINT II MOR BK AA PG 77
456-290-001-000	Non Residential	A	82.62	221.53	0.4518	0.0	UNT110-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-002-000	Non Residential	A	27.52	73.79	0.1505	0.0	UNT115-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-003-000	Non Residential	A	55.68	149.30	0.3045	0.0	UNT120-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-004-000	Non Residential	A	63.34	169.85	0.3464	0.0	UNT130-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-005-000	Non Residential	A	69.52	186.37	0.3801	0.0	UNT140-1ST FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-006-000	Non Residential	A	72.92	195.49	0.3987	0.0	UNT210-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-007-000	Non Residential	A	87.54	234.71	0.4787	0.0	UNT220-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-009-000	Common Area	A	-	-	0.0	0.0	CMN ARA FLR 1 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-010-000	Common Area	A	-	-	0.0	0.0	CMN ARA FLR 2 BLD E-N.SNRSE PROF CTR CND-#0108884
456-290-011-000	Common Area	A	-	-	0.0	0.0	1.0A PAR C - CMN ARA N.SNRSE PROF CTR CND-#0122733
456-290-012-000	Non Residential	A	60.88	163.23	0.3329	0.0	UNT230-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-013-000	Non Residential	A	57.84	155.09	0.3163	0.0	UNT240-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-290-014-000	Non Residential	A	34.64	92.87	0.1894	0.0	UNT250-2ND FLR BLD E-N.SNRSE PROF CTR CND-#0122733
456-300-007-000	Common Area	A	-	-	0.0	0.0	PAR B COMMON AREA N SUNRISE PROF CEN CONDO
456-300-015-000	Non Residential	A	41.86	112.23	0.2289	0.0	UNIT 390 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-019-000	Non Residential	A	48.36	129.69	0.2645	0.0	UNIT 330 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-020-000	Non Residential	A	49.50	132.73	0.2707	0.0	UNIT 300 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-021-000	Common Area	A	-	-	0.0	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-022-000	Non Residential	A	124.98	335.08	0.6834	0.0	UNIT 110 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-023-000	Non Residential	A	45.34	121.55	0.2479	0.0	UNIT 180 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-026-000	Non Residential	A	32.26	86.49	0.1764	0.0	UNIT 200 1ST AMNDED BLG B N SUNRISE PROF CEN CONDO
456-300-027-000	Non Residential	A	142.32	381.56	0.7782	0.0	UNIT 270 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO
456-300-028-000	Non Residential	A	47.26	126.75	0.2585	0.0	UNIT 290 BLG B 1ST AMNDED N SUNRISE PROF CEN CONDO

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456-300-029-000	Common Area	A	-	-	0.0	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CONDO
456-300-030-000	Common Area	A	-	-	0.0	0.0	LOBBY COMMON AREA 1ST AMDED SUNRISE PROF CEN COND
456-300-031-000	Common Area	A	-	-	0.0	0.0	UNIT 190 STORAGE AMNDED CONDO SUNRISE PROF CEN
456-300-032-000	Non Residential	A	79.58	213.39	0.4352	0.0	UNIT350 AMENDED BLG B N SUNRISE PROF CEN CONDO
456-330-001-000	Non Residential	A	89.62	240.30	0.4901	0.0	POR PAR D PMOR 32-133
456-330-002-000	Non Residential	A	83.46	223.78	0.4564	0.0	POR PAR D PMOR 32-133
456-330-003-000	Non Residential	A	132.64	355.63	0.7253	0.0	POR PAR D PMOR 32-133
456-330-004-000	Non Residenital	A	-	-	0.0	0.0	POR PAR D PMOR 32-133
456-330-005-000	Non Residenital	A	-	-	0.0	0.0	POR PAR D PMOR 32-133
456-330-006-000	Non Residenital	A	-	-	0.0	0.0	POR PAR D PMOR 32-133
459-010-001-000	Non Residential	A	1,379.24	3,697.48	7.541	0.0	7.5 AC PAR A PMOR 25-64
459-010-002-000	Non Residential	A	1,362.60	3,652.86	7.45	0.0	7.5 AC PAR B PMOR 25-64
459-010-003-000	Non Residential	A	859.62	2,304.49	4.7	0.0	4.7 AC PAR 1 PMOR 28-43
459-010-007-000	Non Residential	A	475.72	1,275.32	2.601	0.0	2.6 AC PAR 2 PMOR 25-70
459-010-012-000	Non Residential	A	451.76	1,211.08	2.47	0.0	2.5 AC PAR 14 DOUGLAS CENTER PH 1 S-98
459-010-019-000	Non Residential	A	693.18	1,858.30	3.79	0.0	3.8 AC PAR 1 DOUGLAS CENTER PHASE 2 T-32
459-010-026-000	Non Residential	A	341.04	914.29	1.8647	0.0	1.9 AC POR PAR 4 & 5 DOUGLAS CENTER PHASE 2 T-32
459-010-028-000	Non Residential	A	484.64	1,299.24	2.6498	0.0	2.7 AC LT 9 T-32&POR LT 5 DOUGLAS CENTER PH 1 S-98
459-010-030-000	Non Residential	A	138.44	371.17	0.757	0.0	PAR 1 PMOR T-94
459-010-031-000	Non Residential	A	146.84	393.68	0.8029	0.0	PAR 2 PMOR T-94
459-010-040-000	Non Residential	A	1,020.38	2,735.43	5.5789	0.0	5.5 AC PAR 13 DOUGLAS CENTER PH 3 U-89
459-010-041-000	Common Area	A	-	-	0.0	0.0	1.3 AC POR PAR A PMOR T-64 & PAR 8 DGLS CEN PHS-98
459-010-044-000	Non Residential	A	1,743.92	4,675.13	9.5349	0.0	9.3AC PAR10 - 12 DOUGLAS CEN P 3 & POR P2 - 4 PH 2
459-010-047-000	Non Residential	A	295.56	792.35	1.616	0.0	1.6 AC PAR A PMOR 30-17
459-010-048-000	Non Residential	A	517.24	1,386.62	2.828	0.0	2.8 AC PAR B PMOR 30-17
459-010-049-000	Non Residential	A	1,413.34	3,788.88	7.7274	0.0	7.7 AC PAR 1 PMOR 31-95
459-010-050-000	Non Residential	A	1,138.00	3,050.75	6.222	0.0	6.2 AC PAR 2 PMOR 31-95
459-010-051-000	Non Residential	A	1,284.84	3,444.43	7.0249	0.0	7.0AC PAR3 PM 31-95 SBE# 2745-31-11,SBE 135-31-122
459-010-052-000	Non Residential	A	1,321.56	3,542.84	7.2256	0.0	7.2 AC PAR 4 PMOR 31-95
459-010-053-000	Non Residential	A	314.36	842.76	1.71881	0.0	1.8 AC PAR 1 PMOR 35-17
459-010-054-000	Non Residential	A	331.82	889.58	1.81429	0.0	1.9 AC PAR 2 PMOR 35-17
459-020-001-000	Non Residential	A	140.92	377.79	0.7705	0.0	PAR 1 BLDG 1 LAVA RIDGE PROF CEN S-102
459-020-003-000	Non Residential	A	111.78	299.68	0.6112	0.0	PAR 3 BLDG 3 LAVA RIDGE PROF CEN S-102
459-020-006-000	Non Residential	A	49.52	132.78	0.2708	0.0	UNIT 1 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-007-000	Non Residential	A	58.38	156.51	0.3192	0.0	UNIT 2 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-008-000	Non Residential	A	26.46	70.95	0.1447	0.0	UNIT 3 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-009-000	Non Residential	A	20.74	55.65	0.1135	0.0	UNIT 4 LAVA RIDGE PROF CENTER CONDO BLD 2
459-020-010-000	Common Area	A	-	-	0.0	0.0	BUILDING COMMON AREA
459-030-001-000	Non Residential	A	114.66	307.43	0.627	0.0	PAR 4 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-002-000	Non Residential	A	114.66	307.43	0.627	0.0	PAR 5 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-003-000	Non Residential	A	182.52	489.34	0.998	0.0	PAR 6 LAVA RIDGE PROF CENTER PH 2 T-70

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459-030-004-000	Non Residential	A	120.34	322.63	0.658	0.0	PAR 7 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-006-000	Non Residential	A	156.36	419.22	0.855	0.0	PAR 1 PMOR 29-147
459-030-007-000	Non Residential	A	170.08	456.00	0.93	0.0	PAR 2 PMOR 29-147
459-030-008-000	Non Residential	A	156.36	419.22	0.855	0.0	PAR 3 PMOR 29-147
459-040-001-000	Non Residential	A	147.52	395.49	0.8066	0.0	PAR 1 PMOR 29-054
459-040-002-000	Non Residential	A	124.14	332.83	0.6788	0.0	PAR 2 PMOR 29-054
459-040-003-000	Non Residential	A	167.24	448.35	0.9144	0.0	PAR 3 PMOR 29-054
459-040-004-000	Common Area	A	-	-	0.0	0.0	1.8 AC PAR A COMMON AREA PMOR 29-054
459-040-005-000	Non Residential	A	135.34	362.83	0.74	0.0	PAR 1 POR 29-77
459-040-006-000	Non Residential	A	135.34	362.83	0.74	0.0	PAR 2 POR 29-77
459-040-007-000	Common Area	A	-	-	0.0	0.0	1.1 AC PAR 3 PMOR 29-77 COMMON AREA
459-040-008-000	Non Residential	A	92.54	248.10	0.506	0.0	PAR 1 PMOR 29-146
459-040-009-000	Non Residential	A	100.96	270.66	0.552	0.0	PAR 2 PMOR 29-146
459-040-010-000	Non Residential	A	111.56	299.09	0.61	0.0	PAR 3 PMOR 29-146
459-040-011-000	Common Area	A	-	-	0.0	0.0	1.0 AC PARCEL A COMMON AREA PMOR 29-146
459-050-001-000	Non Residential	A	221.68	594.31	1.2121	0.0	1.2 AC PAR 2 PMOR 29-87
459-050-002-000	Non Residential	A	240.16	643.84	1.3131	0.0	1.3 AC PAR 4 PMOR 29-87
459-050-003-000	Non Residential	A	232.92	624.42	1.2735	0.0	PAR A1 PMOR 29-122
459-050-004-000	Non Residential	A	97.24	260.70	0.5317	0.0	PAR A2 PMOR 29-122
459-050-005-000	Non Residential	A	232.92	624.42	1.2735	0.0	PAR A3 PMOR 29-122
459-050-007-000	Non Residential	A	149.50	400.79	0.8174	0.0	PAR B1 PMOR 29-122
459-050-008-000	Non Residential	A	74.12	198.73	0.4053	0.0	PAR B2 PMOR 29-122
459-050-009-000	Non Residential	A	94.42	253.15	0.5163	0.0	PAR B3 PMOR 29-122
459-050-011-000	Non Residential	A	222.34	596.08	1.2157	0.0	PAR C1 PMOR 29-122
459-050-012-000	Non Residential	A	222.32	596.03	1.2156	0.0	PAR C2 PMOR 29-122
459-050-014-000	Non Residential	A	484.66	1,299.29	2.6499	0.0	EUREKA RD 1544 STE 140 ROS PAR D1 PMOR 29-122
459-050-016-000	Non Residential	A	555.78	1,489.98	3.0388	0.0	PAR 'A1' PMOR 29-142
459-050-018-000	Non Residential	A	555.78	1,489.98	3.0388	0.0	PAR 'B1' PMOR 29-142
459-050-020-000	Non Residential	A	643.52	1,725.18	3.5185	0.0	PAR 'C1' PMOR 29-142
459-070-001-000	SF	A	182.88	490.32	0.0	1.0	LOT 1 STONE POINT VIL 11 12 MOR DD-3
459-070-002-000	SF	A	182.88	490.32	0.0	1.0	LOT 2 STONE POINT VIL 11 12 MOR DD-3
459-070-003-000	SF	A	182.88	490.32	0.0	1.0	LOT 3 STONE POINT VIL 11 12 MOR DD-3
459-070-004-000	SF	A	182.88	490.32	0.0	1.0	LOT 4 STONE POINT VIL 11 12 MOR DD-3
459-070-005-000	SF	A	182.88	490.32	0.0	1.0	LOT 5 STONE POINT VIL 11 12 MOR DD-3
459-070-006-000	SF	A	182.88	490.32	0.0	1.0	LOT 6 STONE POINT VIL 11 12 MOR DD-3
459-070-007-000	SF	A	182.88	490.32	0.0	1.0	LOT 7 STONE POINT VIL 11 12 MOR DD-3
459-070-008-000	SF	A	182.88	490.32	0.0	1.0	LOT 8 STONE POINT VIL 11 12 MOR DD-3
459-070-009-000	SF	A	182.88	490.32	0.0	1.0	LOT 9 STONE POINT VIL 11 12 MOR DD-3
459-070-010-000	SF	A	182.88	490.32	0.0	1.0	LOT 10 STONE POINT VIL 11 12 MOR DD-3
459-070-011-000	SF	A	182.88	490.32	0.0	1.0	LOT 11 STONE POINT VIL 11 12 MOR DD-3
459-070-012-000	SF	A	182.88	490.32	0.0	1.0	LOT 12 STONE POINT VIL 11 12 MOR DD-3

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459-070-013-000	SF	A	182.88	490.32	0.0	1.0	LOT 13 STONE POINT VIL 11 12 MOR DD-3
459-070-014-000	SF	A	182.88	490.32	0.0	1.0	LOT 14 STONE POINT VIL 11 12 MOR DD-3
459-070-015-000	SF	A	182.88	490.32	0.0	1.0	LOT 15 STONE POINT VIL 11 12 MOR DD-3
459-070-016-000	SF	A	182.88	490.32	0.0	1.0	LOT 16 STONE POINT VIL 11 12 MOR DD-3
459-070-017-000	SF	A	182.88	490.32	0.0	1.0	LOT 17 STONE POINT VIL 11 12 MOR DD-3
459-070-018-000	SF	A	182.88	490.32	0.0	1.0	LOT 18 STONE POINT VIL 11 12 MOR DD-3
459-070-019-000	SF	A	182.88	490.32	0.0	1.0	LOT 19 STONE POINT VIL 11 12 MOR DD-3
459-070-020-000	SF	A	182.88	490.32	0.0	1.0	LOT 20 STONE POINT VIL 11 12 MOR DD-3
459-070-021-000	SF	A	182.88	490.32	0.0	1.0	LOT 21 STONE POINT VIL 11 12 MOR DD-3
459-070-022-000	SF	A	182.88	490.32	0.0	1.0	LOT 22 STONE POINT VIL 11 12 MOR DD-3
459-070-023-000	SF	A	182.88	490.32	0.0	1.0	LOT 23 STONE POINT VIL 11 12 MOR DD-3
459-070-024-000	SF	A	182.88	490.32	0.0	1.0	LOT 24 STONE POINT VIL 11 12 MOR DD-3
459-070-025-000	SF	A	182.88	490.32	0.0	1.0	LOT 25 STONE POINT VIL 11 12 MOR DD-3
459-070-026-000	SF	A	182.88	490.32	0.0	1.0	LOT 26 STONE POINT VIL 11 12 MOR DD-3
459-070-027-000	SF	A	182.88	490.32	0.0	1.0	LOT 27 STONE POINT VIL 11 12 MOR DD-3
459-070-028-000	SF	A	182.88	490.32	0.0	1.0	LOT 28 STONE POINT VIL 11 12 MOR DD-3
459-070-029-000	SF	A	182.88	490.32	0.0	1.0	LOT 29 STONE POINT VIL 11 12 MOR DD-3
459-070-030-000	SF	A	182.88	490.32	0.0	1.0	LOT 30 STONE POINT VIL 11 12 MOR DD-3
459-070-031-000	SF	A	182.88	490.32	0.0	1.0	LOT 31 STONE POINT VIL 11 12 MOR DD-3
459-070-032-000	SF	A	182.88	490.32	0.0	1.0	LOT 32 STONE POINT VIL 11 12 MOR DD-3
459-070-033-000	SF	A	182.88	490.32	0.0	1.0	LOT 33 STONE POINT VIL 11 12 MOR DD-3
459-070-034-000	SF	A	182.88	490.32	0.0	1.0	LOT 34 STONE POINT VIL 11 12 MOR DD-3
459-070-035-000	SF	A	182.88	490.32	0.0	1.0	LOT 35 STONE POINT VIL 11 12 MOR DD-3
459-070-036-000	SF	A	182.88	490.32	0.0	1.0	LOT 36 STONE POINT VIL 11 12 MOR DD-3
459-070-037-000	SF	A	182.88	490.32	0.0	1.0	LOT 37 STONE POINT VIL 11 12 MOR DD-3
459-070-038-000	SF	A	182.88	490.32	0.0	1.0	LOT 38 STONE POINT VIL 11 12 MOR DD-3
459-070-039-000	SF	A	182.88	490.32	0.0	1.0	LOT 39 STONE POINT VIL 11 12 MOR DD-3
459-070-040-000	SF	A	182.88	490.32	0.0	1.0	LOT 40 STONE POINT VIL 11 12 MOR DD-3
459-070-041-000	SF	A	182.88	490.32	0.0	1.0	LOT 41 STONE POINT VIL 11 12 MOR DD-3
459-070-042-000	SF	A	182.88	490.32	0.0	1.0	LOT 42 STONE POINT VIL 11 12 MOR DD-3
459-070-043-000	SF	A	182.88	490.32	0.0	1.0	LOT 43 STONE POINT VIL 11 12 MOR DD-3
459-070-044-000	SF	A	182.88	490.32	0.0	1.0	LOT 44 STONE POINT VIL 11 12 MOR DD-3
459-070-045-000	SF	A	182.88	490.32	0.0	1.0	LOT 45 STONE POINT VIL 11 12 MOR DD-3
459-070-046-000	SF	A	182.88	490.32	0.0	1.0	LOT 46 STONE POINT VIL 11 12 MOR DD-3
459-070-047-000	SF	A	182.88	490.32	0.0	1.0	LOT 47 STONE POINT VIL 11 12 MOR DD-3
459-070-048-000	SF	A	182.88	490.32	0.0	1.0	LOT 48 STONE POINT VIL 11 12 MOR DD-3
459-070-049-000	SF	A	182.88	490.32	0.0	1.0	LOT 49 STONE POINT VIL 11 12 MOR DD-3
459-070-050-000	SF	A	182.88	490.32	0.0	1.0	LOT 50 STONE POINT VIL 11 12 MOR DD-3
459-070-051-000	SF	A	182.88	490.32	0.0	1.0	LOT 51 STONE POINT VIL 11 12 MOR DD-3
459-070-052-000	SF	A	182.88	490.32	0.0	1.0	LOT 52 STONE POINT VIL 11 12 MOR DD-3
459-070-053-000	SF	A	182.88	490.32	0.0	1.0	LOT 53 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
459-070-054-000	SF	A	182.88	490.32	0.0	1.0	LOT 54 STONE POINT VIL 11 12 MOR DD-3
459-070-055-000	SF	A	182.88	490.32	0.0	1.0	LOT 55 STONE POINT VIL 11 12 MOR DD-3
459-070-056-000	SF	A	182.88	490.32	0.0	1.0	LOT 56 STONE POINT VIL 11 12 MOR DD-3
459-070-057-000	SF	A	182.88	490.32	0.0	1.0	LOT 57 STONE POINT VIL 11 12 MOR DD-3
459-070-058-000	Exempt	A	-	-	0.0	0.0	LOT C COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-059-000	Exempt	A	-	-	0.0	0.0	LOT D COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-060-000	Exempt	A	-	-	0.0	0.0	LOT E COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-061-000	Exempt	A	-	-	0.0	0.0	LOT F COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-062-000	Exempt	A	-	-	0.0	0.0	LOT G COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-063-000	Exempt	A	-	-	0.0	0.0	LOT H COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-064-000	Exempt	A	-	-	0.0	0.0	LOT M COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-065-000	Exempt	A	-	-	0.0	0.0	LOT O COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-070-066-000	Exempt	A	-	-	0.0	0.0	LOT P COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-001-000	SF	A	182.88	490.32	0.0	1.0	LOT 58 STONE POINT VIL 11 12 MOR DD-3
459-080-002-000	SF	A	182.88	490.32	0.0	1.0	LOT 59 STONE POINT VIL 11 12 MOR DD-3
459-080-003-000	SF	A	182.88	490.32	0.0	1.0	LOT 60 STONE POINT VIL 11 12 MOR DD-3
459-080-004-000	SF	A	182.88	490.32	0.0	1.0	LOT 61 STONE POINT VIL 11 12 MOR DD-3
459-080-005-000	SF	A	182.88	490.32	0.0	1.0	LOT 62 STONE POINT VIL 11 12 MOR DD-3
459-080-006-000	SF	A	182.88	490.32	0.0	1.0	LOT 63 STONE POINT VIL 11 12 MOR DD-3
459-080-007-000	SF	A	182.88	490.32	0.0	1.0	LOT 64 STONE POINT VIL 11 12 MOR DD-3
459-080-008-000	SF	A	182.88	490.32	0.0	1.0	LOT 65 STONE POINT VIL 11 12 MOR DD-3
459-080-009-000	SF	A	182.88	490.32	0.0	1.0	LOT 66 STONE POINT VIL 11 12 MOR DD-3
459-080-010-000	SF	A	182.88	490.32	0.0	1.0	LOT 67 STONE POINT VIL 11 12 MOR DD-3
459-080-011-000	SF	A	182.88	490.32	0.0	1.0	LOT 68 STONE POINT VIL 11 12 MOR DD-3
459-080-012-000	SF	A	182.88	490.32	0.0	1.0	LOT 69 STONE POINT VIL 11 12 MOR DD-3
459-080-013-000	SF	A	182.88	490.32	0.0	1.0	LOT 70 STONE POINT VIL 11 12 MOR DD-3
459-080-014-000	SF	A	182.88	490.32	0.0	1.0	LOT 71 STONE POINT VIL 11 12 MOR DD-3
459-080-015-000	SF	A	182.88	490.32	0.0	1.0	LOT 72 STONE POINT VIL 11 12 MOR DD-3
459-080-016-000	SF	A	182.88	490.32	0.0	1.0	LOT 73 STONE POINT VIL 11 12 MOR DD-3
459-080-017-000	SF	A	182.88	490.32	0.0	1.0	LOT 74 STONE POINT VIL 11 12 MOR DD-3
459-080-018-000	SF	A	182.88	490.32	0.0	1.0	LOT 75 STONE POINT VIL 11 12 MOR DD-3
459-080-019-000	SF	A	182.88	490.32	0.0	1.0	LOT 76 STONE POINT VIL 11 12 MOR DD-3
459-080-020-000	SF	A	182.88	490.32	0.0	1.0	LOT 77 STONE POINT VIL 11 12 MOR DD-3
459-080-021-000	SF	A	182.88	490.32	0.0	1.0	LOT 78 STONE POINT VIL 11 12 MOR DD-3
459-080-022-000	SF	A	182.88	490.32	0.0	1.0	LOT 79 STONE POINT VIL 11 12 MOR DD-3
459-080-023-000	SF	A	182.88	490.32	0.0	1.0	LOT 80 STONE POINT VIL 11 12 MOR DD-3
459-080-024-000	SF	A	182.88	490.32	0.0	1.0	LOT 81 STONE POINT VIL 11 12 MOR DD-3
459-080-025-000	SF	A	182.88	490.32	0.0	1.0	LOT 82 STONE POINT VIL 11 12 MOR DD-3
459-080-026-000	SF	A	182.88	490.32	0.0	1.0	LOT 83 STONE POINT VIL 11 12 MOR DD-3
459-080-027-000	SF	A	182.88	490.32	0.0	1.0	LOT 84 STONE POINT VIL 11 12 MOR DD-3
459-080-028-000	SF	A	182.88	490.32	0.0	1.0	LOT 85 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
459-080-029-000	SF	A	182.88	490.32	0.0	1.0	LOT 86 STONE POINT VIL 11 12 MOR DD-3
459-080-030-000	SF	A	182.88	490.32	0.0	1.0	LOT 89 STONE POINT VIL 11 12 MOR DD-3
459-080-031-000	SF	A	182.88	490.32	0.0	1.0	LOT 90 STONE POINT VIL 11 12 MOR DD-3
459-080-032-000	SF	A	182.88	490.32	0.0	1.0	LOT 91 STONE POINT VIL 11 12 MOR DD-3
459-080-033-000	SF	A	182.88	490.32	0.0	1.0	LOT 92 STONE POINT VIL 11 12 MOR DD-3
459-080-034-000	SF	A	182.88	490.32	0.0	1.0	LOT 93 STONE POINT VIL 11 12 MOR DD-3
459-080-035-000	SF	A	182.88	490.32	0.0	1.0	LOT 94 STONE POINT VIL 11 12 MOR DD-3
459-080-036-000	SF	A	182.88	490.32	0.0	1.0	LOT 95 STONE POINT VIL 11 12 MOR DD-3
459-080-037-000	SF	A	182.88	490.32	0.0	1.0	LOT 96 STONE POINT VIL 11 12 MOR DD-3
459-080-038-000	SF	A	182.88	490.32	0.0	1.0	LOT 97 STONE POINT VIL 11 12 MOR DD-3
459-080-039-000	SF	A	182.88	490.32	0.0	1.0	LOT 98 STONE POINT VIL 11 12 MOR DD-3
459-080-040-000	SF	A	182.88	490.32	0.0	1.0	LOT 99 STONE POINT VIL 11 12 MOR DD-3
459-080-041-000	SF	A	182.88	490.32	0.0	1.0	LOT 100 STONE POINT VIL 11 12 MOR DD-3
459-080-042-000	SF	A	182.88	490.32	0.0	1.0	LOT 101 STONE POINT VIL 11 12 MOR DD-3
459-080-043-000	SF	A	182.88	490.32	0.0	1.0	LOT 102 STONE POINT VIL 11 12 MOR DD-3
459-080-044-000	SF	A	182.88	490.32	0.0	1.0	LOT 103 STONE POINT VIL 11 12 MOR DD-3
459-080-045-000	SF	A	182.88	490.32	0.0	1.0	LOT 104 STONE POINT VIL 11 12 MOR DD-3
459-080-046-000	SF	A	182.88	490.32	0.0	1.0	LOT 105 STONE POINT VIL 11 12 MOR DD-3
459-080-047-000	SF	A	182.88	490.32	0.0	1.0	LOT 106 STONE POINT VIL 11 12 MOR DD-3
459-080-048-000	SF	A	182.88	490.32	0.0	1.0	LOT 107 STONE POINT VIL 11 12 MOR DD-3
459-080-049-000	SF	A	182.88	490.32	0.0	1.0	LOT 108 STONE POINT VIL 11 12 MOR DD-3
459-080-050-000	SF	A	182.88	490.32	0.0	1.0	LOT 109 STONE POINT VIL 11 12 MOR DD-3
459-080-051-000	SF	A	182.88	490.32	0.0	1.0	LOT 110 STONE POINT VIL 11 12 MOR DD-3
459-080-052-000	SF	A	182.88	490.32	0.0	1.0	LOT 111 STONE POINT VIL 11 12 MOR DD-3
459-080-053-000	SF	A	182.88	490.32	0.0	1.0	LOT 112 STONE POINT VIL 11 12 MOR DD-3
459-080-054-000	SF	A	182.88	490.32	0.0	1.0	LOT 113 STONE POINT VIL 11 12 MOR DD-3
459-080-055-000	SF	A	182.88	490.32	0.0	1.0	LOT 114 STONE POINT VIL 11 12 MOR DD-3
459-080-056-000	SF	A	182.88	490.32	0.0	1.0	LOT 115 STONE POINT VIL 11 12 MOR DD-3
459-080-057-000	SF	A	182.88	490.32	0.0	1.0	LOT 116 STONE POINT VIL 11 12 MOR DD-3
459-080-058-000	SF	A	182.88	490.32	0.0	1.0	LOT 117 STONE POINT VIL 11 12 MOR DD-3
459-080-059-000	SF	A	182.88	490.32	0.0	1.0	LOT 118 STONE POINT VIL 11 12 MOR DD-3
459-080-060-000	SF	A	182.88	490.32	0.0	1.0	LOT 119 STONE POINT VIL 11 12 MOR DD-3
459-080-061-000	SF	A	182.88	490.32	0.0	1.0	LOT 120 STONE POINT VIL 11 12 MOR DD-3
459-080-062-000	SF	A	182.88	490.32	0.0	1.0	LOT 121 STONE POINT VIL 11 12 MOR DD-3
459-080-063-000	SF	A	182.88	490.32	0.0	1.0	LOT 122 STONE POINT VIL 11 12 MOR DD-3
459-080-064-000	SF	A	182.88	490.32	0.0	1.0	LOT 123 STONE POINT VIL 11 12 MOR DD-3
459-080-065-000	SF	A	182.88	490.32	0.0	1.0	LOT 124 STONE POINT VIL 11 12 MOR DD-3
459-080-066-000	SF	A	182.88	490.32	0.0	1.0	LOT 125 STONE POINT VIL 11 12 MOR DD-3
459-080-067-000	SF	A	182.88	490.32	0.0	1.0	LOT 126 STONE POINT VIL 11 12 MOR DD-3
459-080-068-000	SF	A	182.88	490.32	0.0	1.0	LOT 127 STONE POINT VIL 11 12 MOR DD-3
459-080-069-000	SF	A	182.88	490.32	0.0	1.0	LOT 128 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
459-080-070-000	SF	A	182.88	490.32	0.0	1.0	LOT 129 STONE POINT VIL 11 12 MOR DD-3
459-080-071-000	SF	A	182.88	490.32	0.0	1.0	LOT 130 STONE POINT VIL 11 12 MOR DD-3
459-080-072-000	SF	A	182.88	490.32	0.0	1.0	LOT 131 STONE POINT VIL 11 12 MOR DD-3
459-080-073-000	SF	A	182.88	490.32	0.0	1.0	LOT 132 STONE POINT VIL 11 12 MOR DD-3
459-080-074-000	Exempt	A	-	-	0.0	0.0	LOT I COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-075-000	Exempt	A	-	-	0.0	0.0	LOT J COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-076-000	Exempt	A	-	-	0.0	0.0	LOT K COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-077-000	Exempt	A	-	-	0.0	0.0	LOT L COMMON AREA STONE POINT VIL 11 12 MOR DD-3
459-080-078-000	Exempt	A	-	-	0.0	0.0	POR LOT N COM AREA STONE POINT VIL 11 12 MOR DD-3
459-090-001-000	SF	A	182.88	490.32	0.0	1.0	LOT 1 STONE POINT VIL 14 MOR DD-4
459-090-002-000	SF	A	182.88	490.32	0.0	1.0	LOT 2 STONE POINT VIL 14 MOR DD-4
459-090-003-000	SF	A	182.88	490.32	0.0	1.0	LOT 3 STONE POINT VIL 14 MOR DD-4
459-090-004-000	SF	A	182.88	490.32	0.0	1.0	LOT 4 STONE POINT VIL 14 MOR DD-4
459-090-005-000	SF	A	182.88	490.32	0.0	1.0	LOT 5 STONE POINT VIL 14 MOR DD-4
459-090-006-000	SF	A	182.88	490.32	0.0	1.0	LOT 6 STONE POINT VIL 14 MOR DD-4
459-090-007-000	SF	A	182.88	490.32	0.0	1.0	LOT 7 STONE POINT VIL 14 MOR DD-4
459-090-008-000	SF	A	182.88	490.32	0.0	1.0	LOT 8 STONE POINT VIL 14 MOR DD-4
459-090-009-000	SF	A	182.88	490.32	0.0	1.0	LOT 9 STONE POINT VIL 14 MOR DD-4
459-090-010-000	SF	A	182.88	490.32	0.0	1.0	LOT 10 STONE POINT VIL 14 MOR DD-4
459-090-011-000	SF	A	182.88	490.32	0.0	1.0	LOT 11 STONE POINT VIL 14 MOR DD-4
459-090-012-000	SF	A	182.88	490.32	0.0	1.0	LOT 12 STONE POINT VIL 14 MOR DD-4
459-090-013-000	SF	A	182.88	490.32	0.0	1.0	LOT 13 STONE POINT VIL 14 MOR DD-4
459-090-014-000	SF	A	182.88	490.32	0.0	1.0	LOT 14 STONE POINT VIL 14 MOR DD-4
459-090-015-000	SF	A	182.88	490.32	0.0	1.0	LOT 15 STONE POINT VIL 14 MOR DD-4
459-090-016-000	SF	A	182.88	490.32	0.0	1.0	LOT 16 STONE POINT VIL 14 MOR DD-4
459-090-017-000	SF	A	182.88	490.32	0.0	1.0	LOT 17 STONE POINT VIL 14 MOR DD-4
459-090-018-000	SF	A	182.88	490.32	0.0	1.0	LOT 18 STONE POINT VIL 14 MOR DD-4
459-090-019-000	SF	A	182.88	490.32	0.0	1.0	LOT 19 STONE POINT VIL 14 MOR DD-4
459-090-020-000	SF	A	182.88	490.32	0.0	1.0	LOT 20 STONE POINT VIL 14 MOR DD-4
459-090-021-000	SF	A	182.88	490.32	0.0	1.0	LOT 21 STONE POINT VIL 14 MOR DD-4
459-090-022-000	SF	A	182.88	490.32	0.0	1.0	LOT 22 STONE POINT VIL 14 MOR DD-4
459-090-023-000	SF	A	182.88	490.32	0.0	1.0	LOT 23 STONE POINT VIL 14 MOR DD-4
459-090-024-000	SF	A	182.88	490.32	0.0	1.0	LOT 24 STONE POINT VIL 14 MOR DD-4
459-090-025-000	SF	A	182.88	490.32	0.0	1.0	LOT 25 STONE POINT VIL 14 MOR DD-4
459-090-026-000	SF	A	182.88	490.32	0.0	1.0	LOT 26 STONE POINT VIL 14 MOR DD-4
459-090-027-000	SF	A	182.88	490.32	0.0	1.0	LOT 27 STONE POINT VIL 14 MOR DD-4
459-090-028-000	SF	A	182.88	490.32	0.0	1.0	LOT 28 STONE POINT VIL 14 MOR DD-4
459-090-029-000	SF	A	182.88	490.32	0.0	1.0	LOT 29 STONE POINT VIL 14 MOR DD-4
459-090-030-000	SF	A	182.88	490.32	0.0	1.0	LOT 30 STONE POINT VIL 14 MOR DD-4
459-090-031-000	SF	A	182.88	490.32	0.0	1.0	LOT 31 STONE POINT VIL 14 MOR DD-4
459-090-032-000	SF	A	182.88	490.32	0.0	1.0	LOT 32 STONE POINT VIL 14 MOR DD-4

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
459-090-033-000	SF	A	182.88	490.32	0.0	1.0	LOT 33 STONE POINT VIL 14 MOR DD-4
459-090-034-000	SF	A	182.88	490.32	0.0	1.0	LOT 34 STONE POINT VIL 14 MOR DD-4
459-090-035-000	SF	A	182.88	490.32	0.0	1.0	LOT 35 STONE POINT VIL 14 MOR DD-4
459-090-036-000	SF	A	182.88	490.32	0.0	1.0	LOT 36 STONE POINT VIL 14 MOR DD-4
459-090-037-000	SF	A	182.88	490.32	0.0	1.0	LOT 37 STONE POINT VIL 14 MOR DD-4
459-090-038-000	SF	A	182.88	490.32	0.0	1.0	LOT 38 STONE POINT VIL 14 MOR DD-4
459-090-039-000	SF	A	182.88	490.32	0.0	1.0	LOT 39 STONE POINT VIL 14 MOR DD-4
459-090-040-000	SF	A	182.88	490.32	0.0	1.0	LOT 40 STONE POINT VIL 14 MOR DD-4
459-090-041-000	SF	A	182.88	490.32	0.0	1.0	LOT 41 STONE POINT VIL 14 MOR DD-4
459-090-042-000	SF	A	182.88	490.32	0.0	1.0	LOT 42 STONE POINT VIL 14 MOR DD-4
459-090-043-000	SF	A	182.88	490.32	0.0	1.0	LOT 43 STONE POINT VIL 14 MOR DD-4
459-090-044-000	SF	A	182.88	490.32	0.0	1.0	LOT 44 STONE POINT VIL 14 MOR DD-4
459-090-045-000	SF	A	182.88	490.32	0.0	1.0	LOT 45 STONE POINT VIL 14 MOR DD-4
459-090-046-000	SF	A	182.88	490.32	0.0	1.0	LOT 46 STONE POINT VIL 14 MOR DD-4
459-090-047-000	SF	A	182.88	490.32	0.0	1.0	LOT 47 STONE POINT VIL 14 MOR DD-4
459-090-048-000	SF	A	182.88	490.32	0.0	1.0	LOT 48 STONE POINT VIL 14 MOR DD-4
459-090-049-000	SF	A	182.88	490.32	0.0	1.0	LOT 49 STONE POINT VIL 14 MOR DD-4
459-090-050-000	SF	A	182.88	490.32	0.0	1.0	LOT 50 STONE POINT VIL 14 MOR DD-4
459-090-051-000	SF	A	182.88	490.32	0.0	1.0	LOT 51 STONE POINT VIL 14 MOR DD-4
459-090-052-000	SF	A	182.88	490.32	0.0	1.0	LOT 52 STONE POINT VIL 14 MOR DD-4
459-090-053-000	SF	A	182.88	490.32	0.0	1.0	LOT 53 STONE POINT VIL 14 MOR DD-4
459-090-054-000	SF	A	182.88	490.32	0.0	1.0	LOT 54 STONE POINT VIL 14 MOR DD-4
459-090-055-000	SF	A	182.88	490.32	0.0	1.0	LOT 87 STONE POINT VIL 11 12 MOR DD-3
459-090-056-000	SF	A	182.88	490.32	0.0	1.0	LOT 88 STONE POINT VIL 11 12 MOR DD-3
459-090-057-000	Exempt	A	-	-	0.0	0.0	LOT B COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-058-000	Exempt	A	-	-	0.0	0.0	LOT C COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-059-000	Exempt	A	-	-	0.0	0.0	LOT D COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-060-000	Exempt	A	-	-	0.0	0.0	LOT E COMMON AREA STONE POINT VIL 14 MOR DD-4
459-090-061-000	Exempt	A	-	-	0.0	0.0	POR LOT N COM AREA STONE POINT VIL 11 12 MOR DD-3
459-090-062-000	Exempt	A	-	-	0.0	0.0	LOT 10A PARK STONE POINT LARGE LOT SUBD MOR CC-94
459-090-063-000	Exempt	A	-	-	0.0	0.0	LOT 10B PARK STONE POINT LARGE LOT SUBD MOR CC-94
460-160-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 7 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 8 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 9 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 10 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 11 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 12 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 13 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 14 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 15 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 16 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-160-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 17 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 18 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 19 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 20 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 21 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 22 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 23 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 24 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 25 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 26 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 27 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 28 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 29 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 30 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 31 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 32 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 33 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 34 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 35 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 44 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 45 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 46 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 47 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 48 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 49 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 50 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 51 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 52 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 53 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 54 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 55 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-042-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 56 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-043-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 57 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-044-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 58 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-045-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 59 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-046-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 60 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-047-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 61 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-048-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 62 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-049-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 63 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-050-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 64 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-051-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 65 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-160-052-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 66 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-053-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 67 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-054-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 68 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-055-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 69 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-056-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 70 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-057-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 71 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-058-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 72 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-059-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 73 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 1 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 2 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 3 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 4 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 5 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 6 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 36 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 37 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 38 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 39 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 40 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 41 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 42 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 43 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 74 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 75 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 76 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 77 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 78 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 79 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 80 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 81 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 82 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 83 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 84 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 85 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 86 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 87 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 88 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 89 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 90 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 91 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 92 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-170-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 93 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 94 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 95 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 96 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 97 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 98 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 99 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 100 OLYMPUS HEIGHTS UNIT 1 S-11
460-180-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 1 OLYMPUS HEIGHTS PHASE 2A
460-180-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 2 OLYMPUS HEIGHTS PHASE 2A
460-180-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 3 OLYMPUS HEIGHTS PHASE 2A
460-180-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 4 OLYMPUS HEIGHTS PHASE 2A
460-180-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 5 OLYMPUS HEIGHTS PHASE 2A
460-180-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 6 OLYMPUS HEIGHTS PHASE 2A
460-180-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 7 OLYMPUS HEIGHTS PHASE 2A
460-180-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 8 OLYMPUS HEIGHTS PHASE 2A
460-180-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 9 OLYMPUS HEIGHTS PHASE 2A
460-180-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 10 OLYMPUS HEIGHTS PHASE 2A
460-180-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 11 OLYMPUS HEIGHTS PHASE 2A
460-180-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 12 OLYMPUS HEIGHTS PHASE 2A
460-180-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 13 OLYMPUS HEIGHTS PHASE 2A
460-180-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 14 OLYMPUS HEIGHTS PHASE 2A
460-180-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 15 OLYMPUS HEIGHTS PHASE 2A
460-180-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 16 OLYMPUS HEIGHTS PHASE 2A
460-180-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 17 OLYMPUS HEIGHTS PHASE 2A
460-180-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 18 OLYMPUS HEIGHTS PHASE 2A
460-180-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 19 OLYMPUS HEIGHTS PHASE 2A
460-180-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 20 OLYMPUS HEIGHTS PHASE 2A
460-180-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 21 OLYMPUS HEIGHTS PHASE 2A
460-180-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 22 OLYMPUS HEIGHTS PHASE 2A
460-180-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 23 OLYMPUS HEIGHTS PHASE 2A
460-180-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 24 OLYMPUS HEIGHTS PHASE 2A
460-180-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 25 OLYMPUS HEIGHTS PHASE 2A
460-180-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 26 OLYMPUS HEIGHTS PHASE 2A
460-180-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 27 OLYMPUS HEIGHTS PHASE 2A
460-180-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 28 OLYMPUS HEIGHTS PHASE 2A
460-180-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 29 OLYMPUS HEIGHTS PHASE 2A
460-180-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 30 OLYMPUS HEIGHTS PHASE 2A
460-180-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 31 OLYMPUS HEIGHTS PHASE 2A
460-180-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 32 OLYMPUS HEIGHTS PHASE 2A
460-180-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 33 OLYMPUS HEIGHTS PHASE 2A

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-180-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 34 OLYMPUS HEIGHTS PHASE 2A
460-180-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 35 OLYMPUS HEIGHTS PHASE 2A
460-180-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 36 OLYMPUS HEIGHTS PHASE 2A
460-180-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 37 OLYMPUS HEIGHTS PHASE 2A
460-180-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 38 OLYMPUS HEIGHTS PHASE 2A
460-180-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 39 OLYMPUS HEIGHTS PHASE 2A
460-180-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 40 OLYMPUS HEIGHTS PHASE 2A
460-180-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 41 OLYMPUS HEIGHTS PHASE 2A
460-180-042-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 42 OLYMPUS HEIGHTS PHASE 2A
460-180-043-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 43 OLYMPUS HEIGHTS PHASE 2A
460-180-044-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 44 OLYMPUS HEIGHTS PHASE 2A
460-180-045-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 45 OLYMPUS HEIGHTS PHASE 2A
460-180-046-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 46 OLYMPUS HEIGHTS PHASE 2A
460-180-047-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 47 OLYMPUS HEIGHTS PHASE 2A
460-180-048-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 48 OLYMPUS HEIGHTS PHASE 2A
460-180-049-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 49 OLYMPUS HEIGHTS PHASE 2A
460-180-050-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 50 OLYMPUS HEIGHTS PHASE 2A
460-180-051-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 51 OLYMPUS HEIGHTS PHASE 2A
460-180-052-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 52 OLYMPUS HEIGHTS PHASE 2A
460-180-053-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 53 OLYMPUS HEIGHTS PHASE 2A
460-180-054-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 54 OLYMPUS HEIGHTS PHASE 2A
460-180-055-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 55 OLYMPUS HEIGHTS PHASE 2A
460-180-056-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 56 OLYMPUS HEIGHTS PHASE 2A
460-190-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 57 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 58 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 59 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 60 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 61 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 62 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 63 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 64 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 65 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 66 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 67 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 68 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 69 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 70 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 71 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 72 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 73 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 74 OLYMPUS HEIGHTS PHASE 2B S-54

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
460-190-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 75 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 76 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 77 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 78 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 79 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 80 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 81 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 82 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 83 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 84 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 85 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 86 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 87 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 88 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 89 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 90 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 91 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 92 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 93 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 94 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 95 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 96 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 97 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-042-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 98 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-043-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 99 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-044-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 100 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-045-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 101 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-046-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 102 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-047-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 103 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-048-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 104 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-049-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 105 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-050-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 106 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-051-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 107 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-052-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 108 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-053-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 109 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-054-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 110 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-055-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 111 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-056-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 112 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-057-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 113 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-058-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 114 OLYMPUS HEIGHTS PHASE 2B S-54
461-011-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 1 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-011-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 2 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 3 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 4 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 5 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 6 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 7 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 8 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 9 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 12 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 13 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 14 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 15 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 16 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 17 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 18 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 19 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 21 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 22 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 23 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 24 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 25 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 26 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 27 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 28 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 29 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 30 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 31 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 32 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 33 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 34 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 35 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 36 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 37 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 38 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 39 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 40 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 41 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 42 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 43 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 44 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 45 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-012-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 46 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-042-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 47 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-043-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 48 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-044-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 49 OLYMPUS HEIGHTS #4 PH 1 (AMEDNED) T-38
461-012-045-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 50 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-046-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 51 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-047-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 52 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-048-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 53 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-049-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 54 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-050-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 55 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-051-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 56 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-052-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 57 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-053-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 58 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-054-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 59 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-055-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 60 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-056-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 61 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-057-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 62 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-058-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 63 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-059-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 64 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-060-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 65 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-061-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 66 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-062-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 67 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-063-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 68 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-064-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 69 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-065-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 70 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-066-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 71 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-067-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 72 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-068-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 73 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-069-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 74 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-070-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 75 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-071-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 76 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-072-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 77 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-073-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 78 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-074-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 79 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-075-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 80 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-076-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 81 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-077-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 82 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-078-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 83 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-012-081-000	SF Residential	D	164.88	164.89	0.0	1.0	LOTS 10 & 11 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-082-000	SF Residential	D	164.88	164.89	0.0	1.0	POR LOT 20 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 84 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-013-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 85 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 86 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 87 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 88 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 89 OLYMPUS HEIGHTS # 4 PH 1 (AMENDED) T-38
461-013-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 90 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 91 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 92 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T-38
461-013-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 93 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 94 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 95 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 96 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 97 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 98 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 99 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 100 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 101 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 102 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 103 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 104 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 105 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 106 OLYMPUS HEIGHTS #4 PH 3 MOR T-39
461-013-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 107 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 108 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 109 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 110 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 111 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 112 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 113 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 114 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 115 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 116 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 117 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 118 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 119 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 120 OLYMPUS HEIGHTS UNIT 4 T-12
461-013-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 121 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-021-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 64 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 65 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 66 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 67 OLYMPUS HEIGHTS UNIT #3 T-25

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-021-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 68 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 69 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 70 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 71 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 72 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 73 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 74 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 75 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 76 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 77 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 78 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 79 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 80 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 81 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 82 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 83 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 84 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 85 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 86 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 87 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 88 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 89 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 90 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 91 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 92 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 93 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 94 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 95 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 96 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 97 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 98 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 99 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 100 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 101 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 102 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 103 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 104 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 105 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 106 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 107 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 108 OLYMPUS HEIGHTS UNIT #3 T-25

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461-023-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 109 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 110 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 111 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 112 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 113 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 114 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 115 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 116 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 117 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 118 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 119 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 120 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 121 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 122 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 123 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 124 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 125 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 126 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 127 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 128 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 129 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 130 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 131 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 132 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 133 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 134 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-001-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 1 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-002-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 2 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-003-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 3 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-004-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 4 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-005-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 5 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-006-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 6 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-007-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 7 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-008-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 8 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-009-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 9 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-010-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 10 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-011-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 11 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-012-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 12 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-013-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 13 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-014-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 14 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-015-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 15 OLYMPUS HEIGHTS UNIT #3 T-25

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	ZONE	CHARGE	MAXIMUM ASMT	NON-RES ACREAGE	SF UNITS	LEGAL DESCRIPTION
461-025-016-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 16 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-017-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 17 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-018-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 18 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-019-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 19 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-020-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 20 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-021-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 21 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-022-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 22 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-023-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 23 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-024-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 24 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-025-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 25 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-026-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 26 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-027-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 27 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-028-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 28 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-029-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 29 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-030-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 30 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-031-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 31 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-032-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 32 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-033-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 33 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-034-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 34 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-035-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 35 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-036-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 36 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-037-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 37 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-038-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 38 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-039-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 39 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-040-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 40 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-041-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 41 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-042-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 42 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-043-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 43 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-044-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 44 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-045-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 45 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-046-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 46 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-047-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 47 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-048-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 48 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-049-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 49 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-050-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 50 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-051-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 51 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-052-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 52 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-053-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 53 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-054-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 54 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-055-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 55 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-056-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 56 OLYMPUS HEIGHTS UNIT #3 T-25

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461-025-057-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 57 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-058-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 58 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-059-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 59 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-060-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 60 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-061-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 61 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-062-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 62 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-063-000	SF Residential	D	164.88	164.89	0.0	1.0	LOT 63 OLYMPUS HEIGHTS UNIT #3 T-25

Summary Fields	Value
ACTIVE PARCELS	868
LEVIED PARCELS	826
CHARGE	$208,261.88
MAXIMUM ASMT	$428,629.21
NON-RES ACREAGE	530.8045
SF UNITS	654

RESOLUTION NO. 22-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Riverside Avenue Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with Chapter 3, Section 22622 of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-130

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Riverside Avenue Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

"Riverside Avenue Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-131

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Riverside Avenue Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Engineer's Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-132

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Riverside Avenue Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Riverside Avenue
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements within the Riverside Avenue Landscaping and Lighting District ("District"). The District was formed in January of 2007 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

The Engineer's Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

The City Council, pursuant to the provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"); Article XIIID of the Constitution of the State of California ("Article XIIID"); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") initiated proceedings for the formation of the District on November 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2007/08. On January 17, 2007, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District's maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the1972 Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Boundary Map of Riverside Avenue Landscaping and Lighting District" contained within this report in Appendix A-1.

The District is bounded by Douglas Boulevard to the north, Darling Way to the south and includes parcels that front Riverside Avenue. It is centrally located between Interstate 80 and Downtown Roseville and is east of the Union Pacific Railroad.

The District currently has a mix of different types of land uses including automotive related retail and car lots, community/neighborhood retail, offices, services, and residential units.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, is to provide funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements. The improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The general landscaping improvements in the District are to be consistent with the improvements on Vernon Street located north of the District, which intersects Riverside Avenue. As a gateway to downtown Roseville, Riverside Avenue's compatibility with Vernon Street links the downtown area and Riverside Gateway area together.

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, mid-block bulbs, bulb-outs, and associated appurtenant located within the street rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Landscaping and hardscape improvements within the public rights-of-way of the streets within the District including, but not limited to, Riverside Avenue including the corners of Riverside Avenue and Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Darling Way, Fern Street, Cherry Street, and Bonita Street.
- Decorative banners along Riverside Avenue.
- Transit facilities including bus stop seating and decorative shelters.
- Roundabout improvements including plantings, paving, and landmark feature located at the intersection of Vernon St., Douglas Blvd., and Riverside Ave.
- A Gateway feature located at the intersection of Darling Way and Riverside Avenue.

- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically, not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or area funded by other sources available to the City.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District. Specifically excluded from the assessment are the street light energy costs. These costs are to be paid for by the City from other revenue sources.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs of the streetlights.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of landscaping improvements, streetlights and traffic signals.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

In addition, Article XIIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable, and the City must separate the general benefits from the special benefits. They also require that publicly owned properties that specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

Proper maintenance and operation of parkway landscaping and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, these improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Landscaping Special Benefit

Landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically, they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

Landscaping provides special benefit to those developments that are directly adjacent to the public streets.

Landscaping General Benefit

The Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with the landscaping improvements.

Lighting Special Benefit

The operation, maintenance and servicing of lighting along local streets and arterial streets of a development provide the following special benefits:

- Improved security of lots and parcels along the perimeter of the development;
- Improved nighttime visibility for the local access of emergency vehicles; and
- Improved safety and traffic circulation to and from parcels.

Street Lights General Benefit

Similar to the landscaping improvements described above, the Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with lighting improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual parcels within the District, a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the front footage of each parcel located within the District. The parcel's Front Footage was determined based on Assessor Parcel maps or other sources. Only Front Footage on Riverside Avenue was used.

Based on the above formula, the FY 2007/08 maximum assessment rate approved on January 17, 2007 through a property owner balloting (the "Initial

Assessment Rate" or the "Base Year Maximum Assessment Rate") is $6.45 per each foot of frontage.

The following formulas were used to first calculate the District's Initial Assessment Rate and then each parcel's FY 2007/08 assessment (proportional benefit):

Step 1:

Balance to Levy ÷ Total Front Footage =
Maximum Front Footage Rate

Step 2:

Parcel Front Footage x Maximum Front Footage Rate =
Maximum Assessment

The Total Front Footage was the sum of all the Front Feet within the District. The Initial Assessment Rate per Front Foot was established by taking the total cost of improvements (Balance to Levy) and dividing that amount by the Total Front Footage within the District. The Initial Assessment Rate per Front Foot, which is also the FY 2007/08 Maximum Front Footage Rate, is then applied back to each individual parcel's Front Footage to determine the parcel's proportionate special benefit and assessment obligation (The FY 2007/08 Maximum Assessment).

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessment rates without requiring the District to go through the requirements of Proposition 218 in order to get a small increase in assessments. This District provides for an annual adjustment to the Maximum Assessment Rate of the lesser of the percentage change in the area's Local Consumer Price Index for All Urban Consumers, which is currently the San Francisco-Oakland-Hayward Consumer Price Index for All Urban Consumers (the "CPI") or three percent (3%) (the "Escalation Percentage"). The CPI in this adjustment shall be determined through CPI data from the Bureau of Labor Statistics from December to December, beginning with the period from December 2006 to December 2007.

In applying this year's inflationary adjustment, the Escalation Percentage will increase the FY 2022/23 maximum assessment rate by 3% over that of the prior year.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2008/09. Generally, if the proposed annual assessment rate for the current fiscal year is less than or equal to the calculated Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment Rate is equal to the FY 2007/08 Maximum Assessment Rate, which was approved on January 17, 2007 through a property owner balloting (the “Initial Assessment Rate” or “Base Year Assessment Rate”) and adjusted annually by the Escalation Percentage.

Beginning in the second fiscal year (Fiscal Year 2008/09) and each fiscal year thereafter, the Maximum Assessment Rate would be recalculated, and a new Maximum Assessment Rate established within the District.

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District’s annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may remain unchanged. The Maximum Assessment Rate adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment rate and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	AMOUNT (FUND 2023)
DIRECT COSTS	
Contract Maintenance - Landscaping	$7,638.00
Repair & Maintenance - Landscaping	9,000.00
Repair & Maintenance - Lighting	1,000.00
Repair and Maintenance - Streetscape and Signage	2,500.00
Repair and Maintenance - Tree Work	1,466.00
Utilities	9,540.00
Rehab Reserve Expenditures	8,400.00
Total Direct Costs	**$39,544.00**
ADMINISTRATION COSTS	
City Administration	$899.00
Contract Administration - Park's Dept	1,738.00
County Auditor Fees	382.60
Consulting & Professional Services	3,727.00
Public Hearing Publishing Costs	369.00
Total Administrative Costs	**$7,115.60**
Total Direct and Administration Costs	**$46,659.60**
BUDGET ADJUSTMENTS	
Replenishment/(Use) of Operating Reserve	$0.00
Contribution for /(Use of) Rehab Reserve	(8,400.00)
Rounding Adjustment	(0.72)
Total Adjustments	**($8,400.72)**
BALANCE TO LEVY	**$38,258.88**

Fund balance information is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	AMOUNT (FUND 2023)
FY 2022/23 ASSESSMENT RATES	
Number of Assessable Parcels	76
Total Assessable Front Footage	4,979.76
Assessment Rates	
Applied Assessment Rate per each Foot of Frontage	7.682876
Maximum Assessment Rate per each Foot of Frontage	9.287613
Potential Maximum Assessment	**$46,250**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNT (FUND 2023)
OPERATING RESERVE	
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$117,045.48**
add: Replenish from FY 22/23 Levy	
less: Use for FY 22/23 Expenses	
Transfer from/(to) the Rehab Reserve	(97,273.48)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$19,772.00**
REHABILITATION RESERVE	
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$20,832.12**
add: Collect from FY 22/23 Levy	0.00
less: Use for FY 22/23 Rehab Projects	(8,400.00)
Transfer from/(to) the Operating Reserve	97,273.48
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$109,705.60**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance - Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the

Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total amount of assessable Front Footage within the District in accordance with the Method of Assessment Section of this Report.

Applied Assessment Rate - The assessment rate to be applied to the front footage of each non-exempt parcel within the District for the current fiscal year.

Maximum Assessment Rate - The Maximum Assessment Rate per front foot for the current fiscal year.

Potential Maximum Assessment – The total amount that can be assessed against all non-exempt District parcels for the current fiscal year based upon the expected assessable front footage within the District.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All

Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

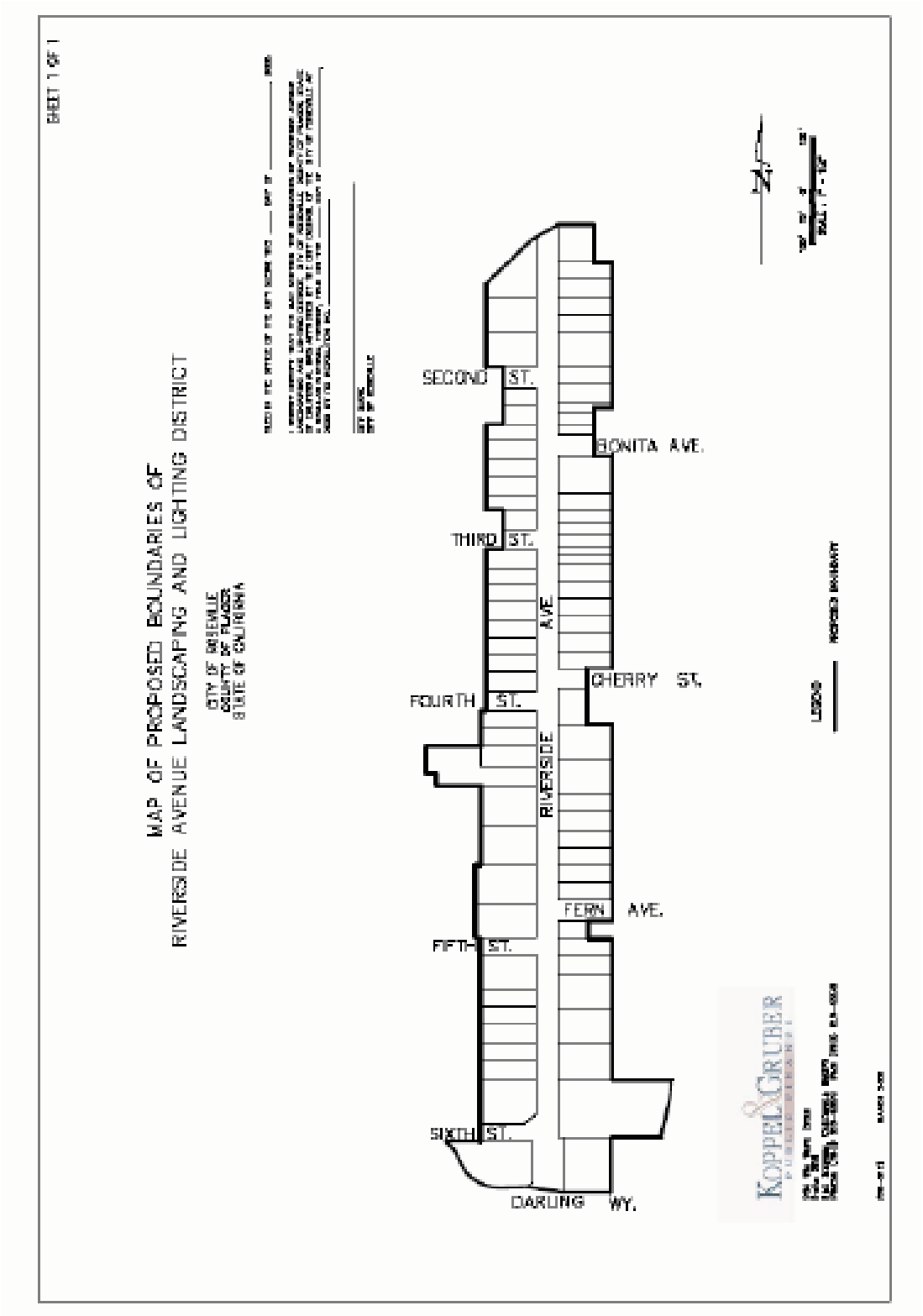
Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Improve hardscapes, monuments, landmarks, gateway features	$5,000	$5,000	$5,000	$5,000	**$20,000**
Non-routine tree work	3,000	3,000	3,000	3,000	**12,000**
Improve street furniture, trash receptacles, bike racks, bus stop shelters	5,000	3,000	5,000	3,000	**16,000**
Replace plants, landscaping, irrigation and/or drainage systems	7,000	5,000	7,000	5,000	**24,000**
Replace public street lights, lighting fixtures, poles/meters, safety, security, ornamental lights	10,000	5,000	7,000	5,000	**27,000**
Replace entry signs and decorative banners and hardware	3,000	3,000	2,000	3,000	**11,000**
Total Projected Expenses	**$33,000**	**$24,000**	**$29,000**	**$24,000**	**$110,000**

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the District's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.


SHEET 1 OF 1
MAP OF PROPOSED BOUNDARIES OF
RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT
CITY OF RIVERSIDE
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
SECOND ST.
BONITA AVE.
THIRD ST.
CHERRY ST.
FOURTH ST.
RIVERSIDE AVE
FERN AVE.
FIFTH ST.
SIXTH ST.
DARLING WY.
KOPPEL & GRUBER

APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
014-011-004-000	Assessable	$ 768.30	$ 928.76	100.0	L 7 8 THEILE SUB
014-011-008-000	Assessable	1,267.68	1,532.46	165.0	LOTS 2 3 4 FR 1 THEILE SUB
014-011-009-000	Assessable	768.30	928.76	100.0	LOTS 5 6 THEILE SUBD
014-013-003-000	Assessable	384.14	464.38	50.0	FR LOT 1 THEILE SUB
014-013-004-000	Assessable	384.14	464.38	50.0	FR LOT 2 THEILE SUB
014-013-005-000	Assessable	384.14	464.38	50.0	LOT 3 THEILE SUB
014-013-006-000	Assessable	384.14	464.38	50.0	LOT 4 THEILE SUB
014-013-007-000	Assessable	384.14	464.38	50.0	L 5 THEILE SUB
014-013-008-000	Assessable	384.14	464.38	50.0	L 6 THEILE SUBD
014-013-009-000	Assessable	384.14	464.38	50.0	L 7 THEILE SUBD
014-013-010-000	Assessable	384.14	464.38	50.0	FR L 8 THEILE SUBD
014-024-003-000	Assessable	384.14	464.38	50.0	L 1 THEILE SUB
014-024-004-000	Assessable	384.14	464.38	50.0	LOT 2 THEILE SUB
014-024-005-000	Assessable	384.14	464.38	50.0	LOT 3 THEILE SUBD
014-024-006-000	Assessable	384.14	464.38	50.0	LOT 4 THEILE SUB
014-024-007-000	Assessable	384.14	464.38	50.0	LOT 5 THEILE SUB
014-024-008-000	Assessable	384.14	464.38	50.0	LOT 6 THEILE SUB
014-024-009-000	Assessable	384.14	464.38	50.0	LOT 7 THEILE SUB
014-024-010-000	Assessable	384.14	464.38	50.0	LOT 8 THEILE SUB
014-033-005-000	Assessable	437.92	529.39	57.0	FR LOT 2 THEILE 2 SUB
014-033-007-000	Assessable	875.86	1,058.79	114.0	POR LOT 4 THEILE #2 SUB C-34
014-033-008-000	Assessable	875.86	1,058.79	114.0	FR LOT 5 THEILE 2 SUB
014-033-009-000	Assessable	768.30	928.76	100.0	FR LOT 6 THEILE 2 SUB
014-033-014-000	Assessable	875.86	1,058.79	114.0	FR L 3 THEILE #2 SUBD
014-033-025-000	Assessable	437.92	529.39	57.0	PAR A PMOR 22 132
014-033-028-000	Assessable	384.14	464.38	50.0	FR L 1 THEILE 2 SUBD
014-033-029-000	Assessable	384.14	464.38	50.0	FR L 1 THEILE 2 SUBD
014-053-003-000	Assessable	768.30	928.76	100.0	LOTS 1 2 THEILE 3 SUB
014-053-004-000	Assessable	384.14	464.38	50.0	LOT 3 THEILE 3 SUB
014-053-005-000	Assessable	384.14	464.38	50.0	LOT 4 THEILE 3 SUB
014-053-006-000	Assessable	384.14	464.38	50.0	LOT 5 THEILE 3 SUB
014-053-007-000	Assessable	384.14	464.38	50.0	L 6 THEILE 3 SUB
014-053-008-000	Assessable	384.14	464.38	50.0	L 7 THEILE #3
014-053-023-000	Assessable	1,110.64	1,342.62	144.56	L 8 THEILES SUBD
014-084-034-000	Assessable	872.94	1,055.26	113.62	FR SEC 11 10 6
014-091-014-000	Assessable	261.22	315.78	34.0	FR LOT 12 CHERRY GLEN TR
014-091-015-000	Assessable	253.52	306.49	33.0	FR LOTS 11 12 CHERRY GLEN
014-091-016-000	Assessable	253.52	306.49	33.0	FR LOT 11 CHERRY GLEN TR
014-091-017-000	Assessable	384.14	464.38	50.0	L 10 CHERRY GLEN TR
014-091-018-000	Assessable	384.14	464.38	50.0	LOT 9 CHERRY GLEN TR
014-091-019-000	Assessable	768.30	928.76	100.0	LOTS 7 8 CHERRY GLEN TR
014-091-020-000	Assessable	384.14	464.38	50.0	LOT 6 CHERRY GLEN TR
014-091-021-000	Assessable	384.14	464.38	50.0	LOT 5 CHERRY GLEN TR
014-091-022-000	Assessable	384.14	464.38	50.0	LOT 4 CHERRY GLEN TR
014-091-023-000	Assessable	384.14	464.38	50.0	FR LOTS 1 2 3 CHERRY GLEN TR
014-091-024-000	Assessable	768.30	928.76	100.0	FR LOTS 1 2 CHERRY GLEN TR
014-141-012-000	Assessable	384.14	464.38	50.0	LOT 12 CHERRY GL TR
014-141-013-000	Assessable	384.14	464.38	50.0	LOT 11 CHERRY GL TR
014-141-014-000	Assessable	384.14	464.38	50.0	LOT 10 CHERRY GL TR
014-141-015-000	Assessable	384.14	464.38	50.0	LOT 9 CHERRY GL TR
014-141-016-000	Assessable	384.14	464.38	50.0	LOT 8 CHERRY GL TR
014-141-017-000	Assessable	384.14	464.38	50.0	LOT 7 CHERRY GL TR
014-141-019-000	Assessable	255.84	309.28	33.3	FR LOT 5 CHERRY GL TR
014-141-020-000	Assessable	255.84	309.28	33.3	FR LOTS 4 5 CHERRY GL TR
014-141-021-000	Assessable	255.84	309.28	33.3	FR LOT 4 CHERRY GL TR
014-141-022-000	Assessable	384.14	464.38	50.0	LOT 3 CHERRY GL TR
014-141-023-000	Assessable	768.30	928.76	100.0	LOTS 1 2 CHERRY GL TR

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
014-141-026-000	Assessable	192.06	232.19	25.0	FR LOT 6 BLK B CHERRY GLEN
014-141-027-000	Assessable	192.06	232.19	25.0	FR LOT 6 BLK B CHERRY GLEN
014-191-016-000	Assessable	384.14	464.38	50.0	LOT 11 CHERRY GL TR
014-191-017-000	Assessable	384.14	464.38	50.0	LOT 10 CHERRY GL TR
014-191-018-000	Assessable	384.14	464.38	50.0	LOT 9 CHERRY GL TR
014-191-019-000	Assessable	384.14	464.38	50.0	LOT 8 CHERRY GL TR
014-191-020-000	Assessable	384.14	464.38	50.0	LOT 7 CHERRY GL TR
014-191-021-000	Assessable	768.30	928.76	100.0	LOTS 5 6 CHERRY GL TR
014-191-022-000	Assessable	768.30	928.76	100.0	LOTS 3 4 CHERRY GL TR
014-191-023-000	Assessable	768.30	928.76	100.0	FR LOTS 1 2 CHERRY GL TR
014-191-025-000	Assessable	384.14	464.38	50.0	LOT 12 CHERRY GL TR
014-251-011-000	Assessable	768.30	928.76	100.0	L 6 7 CHERRY GL TR
014-251-012-000	Assessable	768.30	928.76	100.0	L 4 5 CHERRY GL TR
014-251-013-000	Assessable	384.14	464.38	50.0	LOT 3 CHERRY GL TR
014-251-014-000	Assessable	384.14	464.38	50.0	LOT 2 CHERRY GL TR
014-251-015-000	Assessable	384.14	464.38	50.0	FR LOT 1 CHERRY GLEN TR
014-251-021-000	Assessable	768.30	928.76	100.0	LOTS 8 9 CHERRY GL TR
014-251-027-000	Assessable	1,152.44	1,393.14	150.0	1.2 AC SEC 11 10 6
472-180-009-000	Assessable	1,157.66	1,399.46	150.68	PARCEL A PARCEL MOR 1 11

Summary Fields	Value
ACTIVE PARCELS	76
LEVIED PARCELS	76
CHARGE	$38,258.88
MAXIMUM ASMT	$46,250.09
FRONT FOOTAGE	4,979.76

RESOLUTION NO. 22-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2022/2023, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Vernon Street Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of street lighting, landscaping, and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer") for the purpose of assisting with the establishment of the assessments, the annexation of territory, and to prepare and file an Engineer's Annual Levy Report (hereinafter referred to as the "Engineer's Report") with the City Clerk in accordance with the act, and in accordance with the California Constitution, Articles XIIIC and XIIID;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Engineer's Report: The City Council hereby orders the Engineer to prepare and file with the City Clerk the Engineer's Report concerning the levy of assessments for the District in accordance with Chapter 3, Section 22622 of the Act.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

RESOLUTION NO. 22-133

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Vernon Street Landscaping and Lighting District (hereafter referred to as the "District"), and initiated proceedings for Fiscal Year 2022/2023, pursuant to the provisions of the *Landscaping and Lighting Act of 1972*, *Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereafter referred to as the "Act") that provides for the levy and collection of assessments by the County of Placer for the City of Roseville to pay the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services for the purpose of assisting with the Annual Levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO *CHAPTER 3, SECTION 22624* OF THE ACT, AS FOLLOWS:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs of the improvements.

Section 2 Proposed improvements and any substantial changes in existing improvements: The improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Report describes all new improvements or substantial changes in existing improvements.

Section 3 Boundaries and Designation: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District is known and designated as:

"Vernon Street Landscaping and Lighting District"

Section 4 Proposed Assessment Amounts: The proposed assessments are outlined in the Report. District Assessments are calculated in accordance with the method of apportionment established for the District and do not exceed the assessment rates and annual inflationary adjustment previously authorized by City Council and approved by the property owners in accordance with the provisions of the California State Constitution, Article XIIID.

Section 5 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

Section 6 Notice: The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in a local newspaper not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices.

Section 7 Time and Place of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Wednesday, May 18, 2022 at 6:00 p.m.**, or as soon thereafter as feasible in the regular meeting chambers located at 311 Vernon Street, Roseville, California.

RESOLUTION NO. 22-134

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 22-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2022/2023

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of an Annual Levy Report (hereafter referred to as the "Engineer's Report") for the district known and designated as the Vernon Street Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California*, *beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, the City Council has retained Willdan Financial Services (hereinafter "Engineer"), for the purpose of assisting with the establishment of the assessments and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act, and in accordance with the requirements of the California Constitution, Articles XIIIC and XIIID; and,

WHEREAS, there has now been presented to this City Council the Engineer's Report as required by *Chapter 1, Article 4, Section 22566* of said Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, as set forth in said Engineer's Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Engineer's Report as presented, consists of the following:

a. A Description of Improvements
b. The Annual Budget (Costs and Expenses of Maintenance, Services, Operations and District Administration)
c. The Assessment Roll containing the Fiscal Year 2022/2023 Levy for each Assessor Parcel within the District

Section 3 The Engineer's Report is hereby approved on a preliminary basis, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 4 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

RESOLUTION NO. 22-135

PASSED, APPROVED, AND ADOPTED THIS_____day of_____, 2022.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I,_____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No._____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the_____day of_____, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

City of Roseville

Vernon Street Landscaping and Lighting District

FY 2022/23 Engineer's Annual Levy Report

Intent Meeting: April 20, 2022
Public Hearing: May 18, 2022

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Vernon Street
Landscaping and Lighting District

City of Roseville

Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2022/23 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30th day of March, 2022

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

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I. OVERVIEW

A. INTRODUCTION

The City of Roseville ("City") annually levies and collects special assessments in order to maintain the improvements within the Vernon Street Landscaping and Lighting District ("District"). The District was formed in January of 2001 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

The Engineer's Report ("Report") describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2022 through June 30, 2023. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year ("FY") 2022/23. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID (Proposition 218).

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant

to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

Prior to FY 2001/02, the City initiated (Resolution 00-523) and conducted property owner protest ballot proceedings (Resolution 01-22) in accordance with Article XIIID of the California Constitution ("Article XIIID") for the parcels within the District. An annual rate escalator was also included in the ballot that allows for an annual inflationary increase equal to the percentage change in the Consumer Price Index of the San Francisco-Oakland-Hayward Area (the "CPI") of each succeeding year (the "Escalation Percentage"). At the conclusion of the Public Hearing held on January 17, 2001, all property owner ballots returned were tabulated to determine if majority protest existed. The result of the protest proceeding was an approval of the assessment rate and the annual inflationary increase for maintaining the improvements within the District.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located in downtown Roseville and includes all parcels that front along Vernon Street between Folsom Road and the Riverside/Douglas Boulevard. See Appendix A for District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to a proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District ensures the continued maintenance, servicing, administration and operation of various landscape, lighting and streetscape improvements and associated appurtenances that are required to keep the improvements in a healthy, vigorous, and satisfactory condition. The assessable parcels receive benefit from the above improvements within the District.

Specific improvements include installation, maintenance and servicing of public facilities, including, but not limited to street trees, sidewalks, curbs, gutters, parking stripes, turf, brick pavers, planters, gateways, benches, bike racks, signage, trash receptacles, and lighting throughout the boundaries of the District (the "Improvements').

As applied herein, "installation" means the construction of public Improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, equipment, turf, brick pavers, planters, gateways, benches, bike racks and signage.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any Improvement, including repair, removal or replacement of all or any part of any Improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of Improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other Improvements.

Plans and specification for the Improvements to be maintained are on file in the office of the Economic and Community Services Director at 311 Vernon Street, Roseville, CA 95678.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs associated with the Improvements are equitably spread among all benefiting parcels within the District. Only parcels that receive direct benefit from the Improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided to the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be

imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit". The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIIID and 1972 Act. Additionally, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District's public rights-of-way and dedicated easements. The annual assessment is based on the historical and estimated cost to maintain the Improvements that provide a benefit to properties within these Districts. The

Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.
- Enhanced quality of life through well-maintained landscaped areas.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the District in proportion to the estimated special benefits to be received by each such parcel from the Improvements. The special benefit formula used should reflect the composition of the parcels, the Improvements and services provided to fairly proportion the costs based on estimated special benefit to each parcel within the District. All assessable parcels within the District shall receive a direct special benefit from the services and Improvements provided by the District.

Article XIIID of the California Constitution specifies that only special benefits are assessable and that the City must separate the general benefits from the special benefits conferred on any parcel. Since the District is a downtown business area and the Improvements that affront each District parcel primarily attract and retain an increased customer base, these benefits enhance the District parcels and there is no measurable benefit to the public at large. Therefore, 100% of the Improvements are considered special benefit to the District parcels. The cost of

maintaining the Improvements is therefore identified as special benefit and has been allocated to the special assessments.

It was determined that a uniform assessment rate per foot of frontage upon Vernon Street would fairly distribute the net amount to be assessed due to the following reasons:

1. The assessments are based upon a specific property owner's special benefit received from the Improvements.
2. The special benefits should be directly related to the extent at which a property fronts the improvements, relative to other properties in the District.

The base assessment rate for the District was $4.59 per linear foot in FY 2001/02 and was determined using the formula below.

$$\textbf{\textit{Assessment Rate Per Foot}} = \frac{\textbf{\textit{Balance to Levy}}}{\textbf{\textit{Total Feet of Frontage}}}$$

The annual assessment amount for each parcel was then determined using the formula below:

Parcel Front Footage x Rate per Linear Foot = Parcel Assessment Amount

D. ANNUAL INFLATIONARY ADJUSTMENT

Commencing with FY 2002/03, the maximum assessment rate is to increase annually by the percentage change in the Consumer Price Index of the San Francisco-Oakland-Hayward ("CPI") as of January of each succeeding year (the "Escalation Percentage"). Since the Department of Labor, Bureau of Labor Statistics does not publish a CPI for January; the CPI for preceding month shall be used since this is the CPI *available* in the month of January. The District's starting CPI Index of 184.1, December of 2000, is hereby established as the base CPI (the "Base Year CPI Index").

In applying this year's CPI increase, the Escalation Percentage will increase the FY 2022/23 maximum assessment rate by 4.24% over that of the prior year.

If the proposed assessment increases over the prior fiscal year by a percentage no greater than the Escalation Percentage as defined above, then the proposed assessment is not considered an increase. This assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment rate for the Current Fiscal Year is less than or equal to the calculated maximum assessment rate, then the proposed annual assessment is not considered an increased assessment.

E. APPEALS AND INTERPRETATION

Any property owner, who believes that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Finance Director of the City of Roseville or his or her designee. Any such appeal is limited to correction of an assessment during the then Current Fiscal Year. Upon the filing of any such appeal, the Director of Housing and Redevelopment or his or her designee will promptly review the appeal and any information provided by the property owner. If the Director of Housing and Redevelopment or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. However, if any such changes are approved after the County of Placer's deadline for adjustments to the tax roll, the Director of Housing and Redevelopment or his or her designee is authorized to approve a refund of the reduction amount to the property owner. Any dispute over the decision of the Director of Housing and Redevelopment or his or her designee, shall be referred to the City Council of the City of Roseville and the decision of the City Council of the City of Roseville shall be final.

F. DETERMINATION OF FRONT FOOTAGE

The front footage of each assessable parcel is subject to revision and/or correction using measurements of front footage found on the then current Placer County Assessor's Parcel Maps or through direct measurement by City personnel. Any such correction that increases a Parcel Assessment shall not be considered an increased assessment subject to the procedural provisions of Article XIIID.

III. DISTRICT BUDGET

A. FY 2022/23 BUDGET

DESCRIPTION	AMOUNT (FUND 2019)
DIRECT COSTS	
Contract Maintenance - Landscaping	$5,018.00
Repair & Maintenance - Landscaping	8,400.00
Repair & Maintenance - Lighting	5,000.00
Repair and Maintenance - Streetscape and Signage	1,250.00
Repair and Maintenance - Tree Work	4,500.00
Utilities	10,300.00
Rehab Reserve Project Expenditures	7,250.00
Total Direct Costs	**$41,718.00**
ADMINISTRATION COSTS	
City Administration	$812.00
Contract Administration - Park's Dept	2,434.00
County Auditor Fees	422.86
Consulting & Professional Services	3,725.00
Public Hearing Publishing Costs	366.00
Total Administrative Costs	**$7,759.86**
Total Direct and Administration Costs	**$49,477.86**
BUDGET ADJUSTMENTS	
Replenishment/(Use) of Operating Reserve	$0.00
Contribution for /(Use of) Rehab Reserve	(7,191.81)
Rounding Adjustment	(1.89)
Total Adjustments	**($7,193.70)**
BALANCE TO LEVY	**$42,284.16**

Fund balance information is reported in Section C on the following page.

B. FY 2022/23 ASSESSMENT RATES

DESCRIPTION	AMOUNT (FUND 2019)
FY 2022/23 ASSESSMENT RATES	
Number of Assessable Parcels	60
Total Assessable Front Footage	5,370.76
Assessment Rates	
Applied Assessment Rates per each Foot of Frontage	$7.8730
Maximum Assessment Rates per each Foot of Frontage	$7.8734
Potential Maximum Assessment	**$42,286**

C. FY 2022/23 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNT (FUND 2019)
OPERATING RESERVE	
Beginning Operating Reserve Balance 7-1-2022 (est.)	**$80,162.19**
add: Replenish from FY 22/23 Levy	
less: Use for FY 22/23 Expenses	
Transfer from/(to) the Rehab Reserve	(59,303.19)
Ending Operating Reserve Balance 6-30-2023 (est.)	**$20,859.00**
REHABILITATION RESERVE	
Beginning Rehab Reserve Balance 7-1-2022 (est.)	**$8,827.62**
add: Collect from FY 22/23 Levy	58.19
less: Use for FY 22/23 Rehab Projects	(7,250.00)
Transfer from/(to) the Operating Reserve	59,303.19
Ending Rehab Reserve Balance 6-30-2023 (est.)	**$60,939.00**

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the “improvements”).

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance – Tree Work - This line item includes annual costs for tree maintenance not included in the annual contract maintenance portion of the budget. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public rights-of-way

or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total linear footage of that portion of each assessable parcel's boundary that is contiguous with Vernon Street.

Applied Assessment Rate per Front Foot - This amount represents the rate being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Assessment Rate per Front Foot - This amount represents the maximum rate that can be being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2022 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2022 to December 31, 2022, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 22/23 Levy – This amount is added to the FY 2022/23 levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Expenses – The amount of the Operating Reserve to be used to fund FY 2022/23 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2022 (the beginning of the Fiscal Year) through December 31, 2022. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all

funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2023 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2023. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2022 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2022. Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 22/23 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 22/23 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2023 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2023. These funds shall be used

to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

The Report provides a five-year Capital Improvement Plan ("CIP") which shows projected expenditures related to the rehabilitation, restoration and/or replacement of District improvements, and other allowable costs. The Current Fiscal Year CIP is shown in the preceding Budget Section A. The projected CIP costs for the remaining four years are shown in the table below.

Description	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	4 Year Total
Repair, replace and/or refurbish street furniture	$3,000	$1,000	$3,000	$1,000	**$8,000**
Non-routine tree work	2,250	2,250	2,250	2,250	**9,000**
Replace, repair, renovate and/or refurbish plants, landscaping & related materials	10,000	3,000	7,000	2,000	**22,000**
Replace, repair, and/or refurbish light standard	2,000	5,000	2,000	5,000	**14,000**
Replace, repair electrical outlets	2,000	2,000	2,000	2,000	**8,000**
Total Projected Expenses	**$19,250**	**$13,250**	**$16,250**	**$12,250**	**$61,000**

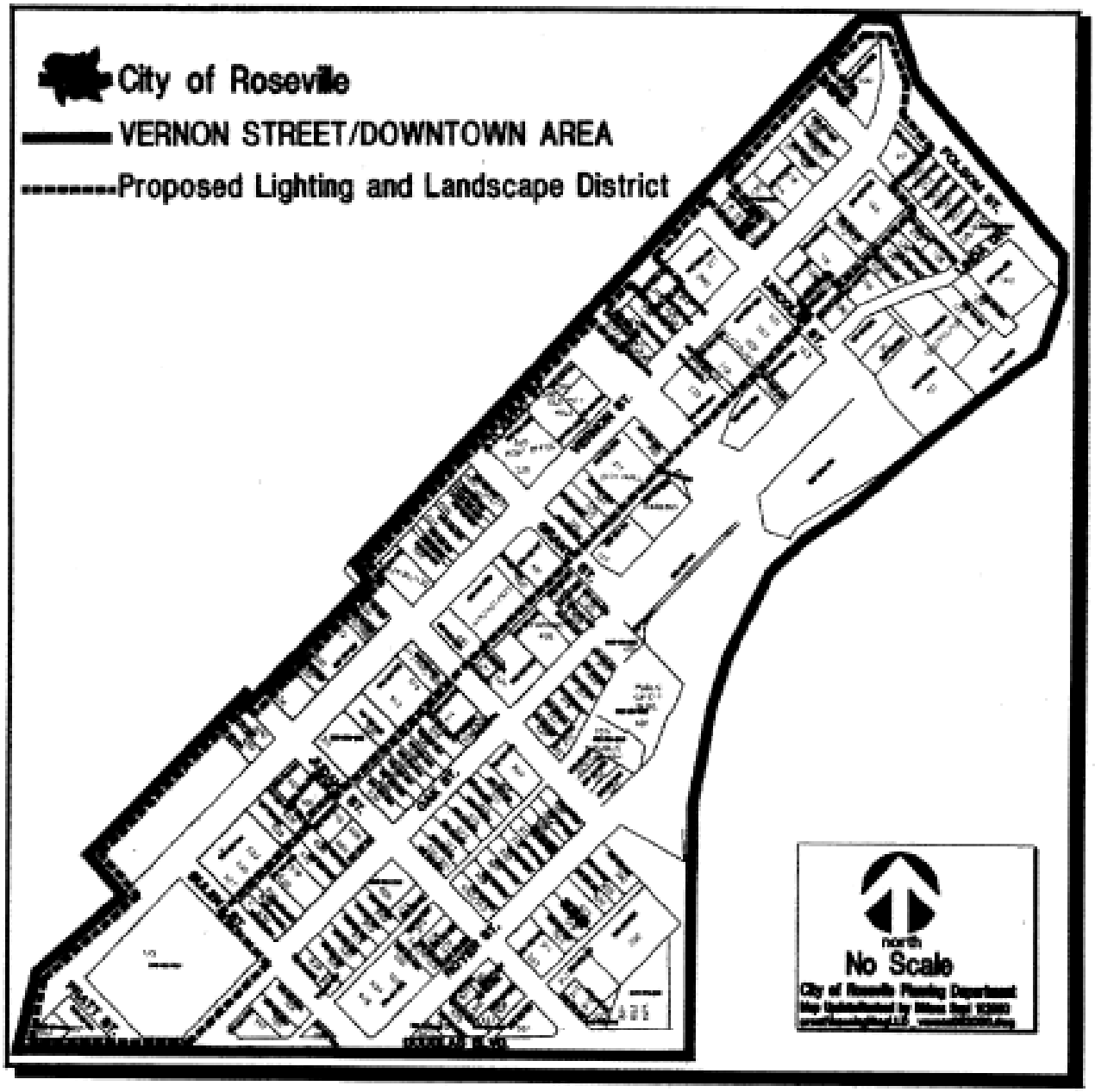
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Districts' Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and/or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

Assessment diagram



APPENDIX B — FY 2022/23 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2022/23. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2022/23 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
013-070-004-000	Assessable	$ 1,855.00	$ 1,855.00	235.61	FR SEC 2 10 6
013-071-001-000	Assessable	393.64	393.64	50.0	LOT 8 BLK 1
013-071-002-000	Assessable	393.64	393.64	50.0	LOT 7 BLK 1 RSVLE
013-071-003-000	Assessable	393.64	393.64	50.0	LOT 6 BLK 1 RSVLE
013-071-004-000	Assessable	787.30	787.30	100.0	L 4 5 BLK 1
013-071-006-000	Assessable	787.30	787.30	100.0	FR LOTS 1 2 BLK 1
013-071-009-000	Assessable	393.64	393.64	50.0	L 3 2 BLK 1
013-072-008-000	Assessable	787.30	787.30	100.0	POR LOTS 15 & 16 BLK 15 ROSEVILLE TOWNSITE
013-072-010-000	Assessable	787.30	787.30	100.0	LOTS 13 14 BLK 15
013-072-011-000	Assessable	393.64	393.64	50.0	LOT 12 BLK 15
013-072-012-000	Assessable	1,180.96	1,180.96	150.0	L 9 10 11 BLK 15
013-073-011-000	Assessable	1,023.50	1,023.50	130.0	LOTS 1 2 BUTLER SUBD
013-091-003-000	Assessable	1,180.96	1,180.96	150.0	L 1 2 3 BL 3
013-091-010-000	Assessable	1,716.34	1,716.34	218.0	LOTS 4, 5 , 6&7&POR 8 & CITY ST BLK3 TOWN OF RSVL
013-092-005-510	Assessable	196.82	196.82	25.0	FR L 5 BLK 2
013-092-005-520	Assessable	196.82	196.82	25.0	FR L 5 BLK 2
013-092-006-000	Assessable	393.64	393.64	50.0	FR LOT 4 BLK 2
013-092-007-000	Assessable	393.64	393.64	50.0	LOT 3 BLK 2
013-092-008-000	Assessable	316.88	316.88	40.25	FR LOT 2 BLK 2
013-092-009-000	Assessable	472.14	472.14	59.97	FR LOTS 1 2 BLK 2
013-092-014-000	Assessable	1,180.96	1,180.96	150.0	FR SEC 2 10 6
013-093-003-000	Assessable	787.30	787.30	100.0	FR LOTS 14 LOTS 15 16 BLK 14
013-093-004-000	Assessable	228.32	228.32	29.0	FR LOT 14 BLK 14
013-093-005-000	Assessable	165.32	165.32	21.0	FR L 14 BLK 14 RSVLLE
013-093-006-000	Assessable	598.36	598.36	76.0	FR LOT 12 LOT 13 BLK 14
013-093-007-000	Assessable	1,369.92	1,369.92	174.0	LOTS 9 10 11 FR LOT 12 BLK 14
013-121-002-000	Assessable	1,180.96	1,180.96	150.0	L 4 5 6 BLK 5
013-121-003-000	Assessable	393.64	393.64	50.0	LOT 3 BLK 5
013-121-004-000	Assessable	788.26	788.26	100.12	PAR A PMOR 18 117
013-121-005-000	Assessable	393.64	393.64	50.0	L 7 BLK 5 RSVLE
013-121-006-000	Assessable	394.12	394.12	50.06	L 8 BLK 5 RSVLLE
013-122-001-000	Assessable	394.84	394.84	50.15	FR L 7 8 BLK 4
013-122-002-000	Assessable	185.02	185.02	23.5	FR LOT 7 BLK 4
013-122-003-000	Assessable	207.44	207.44	26.35	FR L 7 BLK 4
013-122-004-000	Assessable	393.64	393.64	50.0	L 6 BLK 4
013-122-005-000	Assessable	393.64	393.64	50.0	LOT 5 BLK 4
013-122-009-000	Assessable	710.08	710.08	90.19	L 1 FR L 2 BLK 4
013-122-010-000	Assessable	472.38	472.38	60.0	L 3 FR 2 BLK 4 RSVLLE
013-122-011-000	Assessable	157.46	157.46	20.0	FR L 4 BLK 4 RSVLLE
013-122-012-000	Assessable	236.18	236.18	30.0	FR L 4 BLK 4 RSVL
013-123-017-000	Assessable	867.30	867.30	110.16	PAR 1 PMOR 18 155
013-123-021-000	Assessable	572.76	572.76	72.75	PAR 1 PMOR 32-99
013-123-024-000	Assessable	1,147.04	1,147.04	145.69	1.1 AC PAR 3 PMOR 32-99
013-123-026-000	Assessable	561.04	561.04	71.26	PAR 2 PMOR 32-99
013-124-006-000	Assessable	393.64	393.64	50.0	LOT 16 BLK 13
013-124-007-000	Assessable	393.64	393.64	50.0	L 15 BLK 13
013-124-008-000	Assessable	393.64	393.64	50.0	LOT 14 BLK 13
013-124-017-000	Assessable	1,180.96	1,180.96	150.0	LOTS 11 12 13 BLK 13 & POR ALLEY WAY
013-124-018-000	Assessable	611.74	611.74	77.7	LOT 10 BLK 13 & POR CITY STREET & ALLEY WAY
013-151-004-000	Assessable	787.30	787.30	100.0	POR L 7 & 8 BLK 6
013-152-012-000	Assessable	393.64	393.64	50.0	L 11 BLK 10
013-152-017-000	Assessable	787.30	787.30	100.0	PAR A PMOR 21 141
013-152-021-000	Assessable	1,968.28	1,968.28	250.0	LOTS 12-16 BLK 10 ROSEVILLE ORIGINAL TOWN
013-153-013-000	Assessable	1,141.60	1,141.60	145.0	FR L 10 L 11 12 BLK 11
013-153-014-000	Assessable	464.50	464.50	59.0	LOT 9 FR 10 BLK 11
013-153-019-000	Assessable	588.82	588.82	74.79	LOT 13 FR LOT 14 BLK 11
013-153-023-000	Assessable	985.80	985.80	125.21	PAR A & B PMOR 1 1

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2022/23 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	CHARGE	MAXIMUM ASMT	FRONT FOOTAGE	LEGAL DESCRIPTION
013-161-001-000	Assessable	511.74	511.74	65.0	FR L 9 10 BLK 8
013-161-002-000	Assessable	708.58	708.58	90.0	FR LOT 10 11 BLK 8
013-162-001-000	Assessable	3,149.26	3,149.26	400.0	BLK 9 ROSEVILLE
013-250-032-000	Not Balloted	-	-	0.0	FR SEC 2 10 6
013-250-033-000	Not Balloted	-	-	0.0	53.6 AC FR SEC 2 10 6 SBE # 872-31-2Y PAR 57
013-250-034-000	Not Balloted	-	-	0.0	FR SEC 2 10 6 SBE # 872-31-2Y PAR 58 MRO

Summary Fields	Value
ACTIVE PARCELS	63
LEVIED PARCELS	60
CHARGE	$42,284.16
MAXIMUM ASMT	$42,284.16
FRONT FOOTAGE	5,370.76

COUNCIL COMMUNICATION

CC #: 2015
File #: 0800-03

Title:	Utility Billing Field Collection System - Master Sales Agreement Amendment
Contact:	Jason Kemp 916-746-1284 jkemp@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a Second Amendment to the Master Sales Agreement with Itron, Inc. Furthermore, staff requests 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.

BACKGROUND

The City currently contracts with Itron to provide hardware and software for meter reading and billing purposes. This Second Amendment to the Master Sales Agreement is for the purpose of licensing the Field Tools Advanced software to the agreement. This software provides advanced features needed to support the meter upgrade project.

FISCAL IMPACT

The total annual cost of the second amendment is not to exceed $3,905. The first year is pro-rated and will cost $2,527.92. Funding for this amendment is included in the adopted FY2021-22 Electric Fund budget. This recommendation has no impact on the City's 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)).

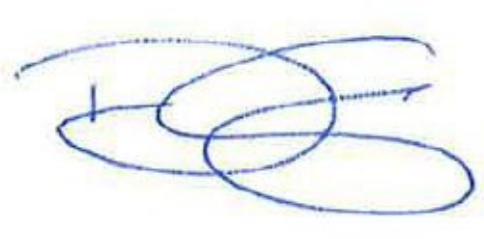
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Jason Kemp, Utility Billing and Field Services Supervisor

Daniel Beans, Electric Utility Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-095

Amendment

RESOLUTION NO. 22-095

APPROVING A SECOND AMENDMENT TO THE MASTER SALES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ITRON, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the Second Amendment to the Master Sales Agreement, regarding licensing for Field Tools Advanced software, between the City of Roseville and Itron, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Second Amendment to the Master Sales Agreement is approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute 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 _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Second Amendment

This Second Amendment (this "***Amendment***") is effective as of the last date of execution below ("***Amendment Effective Date***").

RECITALS

WHEREAS Itron, Inc. ("Itron") and City of Roseville, California ("***Customer***") entered into that certain Master Sales Agreement dated December 20, 2017 (the "***Agreement***").

WHEREAS the Parties executed the First Amendment on September 17, 2020 whereby Customer Licensed Field Collection Service and added an Itron Mobile subscription to the Agreement.

WHEREAS the Parties now wish to amend the Agreement for the purpose of licensing Field Tools Advanced to the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and obligations below, Itron and *Customer* agree to the foregoing recitals and as follows:

1. Capitalized terms used herein that are not otherwise defined in this Amendment shall have their meanings specified in the Agreement.

2. Add to Transaction Summary, the following row to the "Pricing Summary (Attached)".

BMR# 23476-22 Ver4 Mar, March 9, 2022

3. Add to the Technology & Services Addendum, Software as a Service Addendum, Service Level Attachment to Software as a Service Addendum, Section 1 Sizing Criteria:
   Add to the Itron Solution Application(s) row: **Field Tools Advanced**

4. Section 5.1 of the Agreement is hereby amended in its entirety to read:

   The initial term of this Agreement runs from the Effective Date until November 30, 2022, at which time it shall automatically renew for successive one (1) year periods-with up to a maximum of three (3) annual renewal terms in total - unless either Party provides one hundred eighty (180) days' prior written notice by either Party of intent not to renew prior to the applicable expiration date.

5. Except as provided in this Amendment, all terms and conditions of the Agreement remain unchanged and in full force and effect. In the event of a conflict or ambiguity between this Amendment and the Agreement, this Amendment shall control.

6. This Amendment may be executed in counterparts, which may be delivered by email, facsimile transmission or similar means.

INTENDING TO BE LEGALLY BOUND, each party represents and warrants that it has all necessary power and authority to enter into this Amendment to the Agreement.

(Signature page follows.)

AGREED:

Itron, Inc.	**Customer**
Signature	Signature
Tom Deitrich Printed Name	Printed Name
President and CEO Title	Title
March 28, 2022 Date	Date

Itron

Electric / Gas / Water
Information collection analysis and application

2111 N. Molter Rd.
Liberty Lake, WA 99019
fax: 866-787-6910
www.itron.com

Pricing Summary for

City of Roseville, California

BMR# 23476-22 Ver4 Mar
March 9, 2022

Item	Part Number	Description	Qty	Unit Price	Extended Price	Notes
Itron Cloud Services						*(1,2)*
Setup Fees						
1	FTA-SETUP-FEE	Field Tools Advanced Value-Add Setup Fee			$250.00	
Annual Subscription Fees					**7-Month Total**	
2	FTA H-SUB	Field Tools Advanced, From 100,001 - 150,000 Endpoints, Electronic Delivery ***May 1, 2022 through November 30, 2022***			$2,277.92	
		Itron Cloud Services Total			**$2,527.92**	

Notes and Assumptions

(1) Every new Field Tools Advanced customer must have Itron setup their Business Unit to make the Advanced Value-add features available to the Field Tools app or mobile client.

(2) Subscriptions are an annual fee shown in List Price, to gain access to the Advanced Value-add features of Field Tools. Quantity pricing is based on the total number of distinct endpoints owned by the utility.

(3) Unless otherwise agreed by the parties, Itron reserves the right to renew Recurring Services after the first year at the then-current price list.

(4) Freight and taxes are not included. Prices are in US dollars.

(5) Pricing is valid for 60 Days from the date of this quote. If a PO is not submitted within 60 Days, a new quote will be required.

COUNCIL COMMUNICATION

CC #: 2030
File #: 0800-03

Title: Load Research System Software - Sole Source Master Sales Agreement
Contact: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a three year Master Sales Agreement (MSA) with Itron for three separate software licenses including Load Research System (LRS), MetrixLT, and MetrixND for utility data analytics.

BACKGROUND

Roseville Electric Utility uses Itron's Load Research System (LRS), MetrixLT, and MetrixND software to accomplish a variety of data analysis tasks. The LRS software is used to analyze customer energy usage at the 15 minute interval level. This data allows the Utility to develop cost-based rates and structures by customer group in compliance with the City Council approved ratemaking polices. The LRS software is also used to forecast future energy demand and develop energy efficiency programs.

Itron's MetrixLT and MetrixND are statistical analysis software packages that allow the Utility to develop forecasts for energy demand and revenue. MetrixND forecasts monthly energy and revenue used in budget planning, financial forecasting, and long term power contracting. MetrixLT translates the monthly forecast into load shapes used for the Integrated Resource Plan and distribution system planning.

Roseville Electric Utility has utilized Itron's fully integrated electric load analysis tools for load research and forecasting for several years. This relationship has afforded the Utility access to industry best practices and tools, maintained software interface continuity and compatibility, and will support the future development and implementation of time of use rate structures.

FISCAL IMPACT

The total cost for the three year master sales agreement is $86,527.41, which includes licensing for all three software products. The licensing costs for Year 1 is $26,141.24 and funding is available in the approved Electric FY2021-22 budget. Future funding requirements are

$28,755.33 for FY2022-23 and $31,630.86 for FY2023-24.

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 Master Sales Agreement for software licenses meets the above criteria and is not subject to CEQA. No additional environmental review is required.

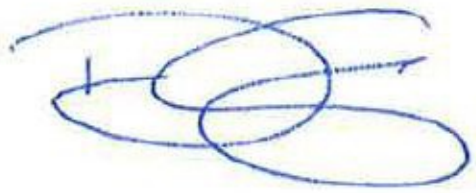
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Remain fiscally responsible in a changing world.

Respectfully Submitted,

Joanna Cucchi, Senior Electric Business Analyst

Daniel Beans, Electric Utility Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-108

Itron Master Sales Agreement

RESOLUTION NO. 22-108

APPROVING A THREE YEAR SOLE SOURCE MASTER SALES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ITRON, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a three year sole source Master Sales Agreement for software licenses, including Load Research System (LRS), MetrixLT, and MetrixND, between the City of Roseville and Itron, 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 Master Sales 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

MASTER SALES AGREEMENT

General Terms and Conditions

This Master Sales Agreement (this "**Agreement**") is made between Itron, Inc. an entity organized under the laws of Washington having an address at 2111 N. Molter Road, Liberty Lake, WA 99019, USA ("**Itron**") and City of Roseville, California, an entity organized under the laws of California, having an address at Account Payable 311 Vernon Street Roseville, CA 95678-2649 ("**Customer**") on March 1, 2022 ("**Effective Date**"). Itron and Customer are collectively referred to as the "Parties" or a "Party", as applicable.

1 Introduction

1.1 Scope and Structure.
This Agreement applies to certain products and services provided by Itron to Customer and consists of these General Terms and Conditions, Addenda, Order Documents and Statements of Work.

1.2 General Terms and Conditions.
These General Terms and Conditions contain terms and conditions that are generally applicable to all products and services provided by Itron to Customer under this Agreement.

1.3 Addenda.
Addenda contain supplemental terms and conditions applicable to certain categories of products and services. Addenda incorporated into this Agreement on the Effective Date are identified on the Attachment Schedule. The Parties may add additional Addenda to this Agreement by written amendment after the Effective Date.

1.4 Order Documents.
Order Documents contain Fees and any related Statement of Work and supplemental terms and conditions applicable to specific products and/or services. Order Documents incorporated into this Agreement on the Effective Date are identified on the Attachment Schedule. The Parties may execute additional Order Documents after the Effective Date.

1.5 Order of Precedence.
In the event of a conflict between these General Terms and Conditions and an Addendum, the Addendum shall control. In the event of a conflict between an Order Document and these General Terms and Conditions or an Addendum, the Order Document shall control, but only with respect to the applicable products and services. These General Terms and Conditions, an Addendum or Order Document, as applicable, shall control over any conflict with a Statement of Work.

1.6 Purchase Order Requirement.
Customer shall purchase or license products or services described in each Order Document or Statement of Work under this Agreement by issuing a purchase order or similar ordering document accepted by Itron ("Purchase Order") indicating specific products and services, Itron part numbers, quantity, unit price, total purchase price, shipping instructions, requested shipping dates, bill-to and ship-to addresses, tax exempt certifications, if applicable, and contract reference. No contingency contained on any Purchase Order shall be binding upon Itron. The terms of this Agreement shall apply, regardless of any additional or conflicting terms of any Purchase Order or other correspondence or documentation

submitted by Customer to Itron, and any such additional or conflicting terms are deemed rejected by Itron.

2 Definitions.

The following defined terms are used throughout this Agreement. Additional terms may be defined in Addenda, Order Documents and Statements of Work.

Affiliate means any legal entity that directly or indirectly controls, is controlled by, or is under common control with, a Party to this Agreement, where "control" means ownership of at least fifty (50) percent of the equity having the power to vote on or direct the affairs of the entity.

Claim means an unaffiliated third-party claim, action, cause of action, or demand for damages, cost or expense (including reasonable attorney's fees) or other relief.

Confidential Information means any confidential, trade secret or other proprietary information disclosed by a Party or a Party's Affiliate related to its business that is designated as "confidential" or which a reasonable person knows or should understand to be confidential, regardless of the form of disclosure and whether of a technical, business or financial nature, including but not limited to processes and methods, product design and details of operation, product plans, prototypes, schedules, results, reports, computer programs, databases, compilations of data, engineering activity, manufacturing activity, analytical methods, strategies, and the like, but excluding information that: (i) is now or becomes generally available to the public through no fault or breach of the receiving Party; (ii) is rightfully in the receiving Party's possession, or known by it, prior to its receipt from the disclosing Party; (iii) is rightfully disclosed to the receiving Party by a third- party, free of any obligation of confidentiality; (iv) is developed by the receiving Party independently and without reference to the disclosing Party's Confidential Information, or (v) is rightfully disclosed pursuant to the applicable laws or regulations, or rules of any stock exchange, or orders of the court or other government authorities with notice to the disclosing Party.

Customer Data means all data about Customer's existing or prospective end users that Itron acquires, develops, or derives in connection with performance under this Agreement. Such customer data may include, without limitation, any personally identifying information relating to a Customer's existing or prospective end user, or any other information that, either individually or when combined with other information could be used to identify a particular Customer end user or a prospective Customer end user, which information is not generally available to the public.

Defended Party means a Party entitled to defense and indemnification from the other Party under Section 7 ("Third-Party Claims") of these General Terms and Conditions.

Defending Party means a Party obligated to provide defense and indemnification to the other Party under Section 7 ("Third Party Claims") of these General Terms and Conditions.

Documentation means user manuals, training materials, product descriptions and specifications, technical manuals, supporting materials and other documentation relating to products and services offered by Itron, which Itron customarily makes available to its customers.

Fees means all amounts payable to Itron by Customer for products and services provided under this Agreement, as set forth in an Order Document or Statement of Work.

Intellectual Property and **Intellectual Property** Rights mean all industrial and intellectual property, including, without limitation, patents, patent applications, invention registrations, and all other rights in inventions, copyrights in published and unpublished works, whether registered or unregistered, know-how, trade secrets, and confidential and proprietary information, whether such intellectual property has been created, applied for or obtained anywhere throughout the world.

Order Document means (i) any document attached hereto and identified as an Order Document or SOW on the Attachment Schedule on the Effective Date, and (ii) any other document identified as an Order Document or SOW that contains Fees and any related Statement of Work and

supplemental terms and conditions applicable to specific products and/or services, references this Agreement, and is executed by the Parties after the Effective Date.

Statement of Work or SOW means any document describing services to be provided by Itron that is (i) attached hereto and identified as a Statement of Work on the Attachment Schedule, or attached to an Order Document, on the Effective Date, or (ii) any other document identified as a Statement of Work that references this Agreement and is executed by the Parties, or is attached to an Order Document that is executed by the Parties, after the Effective Date.

Territory means the country in which Itron delivers products and services to Customer.

3 Term.

The initial term of this Agreement begins on the Effective Date and expires three (3) years following the Effective Date. Thereafter, the term of this Agreement will automatically renew for successive one-year periods, unless either Party provides the other with written notice of its intent not to renew at least ninety (90) days prior to commencement of the next renewal period. Any in-process Statements of Work and any accepted Purchase Orders as of the expiration date of this Agreement shall be completed by the Parties and the term of this Agreement will be extended solely for that purpose until completion. This section is subject to Section 11 ("Termination") of these General Terms and Conditions.

4 Warranties and Disclaimer.

4.1 Warranties.

All warranties relating to products and services provided by Itron under this Agreement are set forth in the applicable Addendum or Order Document.

4.2 Disclaimer.

EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED BY ITRON UNDER SECTION 4.1 ("WARRANTIES") OF THESE GENERAL TERMS AND CONDITIONS, ITRON MAKES NO WARRANTY OF ANY KIND RELATING TO PRODUCTS AND SERVICES AND DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING WITHOUT LIMITATION, (I) IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (II) WARRANTIES OF TITLE AND AGAINST INFRINGEMENT, AND (III) WARRANTIES ARISING FROM A COURSE OF DEALING, USAGE OR TRADE PRACTICE. TO THE EXTENT ANY IMPLIED WARRANTY CANNOT BE EXCLUDED, SUCH WARRANTY IS LIMITED IN DURATION TO THE EXPRESS WARRANTY PERIOD. ITRON AND ITS SUPPLIERS DO NOT WARRANT OR REPRESENT THAT PRODUCTS OR SERVICES WILL BE FREE FROM BUGS, ERRORS OR THAT THEIR USE WILL BE UNINTERRUPTED OR ERROR-FREE. ITRON ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY INTERRUPTION OR CESSATION OF TRANSMISSION TO OR FROM ITS DATA CENTERS OR DATA CENTERS OF ITS VENDORS VIA WAN, CELLULAR OR OTHER PUBLIC COMMUNICATIONS OR BROADBAND SYSTEMS (INCLUDING OUTAGES, DEVICE NON-REACHABILITY, LOSS OR INACCURATE READING) OR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES ARISING FROM CHANGES MADE BY CUSTOMER TO THE CONTENT OR PROGRAMMING OF EQUIPMENT (UNLESS CAUSED BY A DEFECTIVE PRODUCT). THESE DISCLAIMERS WILL APPLY NOTWITHSTANDING ANY FAILURE OF THE ESSENTIAL PURPOSE OF ANY LIMITED REMEDY PROVIDED UNDER THIS AGREEMENT.

5 Intellectual Property.

5.1 Reservation of Intellectual Property.

Subject to the limited rights expressly granted by Itron to Customer under this Agreement: (i) Itron reserves all rights, title and interest in and to all of its Intellectual Property, and (ii) as between the Parties, Itron owns all rights, title and interest in and to its Confidential Information and the products, services and related deliverables provided by Itron under this Agreement. Subject to the limited rights expressly granted by Customer to Itron under this Agreement, Customer reserves all rights, title and interest in and to all of its Intellectual Property, and (ii) as between the Parties, Customer owns all right, title and interest in and to its Confidential Information and Customer Data. All rights, titles, and interests

not specifically and expressly granted by either Party hereunder are hereby reserved. Nothing in this Agreement will be understood to preclude or limit Itron from providing software, materials, or services for itself or other clients, irrespective of the possible similarity of such software, materials or services to those delivered to Customer.

5.2 Customer Suggestions.
Itron shall have a royalty-free, worldwide, irrevocable, perpetual license to use and incorporate into any products and services any suggestions, enhancement requests, recommendations or other feedback provided by Customer.

6 Fees, Invoicing, Payment, and Taxes.

6.1 Fees.
Fees for products and services are set forth in the applicable Order Document or Statement of Work. Unless otherwise provided in an applicable Addendum, Order Document, or Statement of Work, Fees for products and services are in US Dollars and valid for one (1) year from the effective date of the Order Document or Statement of Work.

6.2 Invoicing.
Itron will invoice Customer for products and services in accordance with the applicable Addendum, Order Document or Statement of Work. Itron will issue invoices to Customer via US Mail to an address which Customer shall designate. Electronic copies of invoices can be emailed to an email address, which Customer shall designate.

6.3 Payment.
Customer must pay each invoice within thirty (30) days of the invoice issuance date. Payment must be made in US Dollars and made by electronic transfer to a bank account designated by Itron.

6.4 Invoice Disputes.
Customer shall notify Itron in writing of any dispute with any invoice (along with substantiating documentation and a reasonably detailed description of the dispute) within ten (10) days from the original invoice date. Invoices for which no such timely notification is received shall be deemed accepted by Customer as true and correct, and Customer shall pay all amounts due under such invoices within the period set forth in Section 6.3. The Parties shall seek to resolve all such disputes expeditiously and in good faith in accordance with the dispute resolution provisions set forth in Section 14. Notwithstanding anything to the contrary, each Party shall continue performing its obligations under this Agreement during any such dispute, including, without limitation, payment by Customer of all undisputed amounts due and payable under this Agreement.

6.5 Late Payment.
Except for invoiced payments that Customer has timely disputed, all late payments shall bear interest at the lesser of the rate of one percent (1%) per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Customer shall also reimburse Itron for all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under this Agreement or at law (which Itron does not waive by the exercise of any rights hereunder), Itron shall be entitled to suspend the provision of any services and/or delivery of any products if Customer fails to pay any undisputed amounts when due hereunder and such failure continues for fifteen (15) days following written notice thereof.

6.6 Right to Sell Receivables.
Customer agrees that Itron is entitled to sell and assign amounts due by Customer related to an undisputed invoice to any third party. Customer agrees to promptly sign all such documents, and take all such further actions, as Itron may reasonably request from time to time to facilitate and/or evidence such sale and assignment.

6.7 No Setoff.
Customer shall not withhold payment of any amounts due and payable under this Agreement by reason of any setoff of any claim or dispute with Itron, whether relating to Itron's breach, bankruptcy, or otherwise.

6.8 Taxes.
All prices are exclusive of any taxes, however designated, including without limitation sales or use, goods and services, consumption or other similar fees or taxes imposed on it with respect to the payments due to Itron under this Agreement. Customer shall be responsible for and pay on a timely basis any taxes imposed on it related to products and services provided by Itron pursuant to this Agreement (except for taxes based on Itron's net income) or shall present Itron with an exemption certificate or direct pay permit authorized by the relevant taxing authorities. Applicable taxes shall, to the extent practical, be billed as a separate item on the invoice. The Parties agree to fully cooperate with one another regarding taxes and any related issues arising from this Agreement and to use reasonable efforts to make use of any lawful reliefs or exemptions that could apply. Customer shall indemnify and hold Itron and its affiliates harmless from any tax liability assessed against Itron or its affiliates but rightfully owed by Customer arising from or related to transactions relating to this Agreement.

7 Third-Party Claims.

7.1 General Claims.
The Defending Party will defend the Defended Party from and against Claims arising from personal bodily injury, death, or damage to tangible personal property or real property, and will indemnify the Defended Party from resulting settlements approved by the Defending Party and final judgments entered against the Defended Party, to the extent caused by the negligence of the Defending Party.

7.2 Infringement Claims.
Itron will defend, or at its option settle, any Claim against Customer alleging that any Itron-branded products or services, as delivered to Customer, infringe upon any third party's Intellectual Property Rights within the Territory. If Itron receives notice of an alleged infringement by any products or services, or if Itron reasonably believes that an infringement Claim is likely, Itron may stop delivery of the affected products or services without liability for failure to deliver them. Itron will have the right, at its sole option, to obtain the right for Customer to continue use of the affected products or services, or to replace or modify the affected products or services so that they are no longer alleged or believed to infringe, if it can be done without significant loss of functionality. If neither of the foregoing options are available to Itron on commercially reasonable terms, Itron may terminate Customer's use of the affected products or Services without further liability under this section, in which case Itron will refund to Customer the depreciated value of the affected product and any prepaid unused portion of the service.

7.3 Conditions to Defense.
As a condition to the Defending Party's obligations under Section 7.1 or Section 7.2 above, the Defended Party must: (i) promptly notify the Defending Party in writing of the Claim; (ii) give the Defending Party all reasonably requested information and assistance in connection with the Claim in a timely manner; and (iii) give the Defending Party the sole right to control the defense and settle of the Claim. The Defending Party shall not enter into any settlement of a Claim against a Defended Party without the Defended Party's prior written consent unless: (a) there is no admission of fault of the Defended Party; (b) there is no injunctive or other non-monetary relief against the Defended Party; and, (c) the settlement includes the claimant's or plaintiff's release of the Defended Party from all liability in respect of the Claim.

7.4 Exclusions to Infringement Claim Defense.
Itron will have no obligation under Section 7.2 above for any infringement Claim in which infringement is alleged or caused by (i) the combination, operation or use of any product or service provided by Itron

with any product or service (including third-party software and equipment) not provided by Itron, (ii) any modification to products or services made either without Itron's prior written consent or by a person other than Itron or an authorized representative of Itron , (iii) failure to use updated or modified products or services as provided by Itron, (iv) use of any release of Itron software or any firmware other than the most current release made available to Customer, (v) use of products or services not in accordance with this Agreement and applicable Documentation, or (vi) Itron's compliance with any designs, specifications, or instructions provided by Customer. In addition, Itron shall not be liable for enhanced or punitive damages that could have been avoided or reduced by actions within the control of Customer.

7.5 EXCLUSIVE REMEDY. THIS SECTION 7 CONSTITUTES CUSTOMER'S SOLE AND EXCLUSIVE REMEDY WITH RESPECT TO THIRD PARTY CLAIMS BROUGHT AGAINST CUSTOMER.

8 Insurance.

Itron will maintain the following minimum levels of insurance (i) workers' compensation insurance for Itron employees equal to applicable statutory limits and an employer's liability policy in an amount not less than $1,000,000.00; (ii) an occurrence form commercial general liability policy or policies in an amount not less than $1,000,000 per occurrence and $2,000,000.00 aggregate; (iii) an automobile liability policy or policies in an amount not less than $1,000,000.00 combined single limit; and (iv) a professional liability policy or policies insuring against liability for errors and omissions covering professional activities contemplated under this Agreement in an amount not less than $1,000,000.00. Upon written request, Itron will provide Certificates of Insurance evidencing the coverage described, so long as Itron is providing products or services under this Agreement.

9 Data Protection.

The Parties must implement and establish reasonable security protocols for the protection and retention of Customer Data. As between Customer and Itron, Customer will retain its rights in Customer Data; provided, however, Customer hereby grants Itron a non-exclusive, royalty-free, perpetual, worldwide license to copy, modify, use, sublicense, distribute, display, create derivative works of all Customer Data for the purposes of (i) providing products and services to Customer, (ii) testing, troubleshooting, and optimizing performance and quality of Itron's products and services, and (iii) so long as Customer is not identifiable and all personally identifiable information is either removed or anonymized, developing new products and services. Itron assumes no responsibility for Customer or third-party content carried on Customer's or Itron's systems. Customer warrants and represents that, during the term of this Agreement, (a) it has the legal right and authority to grant Itron access to view, store, and use the Customer Data to provide products and services, and (b) Itron's transmission, use and storage of any such Customer Data in accordance with this Agreement will not violate any applicable laws or regulations or cause a breach of any agreement or obligation between Customer and any third-party.

10 Confidentiality.

Each Party receiving, possessing, accessing or otherwise acquiring Confidential Information of the other Party acknowledges that the disclosing Party's Confidential Information is the property of and confidential to, or a trade secret of, the disclosing Party. The receiving Party: (a) must keep the disclosing Party's Confidential Information confidential and may not directly or indirectly disclose, divulge or communicate that Confidential Information to, or otherwise place that Confidential Information at the disposal of, any other person without the disclosing Party's prior written approval; (b) must take all reasonable steps to secure and keep secure all disclosing Party's Confidential Information coming into its possession or control; (c) may not disclose any Confidential Information to anyone other than the receiving Party's employees, agents, contractors or subcontractors and professional advisors, or those of its Affiliates, who have a need to know such Confidential Information; (d) must use the Confidential Information solely for purposes related to the subject matter of this Agreement or for potential future commercial transactions between the Parties not otherwise covered by a separate agreement; and (e) must ensure that any person to whom it discloses Confidential Information in accordance with this provision is subject to binding confidentiality obligations that are at least as restrictive as those set forth in this Agreement.

11 Termination.
Either Party may terminate this Agreement by providing the other Party with written notice if the other Party (i) becomes insolvent, executes a general assignment for the benefit of creditors or becomes subject to bankruptcy or receivership proceedings, or (ii) commits a material breach of this Agreement that remains uncured for thirty (30) days following delivery of written notice of such breach. Any notice of breach must specify (a) the nature of the breach, and (b) the specific act or acts that the non-breaching Party contends would correct such breach. For the avoidance of doubt, Customer's failure to pay invoices timely will be deemed a material breach of this Agreement.

12 Survival.
The following sections of these General Terms & Conditions shall survive termination or expiration of this Agreement or any Order Document or Statement of Work: 1 (Introduction), 2 (Definitions), 3 (Term), 4.2 (Disclaimer), 5 (Intellectual Property), 6 (Fees, Invoicing, Payment and Taxes), 9 (Data Protection), 10 (Confidentiality), 11 (Termination), 12 (Survival), 13 (Limitation of Liability), 14 (Disputes), 15 (Governing Law and Venue), 17 (Publicity), 18 (Sub-contractor and Outsourcer), 19 (Independent Contractor), and 20 (Miscellaneous). An Addendum or Order Document may also contain provisions that expressly survive termination or expiration of this Agreement or any Order Document or Statement of Work.

13 Limitation of Liability.
Except for Customer's violation of Itron's Intellectual Property Rights, neither Party will be liable to the other Party for any consequential, indirect, special, incidental, punitive or exemplary damages arising out of this Agreement or products or services provided hereunder (including, but not limited to, damages for loss of data, goodwill, profits other than amounts payable by Customer to Itron hereunder, investments, use of money or facilities; interruption in use or availability of data; stoppage of other work or impairment of other assets), whether or not foreseeable and even if such Party has been advised of the possibility of such damages. Except for Customer's payment obligations hereunder or violation of Itron's Intellectual Property Rights, neither Party's total, aggregate liability to the other Party arising out of or related to this Agreement or any products or services provided hereunder shall exceed available insurance limits

14 Disputes.
The Parties shall resolve any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach, termination or invalidity hereof (each, a "**Dispute**") in accordance with this Section. A Party shall send written notice to the other Party of any Dispute ("**Dispute Notice**"). The Parties shall first attempt in good faith to resolve any Dispute set forth in the Dispute Notice by negotiation and consultation between themselves. In the event that such Dispute is not resolved on an informal basis within thirty (30) Business Days after one Party delivers the Dispute Notice to the other Party, either Party may, by written notice to the other Party ("**Escalation to Executive Notice**"), refer such Dispute to the executives of each Party designated by such Party in a written notice to the other Party ("**Executive(s)**"). If the Executives cannot resolve any Dispute during the time period ending thirty (30) Business Days after the date of the Escalation to Executive Notice (the last day of such time period, the "**Escalation to Mediation Date**"), either Party may submit the Dispute to any mutually agreed to mediation service for mediation by providing to the mediation service a joint, written request for mediation, setting forth the subject of the dispute and the relief requested. The Parties shall cooperate with one another in selecting a mediation service and shall cooperate with the mediation service and with one another in selecting a neutral mediator and in scheduling the mediation proceedings. The Parties covenant that they will use commercially reasonable efforts in participating in the mediation. The Parties agree that the mediator's fees and expenses and the costs incidental to the mediation will be shared equally between the Parties. If the Parties cannot resolve any Dispute for any reason, including, but not limited to, the failure of either Party to agree to enter into mediation or agree to any

settlement proposed by the mediator, within sixty (60) Business Days after the Escalation to Mediation Date, either Party may proceed in accordance with the provisions of Section 15 (Governing Law and Venue). Notwithstanding the foregoing, nothing in this Section shall be construed as preventing a Party from seeking available equitable relief, including without limitation, specific performance and injunctive relief in a court of competent jurisdiction.

15 Governing Law and Venue.

This Agreement and all related documents, including all addenda attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of California, United States of America (including its statutes of limitations), without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of California. The Parties agree that the United Nations Convention on Contracts for the International Sale of Goods does not apply to this Agreement.

Each Party irrevocably and unconditionally agrees that it will not commence any action, litigation, or proceeding of any kind whatsoever against any other Party in any way arising from or relating to this Agreement and all contemplated transactions, including, but not limited to, contract, equity, tort, fraud, and statutory claims, in any forum other than in Placer County, California. Each Party irrevocably and unconditionally submits to the exclusive jurisdiction of such venue and agrees to bring any such action, litigation, or proceeding only in the Superior Court for Placer County of California or, if such court does not have subject matter jurisdiction, the courts of the State of California. Each Party agrees that a final judgment in any such action, litigation, or proceeding is conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

16 Legal Compliance.

Each Party must comply with all applicable laws. Itron's products and services delivered under this Agreement are subject to the U.S. Export Administration Regulations ("EAR"; 15 CFR part 730 et seq.) and any applicable laws and regulations of the particular country to which such items are shipped or received. Customer shall comply with all applicable export control laws and shall not cause, directly or indirectly, the export, re-export, or transfer of any such items or services to destinations or persons without obtaining any required prior authorization from the U.S. Government and any other applicable local authorities. Customer shall not do anything to cause Itron to violate such export control laws, including, but not limited to, requesting support for a product that has been unlawfully re-exported or requesting delivery of a product or service intended for a U.S. sanctioned region or person. Each party represents that it is not listed on a U.S. Government restricted party list for export control or trade sanctions purposes, and is not 50% or more owned, in the aggregate, by one or more restricted parties. Customer shall maintain any required export records related to Itron's products or services and make such records available to Itron upon request. The Parties must comply with all anti-bribery laws and may not make any payments or transfer any item of any value for the purpose of bribing any individual or group, or accepting or participating in any extortion, kickbacks, or other unlawful or improper means to obtain business related to this Agreement or products and services orderable under this Agreement.

17 Publicity.

Neither Party may issue a press release related to this Agreement or their relationship without the other Parties' prior written consent. The Parties will create and approve for publication a press release announcing their relationship under this Agreement. Itron may use Customer's name and logo as a part of Itron's normal marketing materials.

18 Nuclear Applications.

Customer acknowledges that products and services orderable under this Agreement are not designed or intended for use in the design, construction, operation or maintenance of any nuclear facility.

19 Sub-contractor and Outsourcer.
Itron may hire, engage, or retain the services of one or more subcontractors and/or outsourcing providers to perform any or all of its obligations related to its product development, network operations, and/or any portion of services provided under this Agreement. Subcontractors and outsourcing providers that have access to Customer Data will be bound by written obligations of confidentiality and data security requirements as restrictive as those required under this Agreement.

20 Independent Contractor.
This Agreement does not create a partnership, franchise, joint venture, agency, fiduciary, or employment relationship between the Parties. The Parties are independent contractors. Neither Party has any authority to act on behalf of, or to bind the other to any obligation.

21 Force Majeure.
Neither Party (the "Impacted Party") shall be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for Customer's obligations to make payments to Itron under this Agreement), when and to the extent such failure or delay is caused by or results from acts or omissions (whether in effect on or after the Effective Date of this Agreement) beyond the Impacted Party's reasonable control and without the Impacted Party's negligence, including, without limitation: (a) acts of God; (b) severe weather, flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) changes in applicable laws or regulations; (e) embargoes or blockades; (f) action or inaction by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages, or slowdowns or other industrial disturbances; (i) shortage of adequate materials, qualified labor, power or transportation; (j) epidemics, pandemics or quarantines; and (k) other similar or dissimilar circumstances outside the Impacted Party's reasonable control and without the Impacted Party's negligence (each a "**Force Majeure**").

22 Miscellaneous.
(a) If any provision of this Agreement is found to be unenforceable by a court of competent jurisdiction or arbitration panel, such provision will be deleted and the remaining terms will be construed so as to give maximum lawful effect to any such deleted terms. (b) Section numbers and captions are provided for convenience of reference and do not constitute a part of this Agreement. Any references to a particular section of this Agreement will be deemed to include reference to any and all subsections thereof. (c) The Parties agree that neither of them will be deemed the drafter of this Agreement and that no provision will be construed in favor of one Party on the ground that such provision was drafted by the other. (d) No waiver by either Party of any breach under this Agreement will constitute a waiver of any other breach. (e) This Agreement is not made for the benefit of any third parties. (f) All notices under this Agreement must be sent in writing to the addresses identified in this Agreement or to such other address as such Party has notified the other in writing, will be effective on the date received (unless the notice specifies a later date) and must be sent by a courier service that confirms delivery in writing, or by certified or registered mail, postage prepaid, return receipt requested. All communications and notices to be made or given pursuant to this Agreement must be in English. (g) Customer may not assign this Agreement or any of its rights hereunder without Itron's prior written consent. Subject to the foregoing, this Agreement will bind and inure to the benefit of the Parties and their respective successors and permitted assigns, but any assignment in violation of this provision will be void. (h) This Agreement may be executed and delivered in counterparts, including by a facsimile or by scan and electronic transmission, each of which will be deemed an original. Any document generated by the Parties related to this Agreement may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. (i) This Agreement contains the complete and entire agreement between the Parties as to its subject matter, and replaces and supersedes any prior or contemporaneous communications, representations, or agreements, whether oral or written with respect to such subject matter. (j) This Agreement may not be modified except by mutual written agreement signed by the Parties' authorized representatives expressly modifying this Agreement. Electronic communications do not constitute a "written agreement" under this provision

AGREED:

Itron, Inc.	**City of Roseville, California**
Signature	Signature
Joel Vach Printed Name	Printed Name
VP Tax and Corporate Treasurer Title	Title
April 6, 2022 Date	Date

ATTACHMENT SCHEDULE

- Maintenance and Support Services Addendum
- Software Addendum
- Sales Order Document
- Pricing Summary

MAINTENANCE AND SUPPORT SERVICES ADDENDUM

1 Relationship to General Terms and Conditions.
This Addendum is governed by the General Terms and Conditions and applicable Order Documents.

2 Additional Definitions.
The following defined terms are in addition to those defined in the General Terms and Conditions:

Annual Adjustment means Itron's annual price increase.

Annual Fees means the annual fees identified in an Order Document for each category of Covered Product, plus the Annual Adjustment, if any.

Client Services Guidelines Documents means the following documents as they may be updated by Itron from time to time: "Product Contact Information Sheet", "After Hours Support", "Itron Equipment Repair Center Locations", and "Working Effectively with Itron Global Services". Copies of the Client Services Guidelines Documents may be obtained by calling (877) 487-6602 or such other number or process provided by Itron to Customer.

Covered Equipment means Itron equipment identified as "Covered Equipment" in an Order Document.

Covered Firmware means Itron's network and application firmware embedded within a communicating device identified in an Order Document (e.g., network interface cards, meters, endpoints, network equipment, etc.) for which Customer has purchased firmware Maintenance Services.

Covered Products mean Covered Firmware, Covered Software, Covered Equipment and Third Party Covered Products.

Covered Software means Itron software identified as "Covered Software" in an Order Document.

Error means a material failure of Covered Firmware or Covered Software to comply with applicable published Itron specifications.

Fix means a correction or workaround for an Error.

Global Support Services means those support services provided by Itron technical representatives via telephone, email, website or other means to assist Customer's Primary Service Contacts with questions or issues related to the operation of Covered Products.

Improvement means an update, modification, enhancement and/or extension to Covered Software functionality that is included in a Release.

M&S Commencement Date means the date upon and after which a Covered Product will be entitled to receive Maintenance Services, which unless otherwise provided in the applicable Order Document, will be as follows:

Covered Product	M&S Commencement Date
On premise Covered Software	First day of month following date Covered Software is made available to Customer
Covered Firmware	Date of shipment of the applicable communicating device
Covered Software provided as Software-as-a-Service or Hybrid SaaS subscription	The earlier of (1) validation of Software-as-a-Service implementation by Itron pursuant to the applicable Statement of Work, or (2) sixty (60) days after completing application system setup
Covered Equipment	End of warranty period
Third Party Covered Products	Per applicable third-party service provider terms and conditions

Maintenance Billing Cycle means a period of one year beginning on the Effective Date or any anniversary thereof.

Maintenance Services means services provided under this Addendum.

Operating Condition means performance in accordance with applicable published Itron specifications.

Primary Services Contacts means Customer's primary support staff who provides internal support to Customer's operations personnel and who are key interface to Itron for all Maintenance Services.

Release means a collection of Fixes and / or Improvements made available by Itron to Customer.

Service Levels means the defined level of impact and associated response time, effort level, and escalation path procedures and guidelines described in Attachment A-1 to this Addendum.

Service Request means an Itron tracked Customer request for Global Support Services.

Third Party Covered Products means third-party equipment and third-party software identified as "Third Party Covered Products" in an Order Document.

3 End of Support.

Itron may discontinue Maintenance Services for any Covered Equipment, Covered Firmware or Covered Software, effective as of the end of the applicable Maintenance Billing Cycle, by giving Customer written notice of such discontinuance no less than one hundred eighty (180) days prior to the end of such Maintenance Billing Cycle. The end of support date for a Third Party Covered Product shall be the date specified by the applicable third-party service provider, which date will be promptly communicated by Itron to Customer following the date of receipt.

If the end of support date is scheduled within a subsequent Maintenance Billing Cycle, Annual Fees for that subsequent Maintenance Billing Cycle will be pro-rated through the end of

support date. At Customer's request, or as defined in a related SaaS addendum / Order Document, Itron may elect to provide custom support for products for which Maintenance Services have been discontinued at Itron's then-current rates. Unless otherwise agreed by the Parties in accordance with the foregoing sentence, Itron shall have no obligation to provide Maintenance Services with respect to Covered Products for which Itron has discontinued Maintenance Services.

Periodically, Itron will make available product plan publications, including product information letters (PIL), product newsletters or written technology roadmaps which outline Itron's general plans for continued support and end of support of applicable Covered Products. Product publications are used as general guidelines for Customer communications and planning, which may be updated from time to time.

4 Principal Services Contacts.

4.1 Designation by Customer.

Customer shall designate a minimum of one and not more than two Primary Services Contacts for each Covered Product line, to serve as administrative liaisons for all matters pertaining to Maintenance Services for such Covered Product line and shall provide their contact information to Itron's customer account representative. Primary Services Contacts shall promptly report problems with Covered Products by submitting a Service Request for entry into Itron's support tracking system. Although it is Customer's sole right to choose its Primary Services Contacts, Customer and Itron acknowledge that each Primary Services Contact must have the appropriate technical skills and training for the position. If Customer replaces a Primary Services Contact, Customer will provide updated contact information to Itron's customer account representative, and the new Primary Services Contact will be properly trained prior to interfacing with Itron support personnel.

4.2 Training of Principal Services Contacts.

Before a Primary Services Contact interfaces with Itron support personnel, he/she will attend training sessions offered by Itron, an Itron-approved trainer, or Customer's training program approved by Itron to ensure that the Primary Services Contact is (i) knowledgeable about operation of the applicable Covered Products, and (ii) qualified to perform problem determination and remedial functions with respect to such Covered Products. Customer may perform Itron-approved training or may engage Itron to perform training of Primary Services Contacts at Itron's then current rates. Itron will make training sessions available by remote video conference or training will be made available at a location or in a manner mutually agreed by the Parties. Customer shall be responsible for all Customer's associated travel-related expenses and, if the Parties agree that training will be provided at a location other than an Itron-designated facility (e.g., at a Customer-proposed facility), Customer will also reimburse Itron's travel-related expenses. The Primary Services Contacts must have the skills and capabilities to train other Customer personnel on Covered Products. Itron may update Covered Product training from time to time and, upon receiving notice of such updates from Itron, Customer shall promptly provide such training to its Primary Services Contacts in accordance with this Section.

4.3 Global Support Services.
Itron will make support representatives available to provide technical support during its then current normal business hours as set forth in the Product Contact Information Sheet included within the Client Services Guidelines Document. Global Support Services include troubleshooting & problem diagnosis relating to Covered Products; release or system management consulting; and recommendations for fully utilizing Covered Products. Customer acknowledges and agrees that Global Support Services are not intended as a substitute for training of Customer personnel, field support, or Itron professional services. Nor will Customer use Global Support Services in lieu of having qualified and trained support personnel of its own.

4.4 Service Request Process.
Customer shall submit Service Requests in the manner required by the Client Services Guidelines Documents and Service Levels. Customer may submit Service Requests on a 24/7/365 basis and Itron will respond to such Service Requests in accordance with the Service Levels. When Customer submits a Service Request, Customer will reasonably assess its urgency according to the appropriate Severity Level in Attachment A-1 to this Addendum. Itron will designate the initial Severity Level and the Parties will resolve any perceived gap regarding the Severity Level designation as soon as is reasonably practical.

4.5 Field Support.
At Customer's request, and Itron's approval, Itron will dispatch support personnel to Customer's location to provide onsite Global Support Services ("*Requested Field Support*") related to a reported problem which cannot be addressed remotely. Requested Field Support will be billed at Itron's then-current rates, and Customer will reimburse Itron's travel-related expenses, unless the cause of the reported problem is found to be the fault of Itron.

5 Itron Firmware and Software Maintenance.

5.1 Scope.
Firmware Maintenance Services covers its associated Covered Firmware embedded within the applicable communicating device. Software Maintenance Services covers its associated Covered Software sold as any of the following: (i) on premise software license, and (ii) Software-as-a-Service or SaaS Hybrid subscription for software residing in the Itron cloud.

5.2 Modifications.
Itron may modify or replace Covered Firmware and Covered Software so long as such modifications or replacements do not eliminate key, documented functionality provided by the most current System Release.

5.3 Fixes.
Itron shall provide Fixes in accordance with the Service Levels. Itron's obligations with respect to Service Levels are contingent upon Customer (i) devoting the same level of effort to resolving the Error as is required of Itron, (ii) responding to requests made by Itron within the applicable Response Time, (iii) assigning only qualified personnel to help Itron address the Error, and (iv) providing all information, access, and assistance reasonably requested by Itron to address the Error.

5.4 Improvements.
Itron shall provide Improvements, if any, at no charge to Customer if such Improvements are made within the current product specifications and are made available to Itron customers generally at no charge. Improvements released as new add-on modules/features and not part of the products original specifications, may require additional licensing and support fees and will be made available at Itron's then current rates.

5.5 Software Releases.
5.5.1 Release Numbering Convention.
Upgrades, Fixes and/or Improvements are made available to customers through periodic Software Releases. For informational purposes, Itron's current practice (which may be changed by product, at any time in Itron's discretion) is to provide Software Releases using the numbering guideline, "X.X.X.X"

5.5.2 The first place, "X.X.X.X", in Itron's numbering convention refers to a "Major Release", or "System Release", which consists of a new version of Covered Software. A Major Release may include architectural changes, Improvements, Fixes and / or interfaces to new functional modules or platforms. A Major release may require infrastructure or component updates which affect compatibility with previous release versions.

5.5.3 The second place, "X.X.X.X", in Itron's numbering convention refers to a "Minor Release, which is an update to a current Major Release. A Minor Release may include consolidation of previous Service Packs, Improvements, Fixes, platform / 3rd party updates. Minor Release are provided to Itron customers on a regularly scheduled basis.

5.5.4 The third place "X.X.X.X", in Itron's numbering convention refers to a "Service Pack, which is an update to specific modules found in a current Major Release. A Service Pack may include Fixes to Severity 1 - Severity 4 issues for a specified Minor or Major Release.

5.5.5 The fourth place, "X.X.X.X", in Itron's numbering convention refers to a "Hot Fix," which is an un-scheduled release provided to one or more customers as a short-term, temporary fix to a critical Severity Level 1 Error. While not utilized by all Itron software product lines, Hot Fix releases are not made available to Itron customers generally but may be included in the next scheduled Minor Release or Service Pack for general release.

5.6 Support for Covered Firmware.
Itron will only provide Maintenance Services for Covered Firmware if Customer: (i) is current on all applicable fees for such Maintenance Services, (ii) tests and installs the latest Covered Firmware Fix within twelve (12) months of being made available to Customer, and (ii) tests and installs the latest Covered Firmware Improvement within twenty-four (24) months of being made available by Itron.

5.7 Support for On Premise Itron Enterprise Edition and OpenWay Software.
Itron will only provide Maintenance Services for on premise Itron Enterprise Edition and OpenWay software if Customer: (i) pays the applicable fees for such Maintenance Services, (ii) tests and installs Service Pack Releases associated with the Major or Minor Release in use by Customer within twelve (12) months of such Service Pack Releases being made available

to Customer, and (iii) tests and installs the latest Major or Minor Releases within twenty-four (24) months to thirty-six (36) months of such Software Release being made available by Itron.

5.8 Support for Other On Premise Covered Software.
Itron will only provide Maintenance Services for other on premise Covered Software if Customer: (i) pays the applicable fees for such Maintenance Services, and (ii) tests and installs Major, Minor and Service Pack Releases within twelve (12) months of such Software Releases being made available by Itron.

5.9 Support for SaaS or IaaS.
Itron will only provide Maintenance Services for Covered Software sold as a Software-as-a-Service or Hybrid SaaS subscription if Customer: (i) is current on all applicable fees for such Software-as-a-Service or SaaS Hybrid subscription and related Maintenance Services, and (ii) tests a Release as installed by Itron either in Customer's production Software-as-a-Service or Hybrid SaaS environment, or in Customer's funded non-production Software-as-a-Service or Hybrid SaaS environment, prior to Customer's full production use of the Release.

5.10 Support for Unsupported Itron Software and Firmware.
At Customer's request, Itron may elect to provide Maintenance Services for an unsupported Release at its then-current rates.

5.11 Mandatory Revisions.
Customer must install all on premise Mandatory Revisions. "Mandatory Revisions" are releases intended to address an Error, a material security breach, or a third-party infringement claim or suit of any kind. ITRON DISCLAIMS ALL LIABILITY RELATED TO OR ARISING OUT OF CUSTOMER'S FAILURE TO INSTALL AN ON PREMISE MANDATORY REVISION IN A TIMELY FASHION.

5.12 Installation Services for On Premise Releases.
Maintenance Services for on premise Covered Software and Covered Firmware includes the following Release installation services: limited, remote consulting support, during standard business hours, for Covered Software and Covered Firmware on Itron-approved server configurations for one production server and one non-production server (test, training, or back-up – for example) owned / operated by Customer. At Customer's request, Itron may provide on premise Software Release installation services for System Releases or Service Packs on current certified production servers, additional production servers or nonproduction servers, at its then-current rates. Itron will install Releases to Covered Software sold as a Software-as-a-Service or Infrastructure-as-Service subscription in accordance with the applicable terms and conditions for such services.

5.13 Restoring Firmware or Software to Maintenance Services.
If Customer declines or discontinues Maintenance Services for Covered Firmware or Covered Software and thereafter wishes to resume such Maintenance Services for the most recent Release of that Covered Firmware or Covered Software, Customer shall, prior to receiving Maintenance Services, notify Itron in writing of its request for Maintenance Services and pay Itron's then-current re-initiation fee, which shall not exceed an amount equal to all Annual Fees that would have been invoiced for the applicable Covered Firmware or Covered Software if Customer had not elected to decline or discontinue Maintenance Services for that Covered

Firmware or Covered Software, plus a five percent (5%) markup, in addition to prorated Annual Fees for the then-current Maintenance Billing Cycle.

5.14 Exclusions.
Itron shall have no obligation to provide Maintenance Services for, or liability to Customer for Covered Software adversely affected by (i) use of Covered Firmware or Covered Software by anyone other than Itron in combination with software, equipment, or communications networks not referenced in the Documentation as being compatible with the Covered Firmware or Covered Software; (ii) modification or recompiling of Covered Firmware or Covered Software or Covered Software installation instructions / installation scripts or database schema scripts, or improper installation of a Release, by anyone other than Itron, (iii) failure to perform customer responsibilities describe in this Addendum, (iv) use of an unsupported version of Covered Firmware or Covered Software by anyone other than Itron; (v) Customer's failure to implement an on premise Mandatory Revision; (vi) maintenance and/or support of Covered Firmware or Covered Products other than by Itron; or (vii) viruses introduced through no fault of Itron.

5.15 Documentation and Backup.
Itron will make an electronic copy of the Documentation available to Customer at no additional charge via physical media or download access. Itron will also maintain a copy of its most recent supported version of executable Covered Firmware and on premise Covered Software to be made available to Customer or installed by Itron as necessary in the event of corrupted or inoperative Covered Firmware or on premise Covered Software. Said copy of executable Covered Firmware or on premise Covered Software or Third-Party software does not relieve Customer of its responsibility to backup and managed its Covered Firmware or on-premise software installation as part of ongoing system operation.

5.16 Customer Responsibilities.
The provision of Maintenance Services for Covered Firmware or Covered Software by Itron assumes that Customer will facilitate such services as follows:

5.16.1 Service Requests.
Customer will support Itron investigation and restoration efforts as defined in the Service Level table and will act upon / implement support solutions and workarounds recommended by Itron in a timely fashion. When escalating a Service Request with Itron, Customer's Primary Service Contact shall collect and provide all data logs, findings, analysis, and any relevant forensic information pertaining to the issue as outlined in Client Services Guideline Documents.

5.16.2 Data Review.
If Itron determines that it is necessary to evaluate Customer data to reproduce error conditions not reproducible with Itron's standard test data sets, Customer will provide Itron with reasonable access to such data. Itron shall not be liable for any delay or failure to resolve the problem if access to such Customer data is denied to Itron.

5.16.3 Installation and Upgrades.
Customer will engage Itron Global Support Services or their Itron account team for any Covered Firmware or on premise Covered Software installations and upgrades which require support beyond that provided herein.

5.16.4 Remote Access.
Customer is responsible for supporting necessary remote access to Covered Firmware or on premise Covered Software by Itron support personnel assigned to provide Maintenance Services for purposes of remote diagnosis and troubleshooting of Covered Firmware or on premise Covered Software. Itron shall not be liable for any delay or failure to resolve a problem if remote access to Covered Firmware or on premise Covered Software is denied to Itron.

5.16.5 System Configuration, Operation and Maintenance.
Customer is responsible for the configuration, operation, and maintenance of equipment, system peripherals, operating system, and data communications environment associated with on premise Covered Software. These activities include but are not limited to checking audit logs, clearing discovered exceptions, and performing daily, weekly, and monthly operational tasks and systems responsibilities. Customer is responsible for any change made to Customer's software system, operating system, database or network configuration or any change to installation procedures, scripts, or any other provisions that materially affect the usability or operation of on premise Covered Software. Customer will consult with Itron prior to making any material changes that may affect the installation or operation of on premise Covered Software.

5.16.6 Network Administration.
Customer is responsible to monitor and maintain, repair, replace and upgrade its local, and wide area network components (if any)—including network servers, network clients, network hubs, routers, modems, and other software components necessary for efficient and reliable network operations associated with Covered Firmware or on premise Covered Software—to ensure continued conformance with the applicable published Itron specifications. In addition, Customer is responsible to administer related host names, Internet Protocol addresses, network interfaces, access, security, communications, and equipment and software version control.

5.16.7 Database Administration.
Customer is responsible to administer the agreed upon database(s) associated with on premise Covered Software, including hardware and software components, in accordance with the Documentation, which administration shall include, monitoring the database server, backing up electrical power sources, and configuring and administering of database schema, application interfaces, networking operating system, communications, and file transfer software. Customer is responsible to maintain database files (e.g., truncate, cleanup, and delete files consistent with industry standard practices) and perform regular data backup and data archiving.

6 Itron Equipment Maintenance.

6.1 Preventive and Corrective Maintenance.
Upon receipt of an item of Covered Equipment, Itron shall (i) perform preventative Maintenance Services necessary to maintain the Covered Equipment in Operating Condition, and (ii) diagnose and correct any failure in the Covered Equipment as necessary to meet Operating Condition, excluding minor cosmetic deficiencies such as blemishes, dents or scratches.

6.2 Maintenance Procedures.
Customer shall initiate a request for Maintenance Services for Covered Equipment by delivering the Covered Equipment to the applicable Itron Certified Repair Center identified on the Itron Equipment Repair Table. Return of Covered Equipment shall be at Customer's expense and in accordance with Itron's then-current Return Material Authorization ("RMA") procedures. Upon receipt of Covered Equipment (with the required information) under Itron's RMA procedures, Itron shall assess the item to determine (a) whether it is in fact Covered Equipment and (b) whether the maintenance requested is included within the Maintenance Services ordered by Customer and not otherwise excluded from coverage. If the returned equipment is determined to be Covered Equipment and the maintenance requested is included in the Maintenance Services ordered by Customer, Itron shall provide the applicable Maintenance Services and return the item of Covered Itron Equipment to Customer at Itron's expense within the applicable turnaround time identified on the Itron Equipment Repair Table. If Itron determines that returned equipment is not Covered Equipment or is excluded from the Maintenance Services ordered by Customer, then Itron will proceed in accordance with the estimation fees section below.

6.3 Exclusions.
Covered Equipment Maintenance Services do not include repairs related to: (i) damage due to accident, abuse, misuse, inadequate maintenance, problems caused by electrical power surges or acts of God outside of the tolerances set forth in the applicable published Itron specifications; (ii) service or repair processes (including installation or de-installation of equipment, parts, or firmware/software) not performed or authorized by Itron; (iii) use of parts, configurations or repair depots not certified or authorized by Itron; or (iv) Customer's failure to perform material Customer responsibilities in accordance with this Addendum, including caring for Covered Equipment in accordance with applicable Documentation.

6.4 Estimation Fees.
Itron will provide Customer with a price quote for the estimated cost (including current inspection fees), including labor, materials and shipping, for any repairs to equipment that are requested, which Itron determines are excluded from or not included within the Maintenance Services ordered by Customer. If Customer elects not to proceed with the requested repair, Itron will return the item of equipment at Customer's expense and Itron may charge Customer its then-current inspection fee.

6.5 Adding/Restoring Equipment to Maintenance Services.
Following the Effective Date, additional Covered Equipment purchased by Customer, of a similar type and model already covered under this Addendum, shall automatically be deemed to be Covered Equipment following the M&S Commencement Date. If Customer declines or discontinues Maintenance Services for any Covered Equipment and thereafter wishes to add or restore such equipment as Covered Equipment, Itron may, prior to such equipment being included as Covered Equipment, inspect such equipment at Itron's then current rates to determine whether it is in Operating Condition and/or charge Itron's then current re-certification fee, in addition to prorated Annual Fees for the then-current Maintenance Billing Cycle (the "Re-initiation Costs"). At Customer's request, Itron will provide Customer with a quote for estimated Re-initiation Costs for equipment that Customer wishes to add or restore as Covered Equipment under this section.

6.6 Equipment Responsibilities.
Itron shall make available, and Customer shall obtain, a copy of the Documentation for Covered Equipment and Customer will be responsible to perform preventive maintenance for each such item in accordance with such Documentation. Customer shall also keep accurate records of Covered Equipment serial numbers and locations to assist Itron with performing Maintenance Services

7 Fees and Invoicing.
As compensation for the Maintenance Services, Customer shall, in advance, pay to Itron Annual Fees for each Maintenance Billing Cycle in which it receives Maintenance Services. Itron shall invoice Customer for Maintenance Services to be provided during the first Maintenance Billing Cycle as soon as practicable following the Effective Date. For Maintenance Services provided during any subsequent Maintenance Billing Cycle, including Maintenance Services for newly purchased or licensed Covered Products, Itron shall provide Customer with a renewal notice at least 120 days prior to the commencement of each Maintenance Billing Cycle. Customer may discontinue Maintenance Services for any Covered Product(s) by providing Itron with written notice of non-renewal for such Covered Product(s) no less than 90 days prior to the commencement of any subsequent Maintenance Billing Cycle. Otherwise, approximately 20 days prior to the commencement of each subsequent Maintenance Billing Cycle, Itron shall provide Customer with an invoice for Annual Fees payable by Customer for the forthcoming Maintenance Billing Cycle. Itron may, in its discretion, invoice Customer for Maintenance Services for a Covered Product that is added during any Maintenance Billing Cycle as soon as such Maintenance Services have been added (at a prorated amount) or at the beginning of the next Maintenance Billing Cycle. The Annual Fee for any partial Maintenance Billing Cycle (i.e., for Covered Products with a Maintenance Commencement Date or an increase in the applicable Annual Fees that falls after the beginning of the Maintenance Billing Cycle) shall be prorated based on the applicable M&S Commencement Date or Annual Fee increase date and the remaining number of months Customer is to receive Maintenance Services during such Maintenance Billing Cycle.

8 Support for Third Party Products.
Itron shall provide first tier Global Support Services for Third Party Covered Products by handling all Customer inquiries, attempting to identify the component involved in the problem and obtaining appropriate documentation of such inquiry or problem. In addition, Itron shall make commercially reasonable efforts to facilitate Customer's receipt of maintenance and support for such Third-Party Covered Products consistent with the third-party maintenance terms identified on the applicable Order Document. Notwithstanding anything else to the contrary, Itron's sole obligation under this Addendum with respect to Third Party Covered Products shall be as set forth in this section.

9 Survival.
The following sections of this Addendum shall survive termination or expiration of this Agreement or any Order Document or Statement of Work: Section 3 (End of Support), 6.14 (Exclusions), 7.3 (Exclusions), Section 8 (Fees and Invoicing) and 10 (Survival).

Attachment 1 to Maintenance & Support Services Addendum
– Software Maintenance & Support Service Levels –

Severity Level	Response Times	Effort Level and Restoration	Escalation
Severity Level 1* **Business Impact: Critical Impact / System Down.** A Production System Error for which there is no work-around, which causes Covered Firmware or Covered Software Product or a critical business function / process of said product to be unavailable such that system operation cannot continue. **Example:** a) Billing cannot be completed, b) Major documented function not working, c) System hung or completely down	During regular business-hours Itron will begin the Service Request process during Customer's initial call. During after-hour periods, Itron will respond to a critical support voice messages within 15 minutes by a return call to Customer, to validate receipt of the critical support call and begin the Service Request process. Following the start of the Service Request process Itron will respond to Customer's Service Request within two (2) business hours with an investigation response. Itron will update Customer at three (3) hour intervals during each day the Service Request remains unresolved, or as otherwise agreed by the Parties. Customer will respond to an Itron inquiry or request within three (3) hours.	Itron will make diligent efforts on a 24x7 basis, or as otherwise agreed by the Parties, to: i) restore Covered Firmware or Covered Software with a change to eliminate root cause, ii) provide a workaround which restores Covered Firmware or Covered Software and downgrades the Severity Level to S2, S3, S4. Customer Support Staff must be available 24x7 to work cooperatively with Itron continuously until such time restoration is achieved.	An unresolved Service Request shall be escalated to Itron management as follows: **After 30 minutes:** Technical Customer Support Team Lead **After 8 hours**: Manager, Technical Client Services **After 16 hours**: Director, Global Support Services **After 48 hours**: Service Request. Vice President, Services and Delivery **After 72 hours**: President, Itron

Severity Level	Response Times	Effort Level and Restoration	Escalation
Severity Level 2* **Business Impact: Major impact, degraded Operation**. An Error other than a Severity Level 1 Error, for which there is no work-around, which degrades or limits operation of major system functions causing Covered Firmware or Covered Software to miss required business interface or deadlines. Covered Firmware or Covered Software remains available for operation but in a highly restricted fashion. **Example:** a) Billing cannot be completed on time, b) Major function is operating outside documented timing / term, c) Covered Firmware or Covered Software operating slow, missing data, data delivery, daily mission.	During regular business-hours Itron will respond to Customer regarding Service Request within one (1) business day. While Service Request remains unresolved, Itron will update the Customer and the Service Request at least every other business day, or as otherwise agreed by the parties. Customer will respond to an Itron inquiry or request within one (1) business day.	Itron will make diligent efforts during normal business hours to: i) restore Covered Firmware or Covered Software with a change to eliminate root cause, ii) a workaround which restores Covered Firmware or Covered Software and downgrade the Severity Level to S3, S4.	An unresolved Service Request shall be escalated to Itron management as follows: **After 1 hours:** Technical Customer Support Team Lead **After 8 hours**: Manager, Technical Client Services **After 24 hours**: Director, Global Support Services **After 30 Days**: Vice President, Services and Delivery

Severity Level	Response Times	Effort Level and Restoration	Escalation
Severity Level 3** **Business Impact: Minor Business Impact, compromised operations.** An Error other than a Severity Level 1 or Severity Level 2 Error that has moderate impact on use of or access, with low business impact, but not preventing Customer from performing daily activities. Example: The Service Request affects use by Covered Firmware or Covered Software users, allowing Customer's functions to continue to meet daily business needs.	During regular business-hours Itron will respond to Customer regarding Service Request within two (2) business days. While Service Request remains unresolved, Itron will update the Service Request weekly, or as otherwise agreed by the parties. Customer will respond to an Itron inquiry or request within two (2) business days.	Itron will work during normal business hours to: i) restore Covered Firmware or Covered Software with a change to eliminate root cause, ii) a workaround which restores Covered Firmware or Covered Software and downgrades the Severity Level to S4.	

Severity Level	Response Times	Effort Level and Restoration	Escalation
Severity Level 4 **Business Impact: Standard Operations intact.** A low or no-impact Error other than a Severity Level 1, Severity Level 2 or Severity Level 3 Error, or a request for enhancement / new functionality Example: Generally, a cosmetic Error or an Error which does not degrade Customer's use of the product or system.	During regular business-hours Itron will respond to Customer regarding Service Request within three (3) business days.	Itron GSS Management Team will make commercially reasonable efforts during normal business hours to understand the Service Request and provide applicable recommendations as to when a Fix may be schedule in a future release, or how to proceed with a formal enhancement request to Itron's product and delivery teams.	

* Severity Level 1 and Severity Level 2 must be reported by phone to insure they are addressed under the appropriate severity level response process. Service Requests entered by email or Web access are generally addressed as a Severity Level 3.

** Service Request opened on Non-production servers / environments are entered as a Severity Level 3.

SOFTWARE ADDENDUM

1 Relationship to General Terms and Conditions.
This Addendum is subject to the General Terms and Conditions and applicable Order Documents.

2 Additional Definitions.
The following defined terms are in addition to those defined in the General Terms and Conditions:

Authorized Installations means installations of Itron Software only on one production environment and one test environment on Customer premises.

Endpoints means a physical device (e.g., a meter, encoder-receiver-transmitter module, or other measuring, monitoring or sensing device) capable of being used in connection with Itron Software.

Itron Software means the machine readable (object code) version of computer programs listed on an Order Document to be licensed to Customer under this Agreement that are developed by or on behalf of Itron.

License Term means the duration of the Itron Software license granted by Itron to Customer under this Addendum.

Software means Itron Software and Third-Party Software.

Software Warranty Period means a period of 90 days from the date of delivery, unless otherwise specified in the applicable Order Document.

Third-Party Software means the machine readable (object code) version of computer programs listed on an Order Document to be licensed to Customer by a third-party and that are not developed by or on Itron's behalf.

3 Ordering Software.
Customer shall order Software by issuing a Purchase Order to Itron in accordance with this Agreement.

4 Invoicing.
Itron will invoice Customer for Fees due for Software upon the date of delivery.

5 Itron Software License.
Subject to Customer's payment of all applicable Fees and compliance with this Agreement, Itron hereby grants to Customer a non-exclusive and non-transferable license during the License Term to use Authorized Installations of Itron Software and related Documentation for Customer's internal business purposes solely i) within the Territory ii)in connection with the number of Endpoints or other devices specified on the applicable Order Document; and iii) in accordance with any other restrictions specified on the applicable Order Document. Customer is not permitted to copy Itron Software other than to make one machine readable copy for disaster recovery or archival purposes.

6 Third-Party Software.

All Third-Party Software and related documentation is separately licensed to customer by the applicable third-party, and Customer's rights and responsibilities with respect to such software or documentation shall be governed in accordance with the third-party licensor's applicable software license. If Customer chooses to order Third Party Software, Customer shall enter into or accept one or more separate third-party agreements as part of the ordering, fulfilment, installation and/or download processes for such Third Party Software.

7 Documentation.

Itron will make its standard Documentation for Itron Software available via download. Itron will provide Customer with download instructions.

8 Itron Software License Restrictions.

Customer is not permitted to (i) modify or create any derivative works from Itron Software, (ii) distribute the Itron Software, (iii) include or combine Itron Software with any software, equipment, or hardware other than as expressly authorized in writing by Itron, (iv) use Itron Software to provide services to third-parties, (v) reverse assemble, decompile, reverse engineer Itron Software or otherwise attempt to derive its source code except as may be permitted by applicable law, (vi) export Itron Software out of the Territory, or (vii) use any Itron Software to create products or services that compete with any of Itron's products or services. Customer's breach of these restrictions or use of Itron Software or Documentation other than as licensed hereunder shall constitute a material breach of this Agreement and shall result in revocation and immediate termination of all rights and licenses granted under this Agreement. Revocation does not preclude Itron from pursuing any legal and equitable remedies for Customer's breach of these restrictions.

U.S. Government Contracts Only. If a Software license is acquired under a United States government contract, Customer acknowledges that Software, Updates and associated Documentation (i) are "Commercial Computer Software" as defined in 48 C.F.R. 12.212 of the Federal Acquisition Regulations (FAR) and in 48 C.F.R. 227.7014(a)(i) of the Department of Defense Federal Acquisition Regulations Supplement (DFARS), and (ii) are provided with only the commercial rights and subject to the restrictions described in this Agreement.

9 Limited Itron Software Warranty.

For the Software Warranty Period, Itron warrants solely to Customer that the Itron Software will substantially conform in all material respects to the applicable Itron published specifications. As Customer's sole and exclusive remedy for any breach of this warranty, Itron will, at its option, during the warranty period set forth in this section, repair or replace non- conforming Itron Software to substantially conform to the foregoing warranty, provided that Itron will have no obligation to repair or replace any non-conforming Itron Software if this Agreement or applicable Order Document has terminated or expired. The foregoing warranty does not apply to non-conformities in Itron Software due to: (i) modifications not made or approved by Itron in writing; (ii) Customer's or any third party's negligence or intentional acts; (iii) misuse or abuse, including the failure to use or install Itron Software in accordance with the Documentation; (iv) incorrect data, or data entry or output, as applicable, by Customer or a third party; (v) use with third party software, hardware or firmware not provided or authorized by Itron in writing; (vi) a Force Majeure event; or (vii) viruses or security vulnerabilities introduced into the Itron Software or Customer's systems through no

fault of Itron. After the ninety (90) day period described above, any Itron Software errors will be addressed under maintenance and support terms.

10 Effect of Expiration or Termination for Cause.

Upon termination of an Itron Software license for cause or expiration of a License Term, whichever occurs first, Customer shall immediately discontinue use of the applicable Itron Software and related Documentation, and Customer will destroy or return to Itron any and all copies. Upon Itron's request, Customer will confirm in writing that Customer has destroyed or has returned Itron Software and related Documentation in compliance with this section. This requirement applies to copies in all forms, partial and complete, in all types of media and computer memory, and whether or not modified or merged into other files or materials. Termination of an Itron Software license for cause will not restrict Itron from pursuing any other remedies available to it, including injunctive relief, nor will it relieve Customer of its obligation to pay all fees that accrued prior to such termination.

11 Third-Party Software Warranty.

Itron is not the owner of Third-Party Software and makes no representations or warranties whatsoever, directly or indirectly, express or implied, as to the suitability, durability, and fitness for use, merchantability, condition, quality, performance or non-infringement of any Third-Party Software. Third-Party Software shall be subject to any warranties provided by the Third-Party Software provider. Itron will pass through to Customer, or make commercially reasonable efforts to enforce on Customer's behalf, any warranties and remedies received from the Third Party Software provider.

12 License Use Verification & Audit.

12.1 License Use Verification.

Promptly upon Itron's written request, and no more than once annually, Customer must furnish Itron with a letter signed by an officer of Customer, verifying that Itron Software is being used by Customer in compliance with the licenses granted, and confirming the number, identification, type and location of Endpoints and other devices being managed by Customer using Itron Software.

12.2 Audit.

Itron has the right to reasonably audit Customer records to verify the number of Endpoints and other devices being managed by Customer using Itron Software and otherwise confirm Customer's compliance with license restrictions and Fee obligations of this Agreement. Itron must provide Customer with at least thirty (30) days prior written notice of the audit. The audit must be conducted during Customer's normal business hours at a mutually agreeable location. Itron's right to conduct an audit under this section is limited to one time per year, unless Itron has reason to believe that Customer is out of compliance with the license restrictions and Fee obligations of this Agreement. Itron has the right to use an independent auditor to conduct the audit. The audit shall be at Itron's sole cost and expense, unless the audit identifies a deficiency in Fees or other amounts owed or reimbursable by Customer during the audited period that is greater than five percent (5%) of the total amounts payable by Customer – in which case Customer must reimburse Itron for all reasonable costs of the audit. All amounts found to be owed by Customer under this Section will be payable within thirty (30) days after receipt of invoice from Itron.

13 Survival.

The following sections of this Addendum shall survive termination or expiration of this Agreement or any Order Document or Statement of Work: 1 (Relationship to General Terms and Conditions), 2 (Additional Definitions), 4 (Invoicing), 5 (Itron Software License) except to the extent applicable license rights expire or are terminated in accordance with this Agreement, 6 (Third-Party Software), 8 (Itron Software License Restrictions), 8 (U.S. Government Contracts Only), 9 (Limited Itron Software Warranty), 10 (Effect of Termination for Cause), 11 (Itron Disclaimer of Third-Party Software Warranty), 12 (License Use Verification & Audit) and 13 (Survival).

SALES ORDER DOCUMENT

This Order Document is governed by the Master Sales Agreement between Customer and Itron dated March 1, 2022, including any amendments thereto (the "**Agreement**"). Except as otherwise defined in this Order Document, capitalized terms herein have the meanings assigned to them in the Agreement.

This Order Document applies only to the products and services described in the pricing summary attached thereto as Attachment A.

Except as otherwise expressly provided or modified in this Order Document, the (i) terms and conditions of the Agreement remain in full force and effect, and (ii) this Order Document and the Agreement constitute the entire and exclusive agreement between the Parties regarding the subject matter hereof, and supersede all proposals and prior agreements, oral or written, and all other communications. In the event of a conflict between this Order Document and the Agreement, this Order Document shall govern.

Each Party has executed this Order Document by its duly authorized representative.

Itron, Inc.

Signature

Joel Vach
Printed Name

VP Tax and Corporate Treasurer
Title

April 6, 2022
Date

ITRON, INC. CORPORATE SEAL WASHINGTON

City of Roseville, California

Signature

Printed Name

Title

Date

Attachment A

Pricing Summary

Itron
Knowledge to Shape Your Future

C# 1109 City of Roseville, California
2090 Hilltop Circle
Roseville, CA 95747

Attachment A

License and Maintenance Estimate / Pricing
Date of Quote: 2/3/2022

			Agreement Dates: 3350 Agreement Dates: 8792			3/1/2022 - 2/28/2023 7/1/2022 - 6/30/2023	3/1/2023 - 2/28/2024 7/1/2023 - 6/30/2024	3/1/2024 - 2/28/2025 7/1/2024 - 6/30/2025
Software	Qty	Component Name	Start	End	Number of Yrl Months	Year 1	Year 2	Year 3
SC00003350	2	Forecasting/LR Software	3/1/2022	2/28/2025	12	$ 4,042.64	$ 4,446.90	$ 4,891.59
SC00003350	2	Forecasting/LR Software	3/1/2022	2/28/2025	12	$ 3,675.00	$ 4,042.50	$ 4,446.75
SC00008792	1	Forecasting/LR Software	7/1/2022	6/30/2025	12	$ 18,423.57	$ 20,265.93	$ 22,292.52
Subtotal						$ 26,141.21	$ 28,755.33	$ 31,630.86
Total Maintenance Fees (USD)								$ 86,527.41

Comments and/or Assumptions:

1. Changes to the number of instalaltions licensed will require an updated offer.
2. These figures are estimates. Actual invoiced fees may be slightly different based on system rounding variations.
3. All figures in in USD$.

Customer Signature of Acceptance: _____ **Date:** _____

****This is not an invoice****
Prices Valid for 90 Days

COUNCIL COMMUNICATION

CC #: 2016
File #: 0400-04-18

Title:	Campus Oaks CO-11, 13, 14 & 16 - Notice of Completion
Contact:	Danny Jacobo 916-223-7486 djjacobo@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.11.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Campus Oaks CO-11, 13, 14 & 16, CWJ#190166 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.

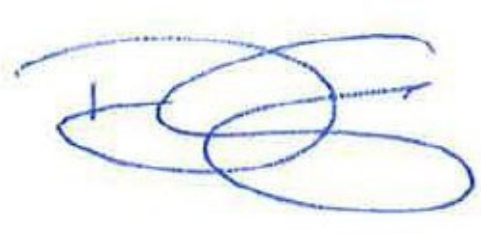
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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 22-096

NOC Document

Exhibit A Location Map

Final Map

RESOLUTION NO. 22-096

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Campus Oaks CO-11, 13, 14 & 16 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-11, 13, 14 & 16 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 86 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

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.

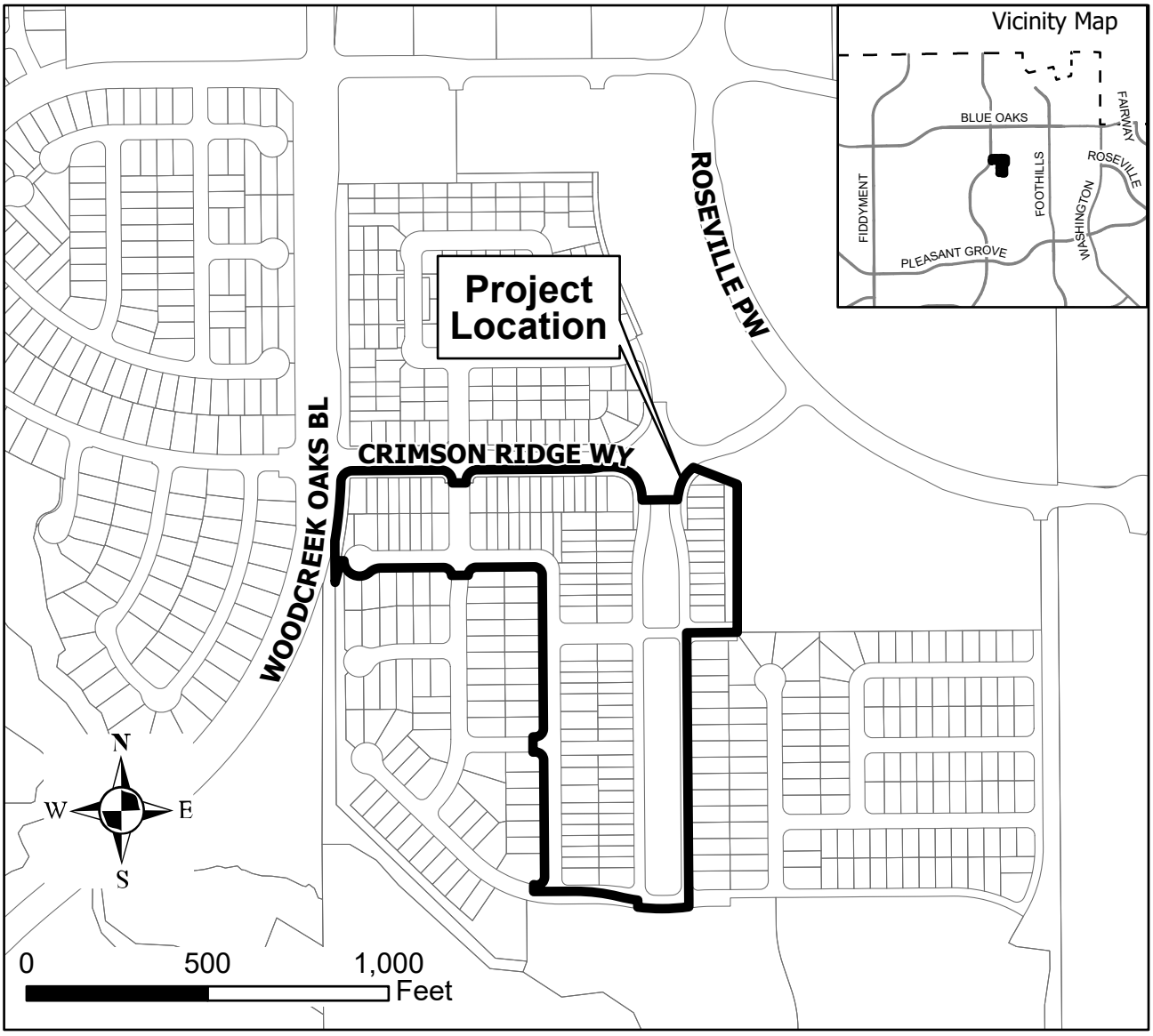
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

EXHIBIT A

City of Roseville
Campus Oaks
CO-11, 13, 14 & 16 Subdivision



FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175
BEING A SUBDIVISION OF LOTS 12, 13, 15 & C
DD MAPS 47, PLACER COUNTY RECORDS TOGETHER WITH
RESULTANT LOT 17, CERTIFICATE OF COMPLIANCE,
DOC. NO. 2017-0031664, PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
NOVEMBER 2019
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-11, 13, 14 & 16" 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 LOTS E, F, AND G AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, AND SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C AND D AND THOSE STRIPS OF LAND LYING BETWEEN THE LINES OF THE LOTS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(C) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, DRAINAGE PIPES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE LINES OF THE LOTS SHOWN HEREON AND DESIGNED "D.E." (DRAINAGE EASEMENT).

(D) EMERGENCY ACCESS EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY SERVICE VEHICLES, ON, OVER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE LINES OF THE LOTS SHOWN HEREON AND DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

(E) PUBLIC PEDESTRIAN EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AS "P.P.E." (PUBLIC PEDESTRIAN EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) CAMPUS PARKWAY, ASHBROOK STREET, KNOTS STREET, RHAPSODY DRIVE, TERRAWOOD COURT AND TERRAWOOD STREET, AND LOTS E, F AND G AS PUBLIC RIGHT OF WAY.

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

(A) LOTS J AND K, FOR PUBLIC PARK PURPOSES.

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

(A) ACCESS EASEMENTS FOR INGRESS AND EGRESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AS "ACCESS EASEMENT" FOR THE MUTUAL BENEFIT OF ALL LOTS SHOWN HEREON.

(B) PEDESTRIAN EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AS "P.E." (PEDESTRIAN EASEMENT) FOR THE MUTUAL BENEFIT OF ALL LOTS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED, BY THE OWNER, AS AN EASEMENT, FOR FUTURE DEDICATION TO THE HOME OWNERS ASSOCIATION.

(A) ACCESS EASEMENTS FOR INGRESS AND EGRESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AS "ACCESS EASEMENT" FOR THE MUTUAL BENEFIT OF ALL LOTS SHOWN HEREON.

(B) PEDESTRIAN EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AS "P.E." (PEDESTRIAN EASEMENT) FOR THE MUTUAL BENEFIT OF ALL LOTS SHOWN HEREON.

BBC ROSEVILLE OAKS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

*PRINT NAME Stephen L. Des Jardins
**TITLE Member

*PRINT NAME Stephen L. Des Jardins
*TITLE Member

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 Nov. 20, 2019, BEFORE ME, Monique Reynolds, A NOTARY PUBLIC PERSONALLY APPEARED Stephen L. Des Jardins

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. 217105
MY COMMISSION EXPIRES Nov. 24, 2020

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-11, 13, 14 & 16" 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 LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, IN MAY, 2019. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-11, 13, 14 & 16" 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 DECEMBER 31, 2020 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER J. GORGES, P.L.S. 7350

November 19, 2019
DATE

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JOSEPH GORGES
No. 7350
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-11, 13, 14 & 16" 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 11/21/19

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2020

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-11, 13, 14 & 16" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 11/21/19

TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2019

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-11, 13, 14 & 16" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOTS E, F AND G, PUBLIC RIGHTS OF WAY AND ALL PUBLIC EASEMENTS HEREON OFFERED FOR DEDICATION, BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, THE IRREVOCABLE OFFERS OF LOTS J AND K, IN ACCORDANCE WITH THE TERMS OF THAT OFFER, AND HAS APPROVED THE ABANDONMENT OF THE LAND, RIGHTS OF WAY AND EASEMENTS LISTED HEREON, WITHIN NOTE 4 ON SHEET 3.

CITY CLERK, CITY OF ROSEVILLE

DATED 12/19/19

ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT 44 MINUTES AFTER 12 PM O'CLOCK ON THE ~~DAY OF~~ 27th of December, 2019, AND RECORDED IN BOOK EE OF MAPS, AT PAGE 86, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. 2019-0105653

Ryan Ronco
COUNTY RECORDER OF PLACER COUNTY

FEE: $104 BY: S. McDonough
DEPUTY

Dwg: P:\2013\13.067\ES-02\CO-11, 13, 14 & 16\DWG\SRV\WORKING\FINAL MAP\130076-S2-FINAL MAP.DWG | Saved: 10.14.19 01:19pm MICHAEL

BENEFICIARY'S STATEMENT

LENNAR HOMES OF CALIFORNIA, INC. A CALIFORNIA CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 20, 2019 AS INSTRUMENT NO. 2019-0019031, OFFICIAL RECORDS OF PLACER COUNTY.

Larry Gualco

PRINT NAME Larry Gualco

TITLE VP

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 NOVEMBER 11, 2019, BEFORE ME, ROSA CATANZARO, 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

Rosa Catanzaro

NOTARY PUBLIC, STATE OF CALIFORNIA

PRINT NAME ROSA CATANZARO

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION NO. 2150978

MY COMMISSION EXPIRES APRIL 28, 2020

Dwg: Y:\2019\13-0076\02 (CO-11, 13 & 16)\DWG\SURVEY\WORKING\FINAL MAP\130076 S2 FMAP.DWG | Saved: 10-14-19 01:19pm ACHAWA

FINAL MAP

CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175

BEING A SUBDIVISION OF LOTS 12, 13, 15 & C
DD MAPS 47, PLACER COUNTY RECORDS TOGETHER WITH
RESULTANT LOT 17, CERTIFICATE OF COMPLIANCE,
DOC. NO. 2017-0031664, PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

NOVEMBER 2019

MORTON & PITALO, INC.

FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175

BEING A SUBDIVISION OF LOTS 12, 13, 15 & C
DD MAPS 47, PLACER COUNTY RECORDS TOGETHER WITH
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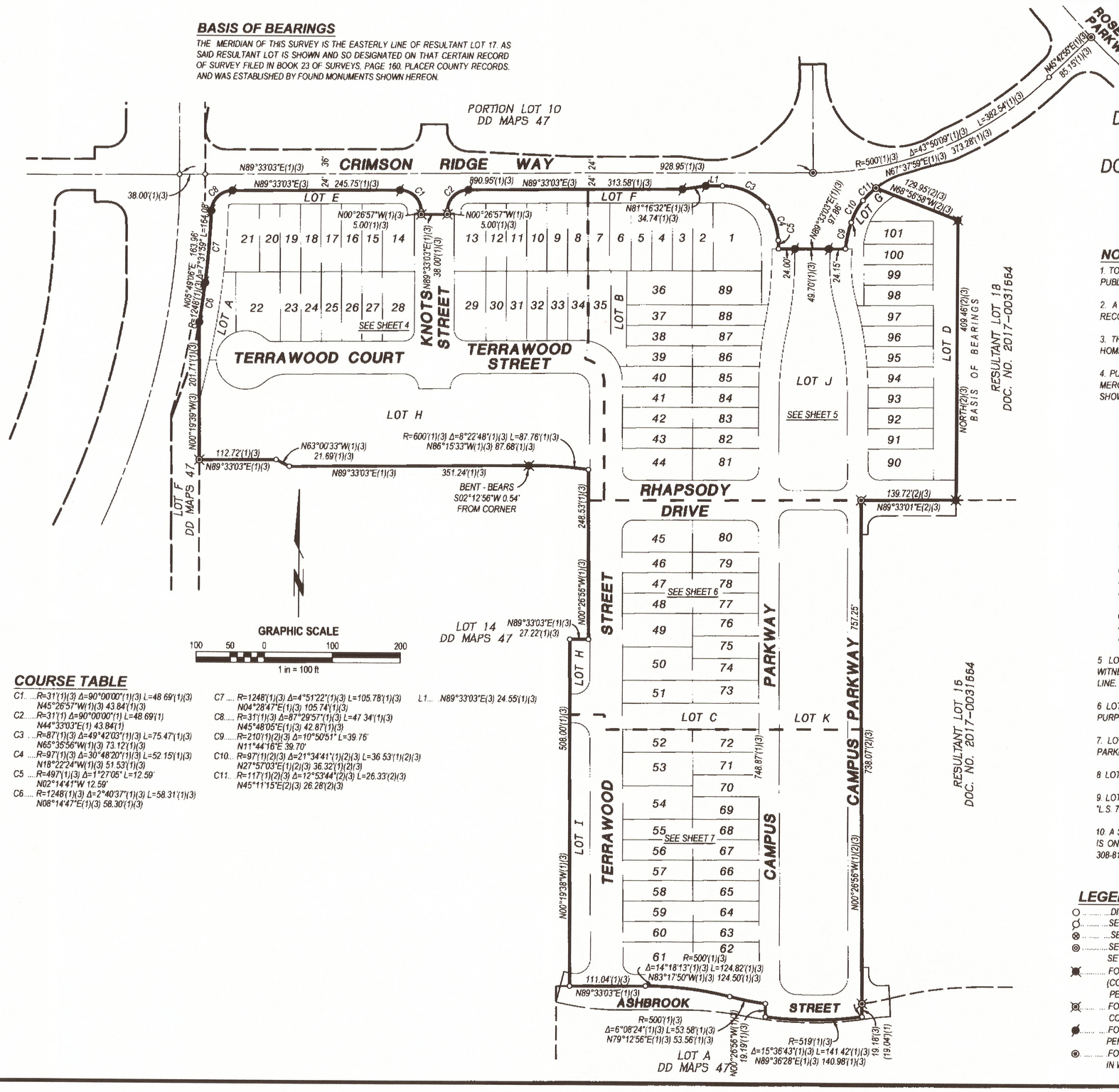
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

SCALE: 1"=100' NOVEMBER 2019

MORTON & PITALO, INC.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE EASTERLY LINE OF RESULTANT LOT 17, 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.



COURSE TABLE

C1.... R=31'(1)(3) Δ=90°00'00"(1)(3) L=48.69'(1)(3) N45°26'57"W(1)(3) 43.84'(1)(3)

C2.... R=31'(1) Δ=90°00'00"(1) L=48.69'(1) N44°33'03"E(1) 43.84'(1)

C3 .. R=87'(1)(3) Δ=49°42'03"(1)(3) L=75.47'(1)(3) N65°35'56"W(1)(3) 73.12'(1)(3)

C4 .... R=97'(1)(3) Δ=30°48'20"(1)(3) L=52.15'(1)(3) N18°22'24"W(1)(3) 51.53'(1)(3)

C5 .... R=497'(1)(3) Δ=1°27'05" L=12.59' N02°14'41"W 12.59'

C6.... R=1248'(1)(3) Δ=2°40'37"(1)(3) L=58.31'(1)(3) N08°14'47"E(1)(3) 58.30'(1)(3)

C7 .... R=1248'(1)(3) Δ=4°51'22"(1)(3) L=105.78'(1)(3) N04°28'47"E(1)(3) 105.74'(1)(3)

C8.... R=31'(1)(3) Δ=87°29'57"(1)(3) L=47.34'(1)(3) N45°48'05"E(1)(3) 42.87'(1)(3)

C9.... R=210'(1)(2)(3) Δ=10°50'51" L=39.76' N11°44'16"E 39.70'

C10.. R=97'(1)(2)(3) Δ=21°34'41"(1)(2)(3) L=36.53'(1)(2)(3) N27°57'03"E(1)(2)(3) 36.32'(1)(2)(3)

C11.. R=117'(1)(2)(3) Δ=12°53'44"(2)(3) L=26.33'(2)(3) N45°11'15"E(2)(3) 26.28'(2)(3)

L1... N89°33'03"E(3) 24.55'(1)(3)

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 17.582 ACRES, CREATING 101 RESIDENTIAL LOTS, 2 PUBLIC PARK LOTS, 3 PUBLIC LANDSCAPE LOTS, 4 COMMON OWNERSHIP LANDSCAPE LOTS, AND 2 LOTS FOR FUTURE DEVELOPMENT.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. 2019-0105655

3. THE PLACES (ACCESS EASEMENTS) SHOWN HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

4. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING LANDS, RIGHT OF WAYS, AND EASEMENTS THAT ARE NOT SHOWN HEREON ARE HEREBY ABANDONED:

(A) THE IRREVOCABLE OFFERS OF DEDICATION OF LAND (LOT C AND RIGHT OF WAY) LOCATED WITHIN THE BOUNDARY OF THIS MAP AS SAID IRREVOCABLE OFFERS OF DEDICATION ARE SHOWN ON THAT CERTAIN MAP ENTITLED "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS

(B) THE 12.5' PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENTS CONTIGUOUS TO CAMPUS PARKWAY, AS SAID EASEMENTS AND PARKWAY ARE SHOWN ON THAT CERTAIN MAP ENTITLED "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS.

(C) THE PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENTS CONTIGUOUS TO CRIMSON RIDGE WAY, AS SAID EASEMENTS AND WAY ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS.

(D) THE PUBLIC UTILITY EASEMENTS CONTIGUOUS TO WOODCREEK OAKS BOULEVARD, AS SAID EASEMENTS AND BOULEVARD ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP OF HEWLETT PACKARD" FILED IN BOOK 34 OF PARCEL MAPS, PAGE 73, PLACER COUNTY RECORDS.

(E) THE RIGHT OF WAY SHOWN AS CAMPUS PARKWAY, AS SAID PARKWAY IS SHOWN ON THAT CERTAIN MAP ENTITLED, "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS. SAID CAMPUS PARKWAY IS BEING REALIGNED AND REDEDICATED ON THIS MAP.

5. LOT CORNERS FRONTING CAMPUS PARKWAY, TERRAWOOD STREET AND ASHBROOK 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.

6. LOTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPE PURPOSES AND HAVE BLANKET P.E

7. LOT D SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR LANDSCAPE AND PARKING PURPOSES AND HAVE BLANKET P.E.

8. LOTS H AND I SHALL BE RETAINED BY THE SUBDIVIDER.

9. 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.

10. A SOILS REPORT PREPARED BY ENGEO INCORPORATED, PROJECT NO. 11216.003.000 DATED MARCH 24, 2017 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. 308-812D.

LEGEND

- ○ ..... DIMENSION POINT, NOTHING FOUND OR SET
- ⊙ ..... SET 1" GALVANIZED PIPE TAGGED "L.S. 7350"
- ⊗ ..... SET 1" BRASS DISC STAMPED "L.S. 7350"
- ◎ ..... SET BRONZE DISC STAMPED "L.S. 7350" SET IN CITY STANDARD WELL
- ✖ ..... FOUND 3/4" REBAR, NO TAG (COPPER COLLAR, STAMPED "L.S. 4751" PER (1)(3))
- ⊠ ..... FOUND 3/4" REBAR, WITH COPPER COLLAR, STAMPED "L.S. 4751" PER (1)(3)
- ✱ ..... FOUND BRASS DISC STAMPED "L.S. 4751" PER (3)
- ◉ ..... FOUND BRONZE DISC STAMPED "L.S. 4751" IN WELL PER (1)(3)

E.V.A.E. ... EMERGENCY VEHICLE ACCESS EASEMENT
N.T.S. ..... NOT TO SCALE
P.E ..... PEDESTRIAN EASEMENT
P.D.E. ... PRIVATE DRAINAGE EASEMENT
P.U.E. ..... PUBLIC UTILITY EASEMENT
P.P.E. ... PUBLIC PEDESTRIAN 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

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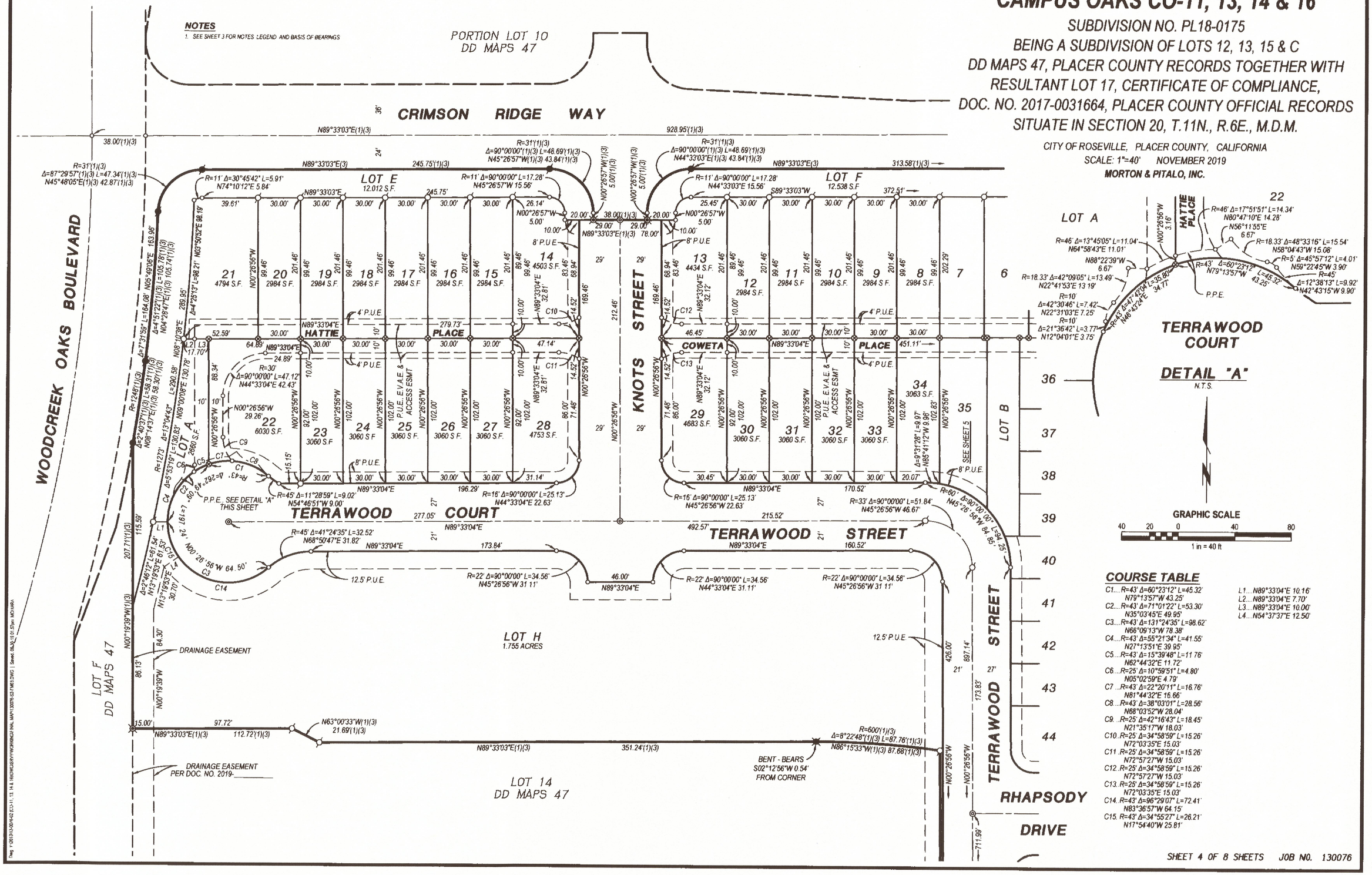
FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175
BEING A SUBDIVISION OF LOTS 12, 13, 15 & C
DD MAPS 47, PLACER COUNTY RECORDS TOGETHER WITH
RESULTANT LOT 17, CERTIFICATE OF COMPLIANCE,
DOC. NO. 2017-0031664, PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
SCALE: 1"=40' NOVEMBER 2019
MORTON & PITALO, INC.

NOTES
1. SEE SHEET 3 FOR NOTES LEGEND AND BASIS OF BEARINGS



DETAIL "A"
N.T.S.

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

COURSE TABLE

C1....R=43' Δ=60°23'12" L=45.32' N79°13'57"W 43.25'
C2....R=43' Δ=71°01'22" L=53.30' N35°03'45"E 49.95'
C3....R=43' Δ=131°24'35" L=98.62' N66°09'13"W 78.38'
C4....R=43' Δ=55°21'34" L=41.55' N27°13'51"E 39.95'
C5....R=43' Δ=15°39'48" L=11.76' N62°44'32"E 11.72'
C6....R=25' Δ=10°59'51" L=4.80' N05°02'59"E 4.79'
C7....R=43' Δ=22°20'11" L=16.76' N81°44'32"E 16.66'
C8....R=43' Δ=38°03'01" L=28.56' N68°03'52"W 28.04'
C9....R=25' Δ=42°16'43" L=18.45' N21°35'17"W 18.03'
C10..R=25' Δ=34°58'59" L=15.26' N72°03'35"E 15.03'
C11..R=25' Δ=34°58'59" L=15.26' N72°57'27"W 15.03'
C12..R=25' Δ=34°58'59" L=15.26' N72°57'27"W 15.03'
C13..R=25' Δ=34°58'59" L=15.26' N72°03'35"E 15.03'
C14..R=43' Δ=96°29'07" L=72.41' N83°36'57"W 64.15'
C15..R=43' Δ=34°55'27" L=26.21' N17°54'40"W 25.81'

L1....N89°33'04"E 10.16'
L2....N89°33'04"E 7.70'
L3....N89°33'04"E 10.00'
L4....N54°37'37"E 12.50'

FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175
BEING A SUBDIVISION OF LOTS 12, 13, 15 & C
DD MAPS 47, PLACER COUNTY RECORDS TOGETHER WITH
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SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
SCALE: 1"=40' NOVEMBER 2019
MORTON & PITALO, INC.

COURSE TABLE

C1.....R=72' Δ=21°34'41" L=27.12' N27°57'03"E 26.96'
C2. ...R=185' Δ=7°06'45" L=22.97' N13°36'19"E 22.95'
C3. ...R=72' Δ=13°51'57" L=17.42' N31°48'25"E 17.38'
C4. ...R=25' Δ=68°30'02" L=29.89' N34°41'57"W 28.14'
C5. ...R=510' Δ=0°49'17" L=7.31' N14°56'29"W 7.31'

L1.....N68°56'58"W 9.20'

NOTES

1. SEE SHEET 3 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

RESULTANT LOT 18
DOC. NO. 2017-0031664

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

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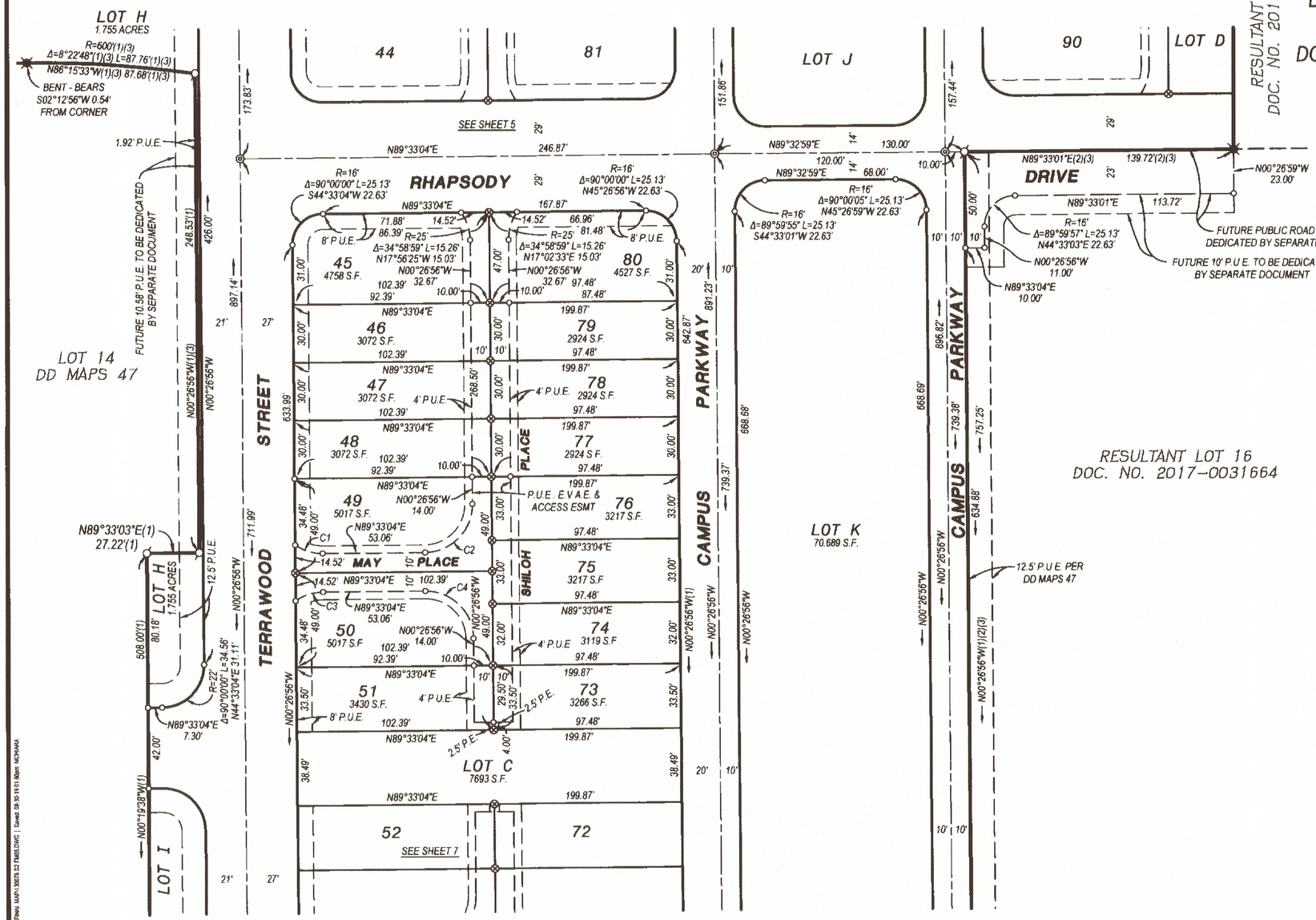
MORTON & PITALO, INC.



COURSE TABLE

C1.....R=25' Δ=34°58'59" L=15.26'
N72°57'27"W 15.03'
C2.....R=25' Δ=90°00'00" L=39.27'
N44°33'04"E 35.36'
C3.....R=25' Δ=34°58'59" L=15.26'
N72°57'27"W 15.03'
C4.....R=25' Δ=90°00'00" L=39.27'
N45°26'56"W 35.36'

NOTES

1. SEE SHEET 3 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

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FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

SUBDIVISION NO. PL18-0175
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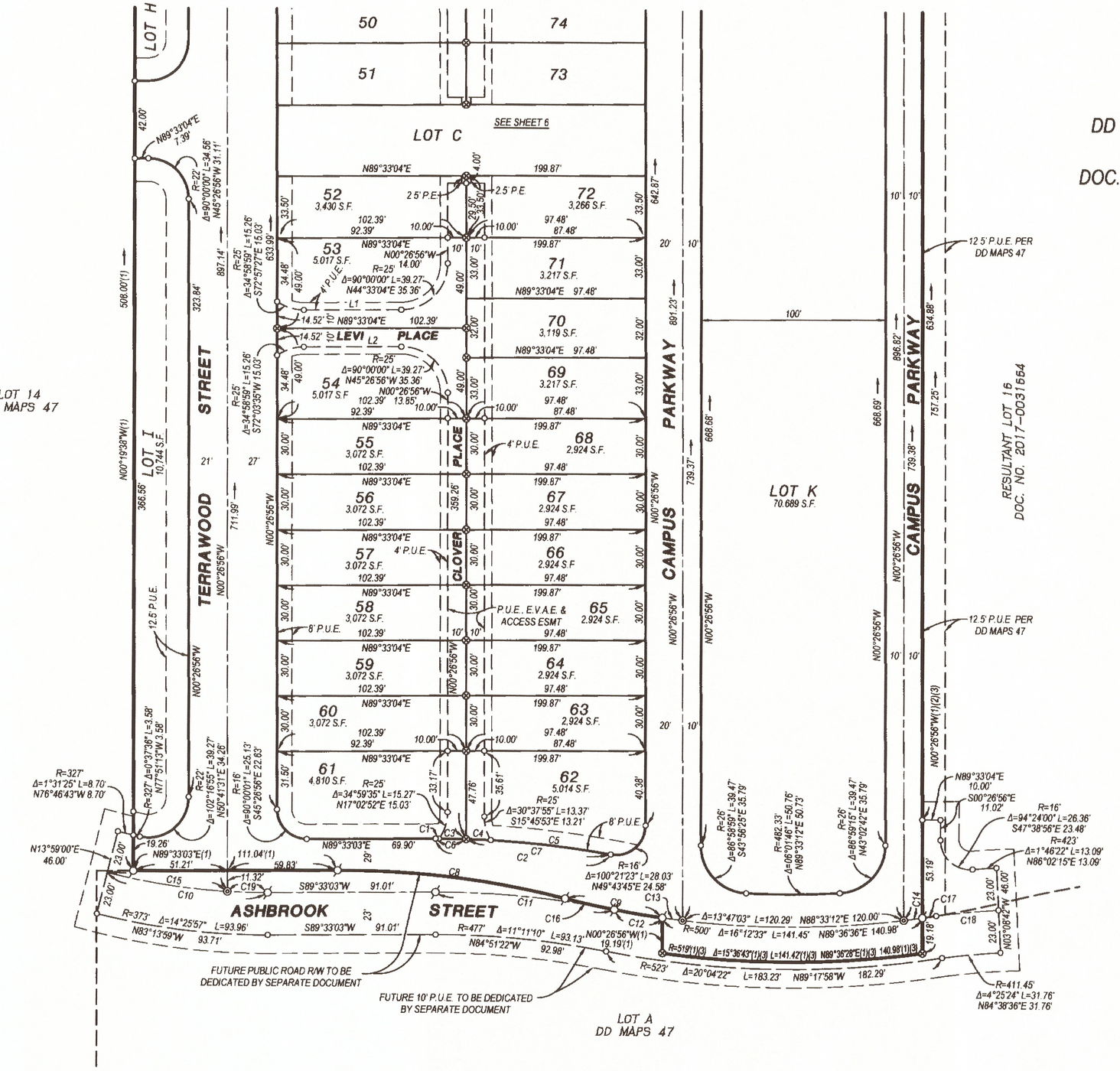
SCALE: 1"=40' NOVEMBER 2019
MORTON & PITALO, INC.



GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

COURSE TABLE

C1 .....R=529' Δ=0°12'51" L=1.98' N89°39'29"E 1.98'
C2 .....R=529' Δ=10°21'24" L=95.62' N85°16'15"W 95.49'
C3 .....R=529' Δ=1°47'13" L=16.50' N89°33'20"W 16.50'
C4 .....R=529' Δ=1°27'45" L=13.50' N87°55'51"W 13.50'
C5 .....R=529' Δ=7°06'25" L=65.62' N83°38'46"W 65.58'
C6 .....R=529' Δ=1°47'13" L=16.50' N89°33'20"W 16.50'
C7 .....R=529' Δ=8°34'10" L=79.12' N84°22'38"W 79.05'
C8 .....R=500'(1) Δ=14°18'13"(1) L=124.82'(1) N83°17'50"W(1) 124.50'(1)
C9 .....R=500'(1) Δ=6°08'24"(1) L=53.58'(1) N79°12'56"E(1) 53.56'(1)
C10 ....R=350' Δ=14°25'57" L=88.16' S83°13'59"E 87.93'
C11 ....R=500' Δ=11°11'10" L=97.62' N84°51'22"W 97.46'
C12 ....R=500'(1) Δ=3°01'21" L=26.38' N80°46'27"W 26.37'
C13 ....R=500' Δ=1°16'09" L=11.08' N82°55'12"W 11.08'
C14 ....R=500' Δ=1°09'21" L=10.09' N82°05'00"E 10.09'
C15 ....R=350' Δ=10°50'53" L=66.27' N81°26'27"W 66.17'
C16 ....R=500' Δ=3°07'03" L=27.21' N77°42'15"W 27.20'
C17 ....R=500' Δ=0°52'51" L=7.69' N81°03'54"E 7.69'
C18 ....R=434.45' Δ=4°28'16" L=33.90' N84°37'10"E 33.89'
C19 ....R=350' Δ=3°35'04" L=21.90' N88°39'25"W 21.89'

L1 .....N89°33'04"E 53.06'
L2 .....N89°33'04"E 53.06'

NOTES

1. SEE SHEET 3 FOR NOTES. LEGEND. AND BASIS OF BEARINGS.

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FINAL MAP
CAMPUS OAKS CO-11, 13, 14 & 16

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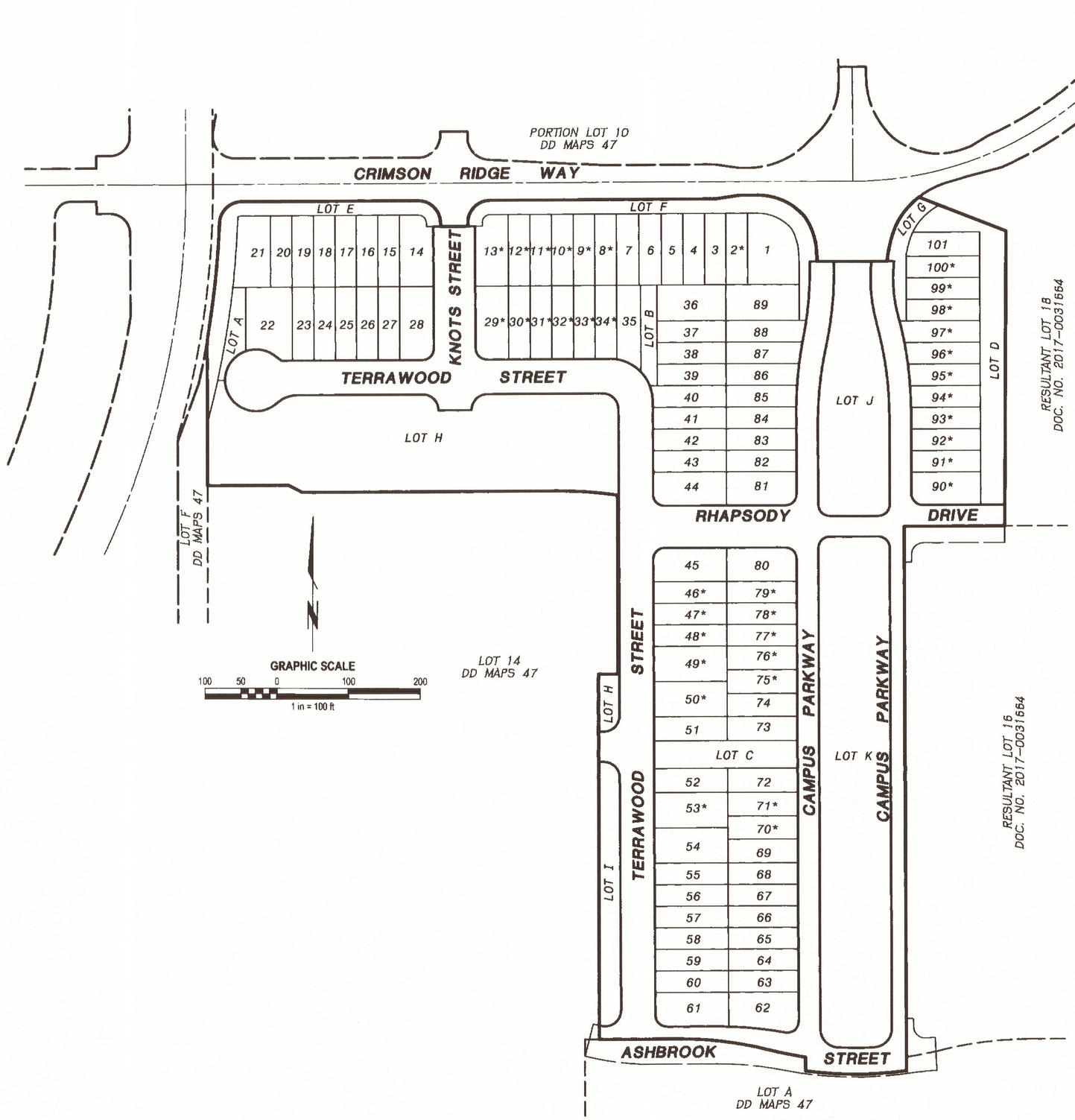
SCALE: 1"=100' NOVEMBER 2019
MORTON & PITALO, INC.



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 3 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

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COUNCIL COMMUNICATION

CC #: 2017
File #: 0400-04-18

Title: Campus Oaks CO-12 - Phase 1 - Notice of Completion
Contact: Danny Jacobo 916-223-7486 djjacobo@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.12.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Campus Oaks CO-12 (Phase 1), CWJ#190322 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 recommendation 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.

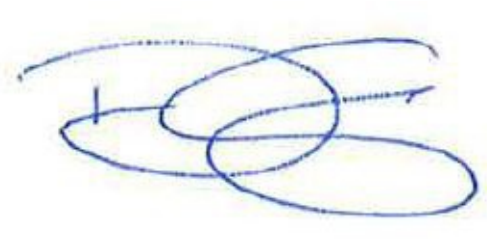
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Danny Jacobo, Construction Inspector II

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-097

Exhibit A Location Map

NOC Document

Recorded Map

RESOLUTION NO. 22-097

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Campus Oaks CO-12 (PHASE 1) 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-12 (PHASE 1) 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 29 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:

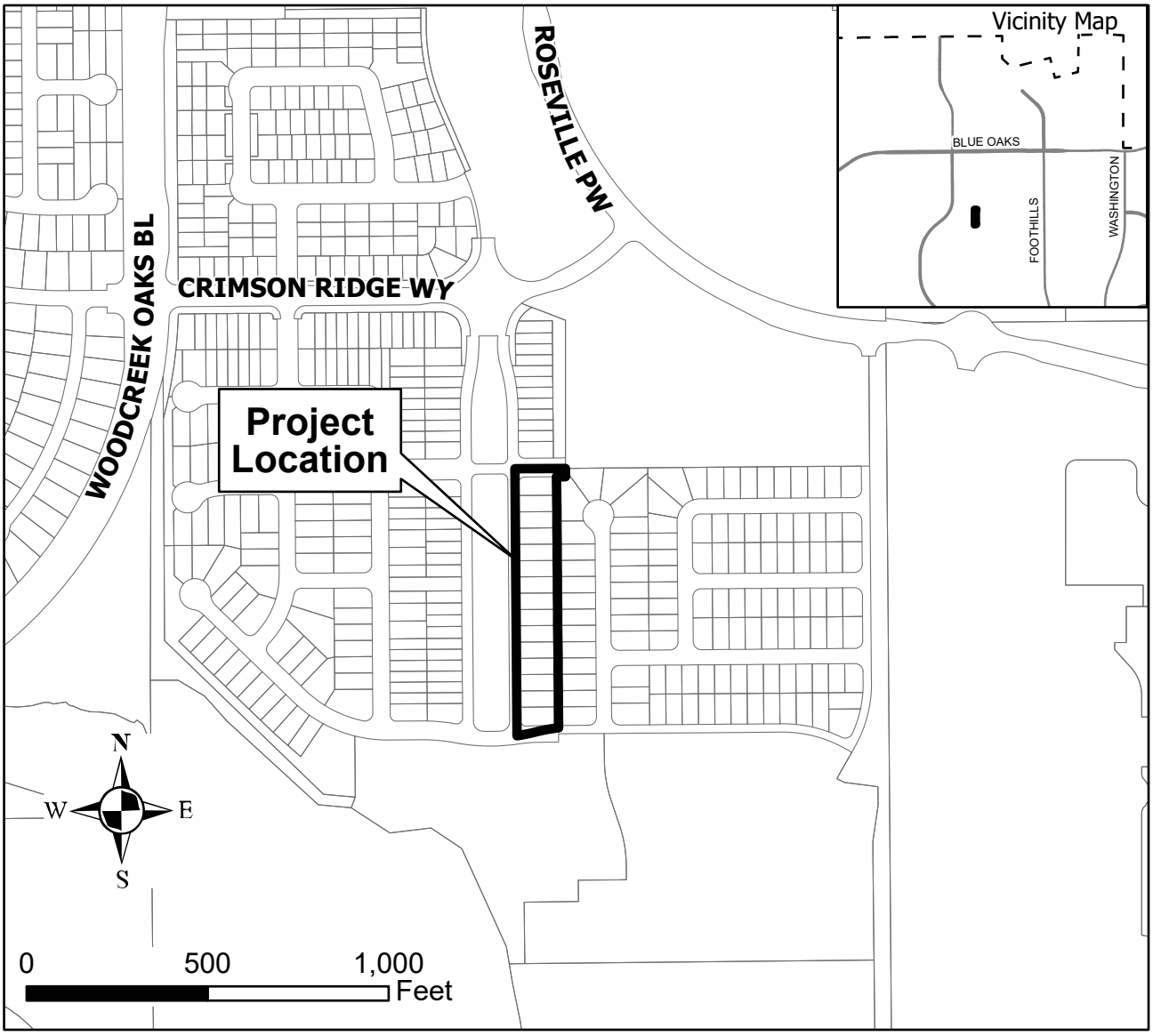
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A: Location Map

City of Roseville
Campus Oaks
(Phase 1) CO-12
(15 Lot) 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-12 (PHASE 1)

(15 LOT) SUBDIVISION
SUBDIVISION NO. PL19-0177
BEING A SUBDIVISION OF RESULTANT LOT 16,
CERTIFICATE OF COMPLIANCE, DOC. NO. 2017-0031664,
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
NOVEMBER 2020
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-12 (PHASE 1)" 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) CAMPUS PARKWAY, RHAPSODY DRIVE AND ASHBROOK STREET, AS PUBLIC RIGHT OF WAY.

LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

PRINT NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

PRINT NAME: ROBERT TUMMOLO
TITLE: VICE PRESIDENT

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 Oct. 15 2020, BEFORE ME, Monique Reynolds, A NOTARY PUBLIC PERSONALLY APPEARED Larry Gualco + 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

Monique Reynolds
NOTARY PUBLIC, STATE OF California
PRINT NAME Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION NO. 2171051
MY COMMISSION EXPIRES Nov 24, 2020

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-12" 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-12 (PHASE 1)" 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 DECEMBER 31, 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER S. GORGES, P.L.S. 7350

10/14/2020
DATE

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JOSEPH GORGES
No. 7350
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-12 (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 10/20/20

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-12 (PHASE 1)" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 10/15/20

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-12 (PHASE 1)" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, PUBLIC RIGHTS OF WAY AND ALL PUBLIC EASEMENTS HEREON OFFERED FOR DEDICATION, AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON, WITHIN NOTE 3 ON SHEET 2.

CITY CLERK, CITY OF ROSEVILLE

DATED 11/5/2020

ASSISTANT CITY CLERK

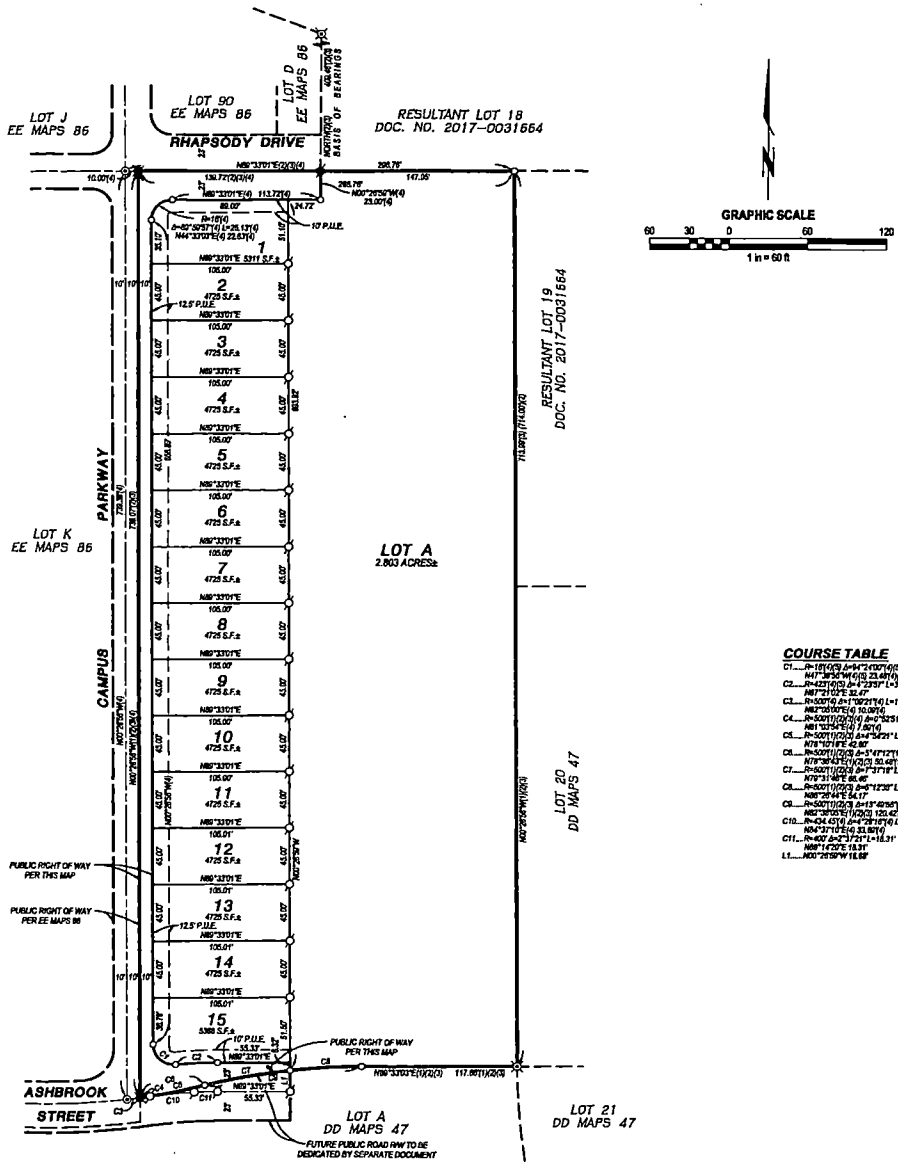
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT 40 MINUTES AFTER 9AM O'CLOCK ON THE DAY OF DECEMBER 2ND, 2020, AND RECORDED IN BOOK FF OF MAPS, AT PAGE 29, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. 2020-0140507

RYAN RATCO
COUNTY RECORDER OF PLACER COUNTY

FEE: $89.00 BY: D. Burton
DEPUTY



COURSE TABLE

C1....R=18'(1)(3) Δ=84°24'00"(1)(3) L=26.35'(1)(3)
N41°36'36"W(1)(3) 23.48'(1)(3)
C2....R=423'(1)(3) Δ=4°23'37" L=32.48'
N87°12'03"E 32.47'
C3....R=500'(4) Δ=1°09'21"(4) L=10.09'(4)
N82°35'00"E(4) 10.09'(4)
C4....R=500'(1)(2)(3)(4) Δ=2°52'51"(4) L=7.97'(4)
N81°03'54"E(4) 7.80'(4)
C5....R=500'(1)(2)(3) Δ=4°54'23" L=42.81'
N73°11'E 42.80'
C6....R=500'(1)(2)(3) Δ=3°47'12"(1)(2)(3) L=50.50'(1)(2)(3)
N73°38'43"E(1)(2)(3) 50.48'(1)(2)(3)
C7....R=500'(1)(2)(3) Δ=1°37'18" L=56.31'
N79°31'E 56.46'
C8....R=500'(1)(2)(3) Δ=6°12'20" L=54.20'
N86°29'44"E 54.17'
C9....R=500'(1)(2)(3) Δ=13°40'58"(1)(2)(3) L=120.71'(1)(2)(3)
N82°38'05"E(1)(2)(3) 120.42'(1)(2)(3)
C10....R=434.43'(4) Δ=4°28'16"(4) L=33.90'(4)
N84°31'12"E(4) 33.90'(4)
C11....R=407' Δ=2°37'21" L=18.31'
N88°14'20"E 18.31'
L1....N00°29'56"W 15.69'

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE EASTERLY LINE OF RESULTANT LOT 17, AS SAID RESULTANT LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 23 OF SURVEYS, PAGE 180, 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. 7350"
- ⊗ ..... SET 1" BRASS DISC STAMPED "L.S. 7350"
- ◎ ..... SET BRONZE DISC STAMPED "L.S. 7350" SET IN CITY STANDARD WELL
- ▣ ..... FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER
- ◐ ..... FOUND BRASS DISC STAMPED "L.S. 4751" PER
- ⊠ ..... FOUND 3/4" REBAR, NO TAG (COPPER COLLAR, STAMPED "L.S. 4751 PER
- ◎ ..... FOUND BRONZE DISC STAMPED "L.S. 7350" IN WELL PER

P.U.E. ..... PUBLIC UTILITY EASEMENT
P.P.E. ..... PUBLIC PEDESTRIAN EASEMENT
S.F. ..... SQUARE FEET
(1) ..... RECORD PER DD MAPS 47
(2) ..... RECORD PER DOC. NO. 2017-0031664
(3) ..... RECORD PER 23 R.S. 180
(4) ..... RECORD PER EE MAPS 86

FINAL MAP

CAMPUS OAKS CO-12 (PHASE 1)

(15 LOT) SUBDIVISION
SUBDIVISION NO. PL19-0177
BEING A SUBDIVISION OF RESULTANT LOT 16,
CERTIFICATE OF COMPLIANCE, DOC. NO. 2017-0031664,
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' NOVEMBER 2020
MORTON & PITALO, INC.

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 4.735 ACRES, CREATING 15 RESIDENTIAL LOTS AND 1 LETTERED LOT.

2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. 2021-0140509

3. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING LANDS, RIGHT OF WAYS, AND EASEMENTS THAT ARE NOT SHOWN HEREON ARE HEREBY ABANDONED:

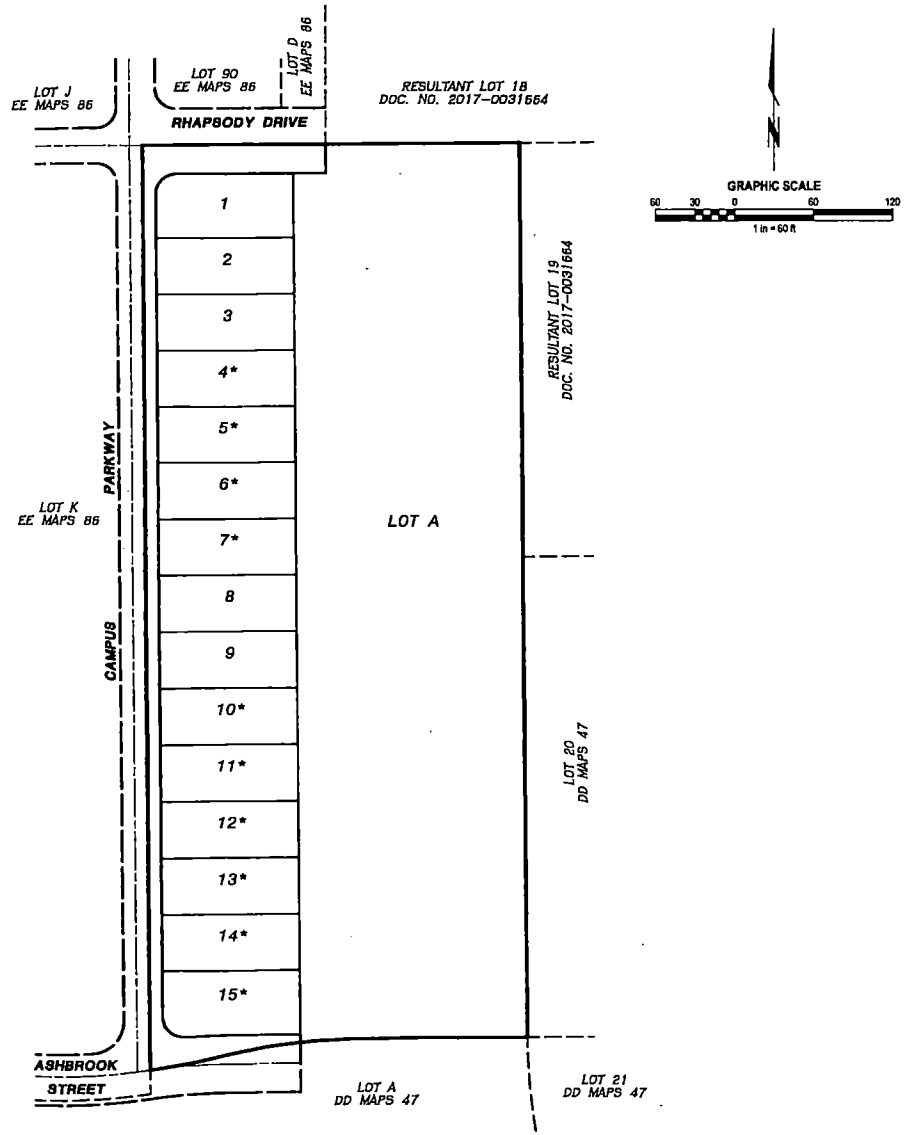
   (A) THE IRREVOCABLE OFFERS OF DEDICATION (RIGHT OF WAY) LOCATED WITHIN THE BOUNDARY OF THIS MAP AS SAID IRREVOCABLE OFFERS OF DEDICATION ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS.

   (B) THE 12.5' PUBLIC UTILITY EASEMENTS AND PEDESTRIAN EASEMENTS CONTIGUOUS TO CAMPUS PARKWAY, AS SAID EASEMENTS AND PARKWAY ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "LARGE LOT FINAL MAP CAMPUS OAKS" FILED IN BOOK DD OF MAPS, PAGE 47, PLACER COUNTY RECORDS.

4. LOT CORNERS FRONTING CAMPUS PARKWAY, RHAPSODY DRIVE AND ASHBROOK 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.

5. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 7350", SET ON PROPERTY LINE, 2.00 FEET FROM THE TRUE CORNER.

6. A SOILS REPORT PREPARED BY ENGEO INCORPORATED, PROJECT NO. 11218.003.000 DATED MARCH 24, 2017 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. 308-8120.



FINAL MAP

CAMPUS OAKS CO-12 (PHASE 1)

(15 LOT) SUBDIVISION
SUBDIVISION NO. PL19-0177
BEING A SUBDIVISION OF RESULTANT LOT 16,
CERTIFICATE OF COMPLIANCE, DOC. NO. 2017-0031664,
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
SCALE: 1"=60' NOVEMBER 2020
MORTON & PITALO, INC.

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.

COUNCIL COMMUNICATION

CC #: 2018
File #: 0400-04-18

Title:	Campus Oaks CO-12 - Phase 2 - Notice of Completion
Contact:	Danny Jacobo 916-223-7486 djjacobo@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.13.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Campus Oaks CO-12 (Phase 2), CWJ# 190412 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 recommendation 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.

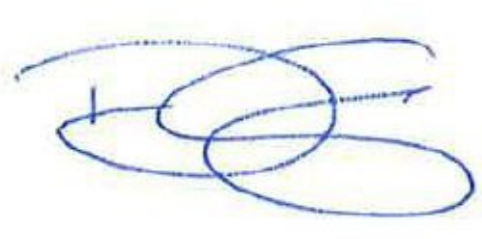
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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 22-098

Exhibit A Location Map

NOC Document

Final Map

RESOLUTION NO. 22-098

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS CAMPUS OAKS CO-12 (PHASE 2) PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the CAMPUS OAKS CO-12 (PHASE 2) is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 54 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:

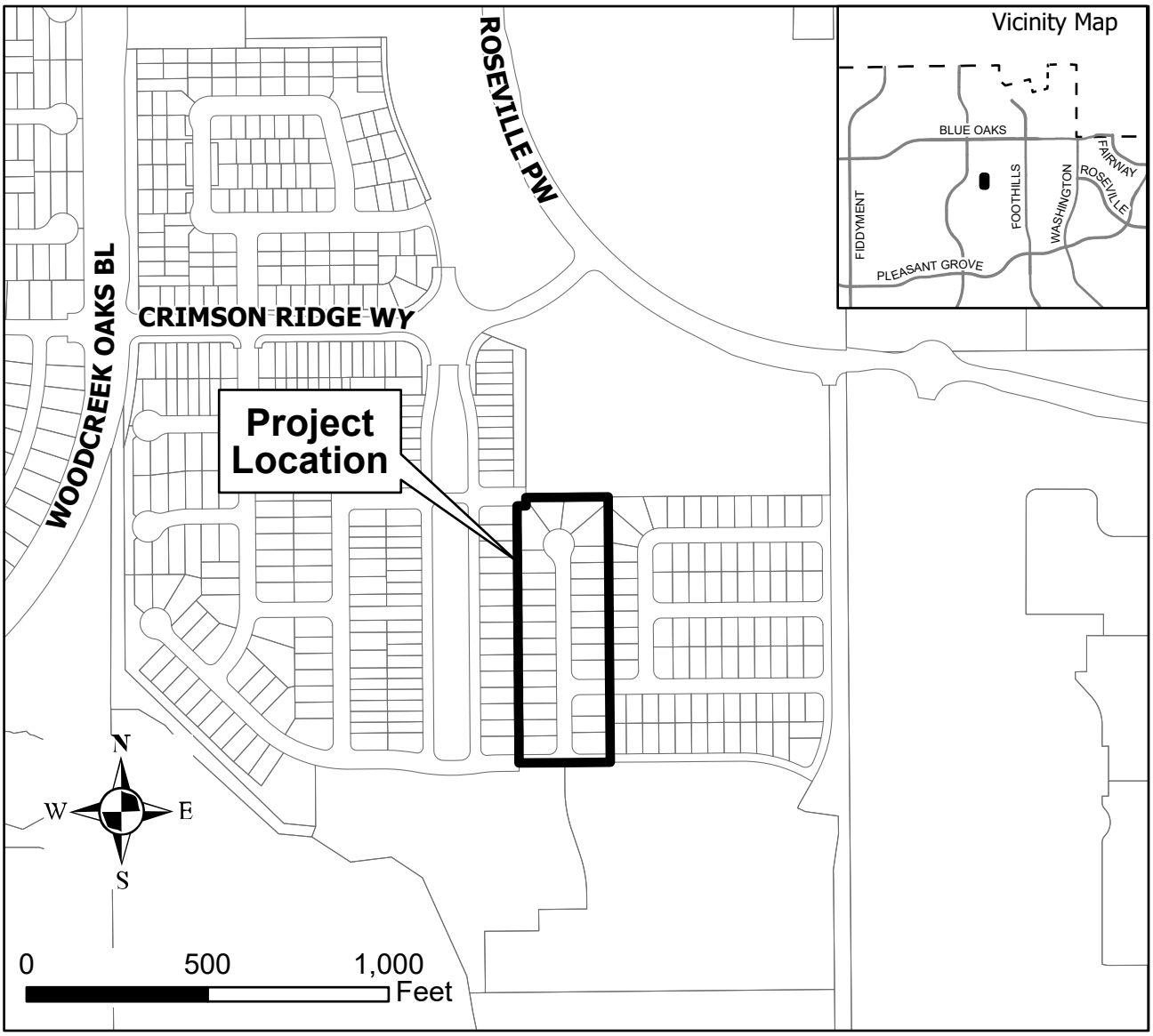
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A : Location Map

City of Roseville
Campus Oaks
CO-12 (Phase 2)
(27 Lot) 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-12 (PHASE 2)

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 2, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
APRIL 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-12 (PHASE 2)" 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 ASHBROOK STREET, KNIGHTSBRIDGE LANE, KNIGHTSBRIDGE COUT, AND SILVERWIRE STREET TOGETHER WITH 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) ASHBROOK STREET, KNIGHTSBRIDGE LANE, KNIGHTSBRIDGE COURT AND SILVERWIRE STREET, AS PUBLIC RIGHT OF WAY.

LENNAR HOMES OF CALIFORNIA INC., A CALIFORNIA CORPORATION

Larry Gualco / VP
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 April 19, 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-12, 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 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-12 (PHASE 2)" 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.

Christopher J. Gorges
CHRISTOPHER J. GORGES P.L.S. 7350

April 15, 2021
DATE

PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JOSEPH GORGES
No. 7350
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-12 (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 4/20/21

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2020

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-12 (PHASE 2)" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 4/20/21

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-12 (PHASE 2)" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, THE PUBLIC EASEMENTS OFFERED HEREON FOR DEDICATION, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE RIGHTS OF WAY HEREON OFFERED FOR DEDICATION.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATED April 22, 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 43 MINUTES AFTER 9 O'CLOCK ON THE DAY OF 30 April, 2021, AND RECORDED IN BOOK FF OF MAPS, AT PAGE 54, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. 2021-0059223

Ryan Ronco
COUNTY RECORDER OF PLACER COUNTY

FEE: #89.00 BY:
DEPUTY

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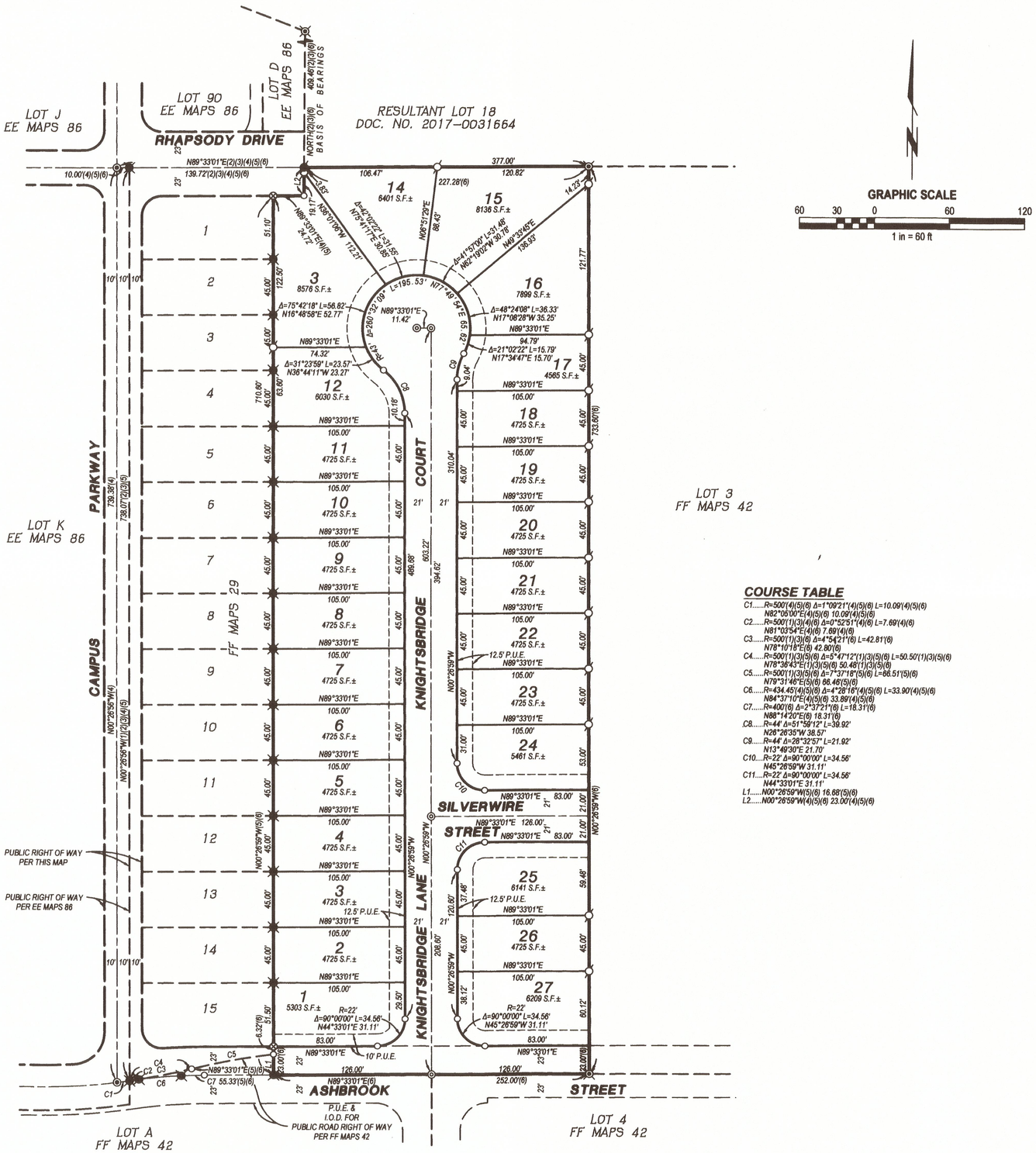

FINAL MAP
CAMPUS OAKS CO-12 (PHASE 2)

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 2, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
APRIL 2021 SCALE: 1"=60'
MORTON & PITALO, INC.

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 4.231 ACRES, CREATING 27 RESIDENTIAL LOTS.

2. LOT CORNERS FRONTING ASHBROOK STREET, KNIGHTSBRIDGE LANE, KNIGHTSBRIDGE COURT, AND SILVERWIRE 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.

3. 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.

4. A SOILS REPORT PREPARED BY ENGEO INCORPORATED, PROJECT NO. 11216.003.00 DATED MARCH 24, 2017 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. 308-812D.

5. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. 2020-0140509 TOGETHER WITH DOCUMENT NO. 2021-0052032-00 Amendment

COURSE TABLE

C1.....R=500'(4)(5)(6) Δ=1°09'21"(4)(5)(6) L=10.09'(4)(5)(6)
N82°05'00"E(4)(5)(6) 10.09'(4)(5)(6)
C2.....R=500'(1)(3)(4)(6) Δ=0°52'51"(4)(6) L=7.69'(4)(6)
N81°03'54"E(4)(6) 7.69'(4)(6)
C3.....R=500'(1)(3)(6) Δ=4°54'21"(6) L=42.81'(6)
N78°10'18"E(6) 42.80'(6)
C4.....R=500'(1)(3)(5)(6) Δ=5°47'12"(1)(3)(5)(6) L=50.50'(1)(3)(5)(6)
N78°38'43"E(1)(3)(5)(6) 50.48'(1)(3)(5)(6)
C5.....R=500'(1)(3)(5)(6) Δ=7°37'16"(5)(6) L=66.51'(5)(6)
N79°31'46"E(5)(6) 66.46'(5)(6)
C6.....R=434.45'(4)(5)(6) Δ=4°28'16"(4)(5)(6) L=33.90'(4)(5)(6)
N84°37'10"E(4)(5)(6) 33.89'(4)(5)(6)
C7.....R=400'(6) Δ=2°37'21"(6) L=18.31'(6)
N88°14'20"E(6) 18.31'(6)
C8.....R=44' Δ=51°59'12" L=39.92'
N26°26'35"W 38.57'
C9.....R=44' Δ=28°32'57" L=21.92'
N13°49'30"E 21.70'
C10....R=22' Δ=90°00'00" L=34.56'
N45°26'59"W 31.11'
C11....R=22' Δ=90°00'00" L=34.56'
N44°33'01"E 31.11'
L1.....N00°26'59"W(5)(6) 16.68'(5)(6)
L2.....N00°26'59"W(4)(5)(6) 23.00'(4)(5)(6)

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE WESTERLY 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. 7350"
◎ .....SET BRONZE DISC STAMPED "L.S. 7350" SET IN CITY STANDARD WELL
⊗ .....FOUND 1" BRASS DISC STAMPED "L.S. 7350" SET 1.0' FROM CORNER ON PROJECTED LOT LINE
⦻ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (4)(5)
⦿ .....FOUND BRASS DISC STAMPED "L.S. 4751" PER (3)(5)(6)
⦻ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 9058" PER (6)
◉ .....FOUND BRONZE DISC STAMPED "L.S. 7350" IN WELL PER (4)(5)(6)

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

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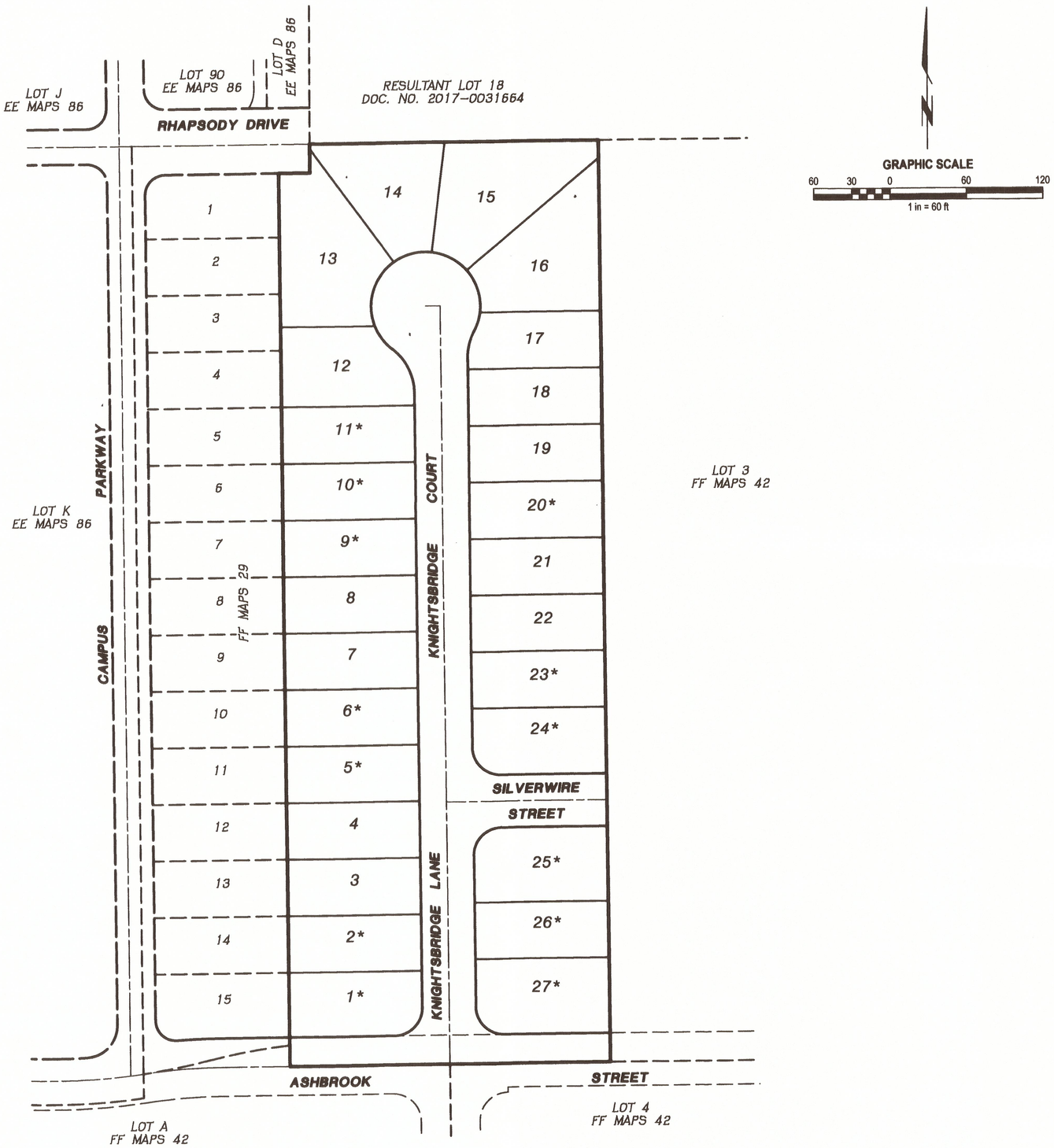

FINAL MAP
CAMPUS OAKS CO-12 (PHASE 2)

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 2, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
APRIL 2021 SCALE: 1"=60'
MORTON & PITALO, INC.

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.

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COUNCIL COMMUNICATION

CC #: 2027
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista KT-1A - Final Map and Subdivision Agreement
Contact:	Jeff Hendrix 916-774-5463 jhendrix@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.14.

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 utility easements offered thereon and accept, subject to improvement, Lots A, B, C and D and all rights of way offered thereon; and
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 Division, 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 60 residential lots and 4 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 KT-1A final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Sierra Vista KT-1A 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 KT-1A 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.

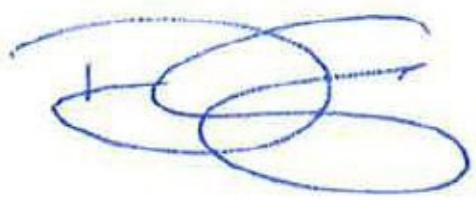
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth.

Respectfully Submitted,

Jeff Hendrix, Associate Engineer

Mike Isom, Development Services Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-106

Subdivision Agreement

Final Map

KT-1A Vicinity Map

RESOLUTION NO. 22-106

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA VISTA COMMUNITIES LLC, BY LENNAR HOMES OF CALIFORNIA, 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 Sierra Vista Communities LLC, by Lennar Homes of California, LLC, for the Sierra Vista KT-1A 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 KT-1A SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and Sierra Vista Communities LLC, by Lennar Homes of California, 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 KT-1A Subdivision" (Subdivision no. PL17-0305; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 10 day of December, 2015, 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 R.E.Y. Engineers, Inc., dated March 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 $1,386,646.07. 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 $4,000,000 aggregate Personal Injury: $2,000,000 per occurrence $4,000,000 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

Lennar Homes of California
1025 Creekside Ridge Dr. #240
Roseville, CA 95678
Attn: Larry Gualco

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

By: Lennar Homes of California, LLC,
a California limited liability Company
As successor-in interest by conversion to
Lennar Homes of California, Inc
its Sole Member

BY: _____
Print name: Larry Gualco
Title: Vice President

and

BY: _____
Print name: Earl Keith
Title: Controller/Vice President

(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

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 March 23, 2022 before me, Monique Reynolds, Notary Public,

personally appeared Larry Gualco and 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 signatures(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 - California
Placer County
Commission # 2337907
My Comm. Expires Nov 24, 2024

Monique Reynolds
Signature
My Commission Expires Nov. 24, 2024

OPTIONAL INFORMATION

Date of Document Sierra Vista KT 1A

Type or Title of Document

Number of Pages in Document

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-1A" 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 CLOUD PEAK COURT, KINGS PEAK COURT, GARIBALDI DRIVE, BLUE RANGE WAY, SIERRA MADRE WAY, LOT A, LOT B, LOT C, LOT D 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 CLOUD PEAK COURT, KINGS PEAK COURT, GARIBALDI DRIVE, BLUE RANGE WAY, SIERRA MADRE WAY, LOT A, LOT B, LOT C AND LOT D.

(B) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAIN PIPES AND ALL APPURTENANCES THERETO ON, OVER, UNDER, AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED AS "SDE" (STORM DRAIN EASEMENT).

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: NAME:

TITLE: TITLE:

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____ BY: _____

NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

NAME:

TITLE:

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 _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME,_____

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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

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 _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME,_____

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: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS THE

COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA KT-1A" 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 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, 2023 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, 2023

DATE: _____

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA KT-1A" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: _____

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-1A" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: _____

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2023

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-23
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 KT-1A", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATIONS, AND HAS ACCEPTED , SUBJECT TO IMPROVEMENT, LOTS A, B, C, D AND ALL RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: _____ BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, STATE OF CALIFORNIA, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

_____ DOCUMENT NO.: _____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY:_____ FEE: $ _____
DEPUTY

FINAL MAP OF
SIERRA VISTA
KT-1A
SUBDIVISION No. PL17-0305

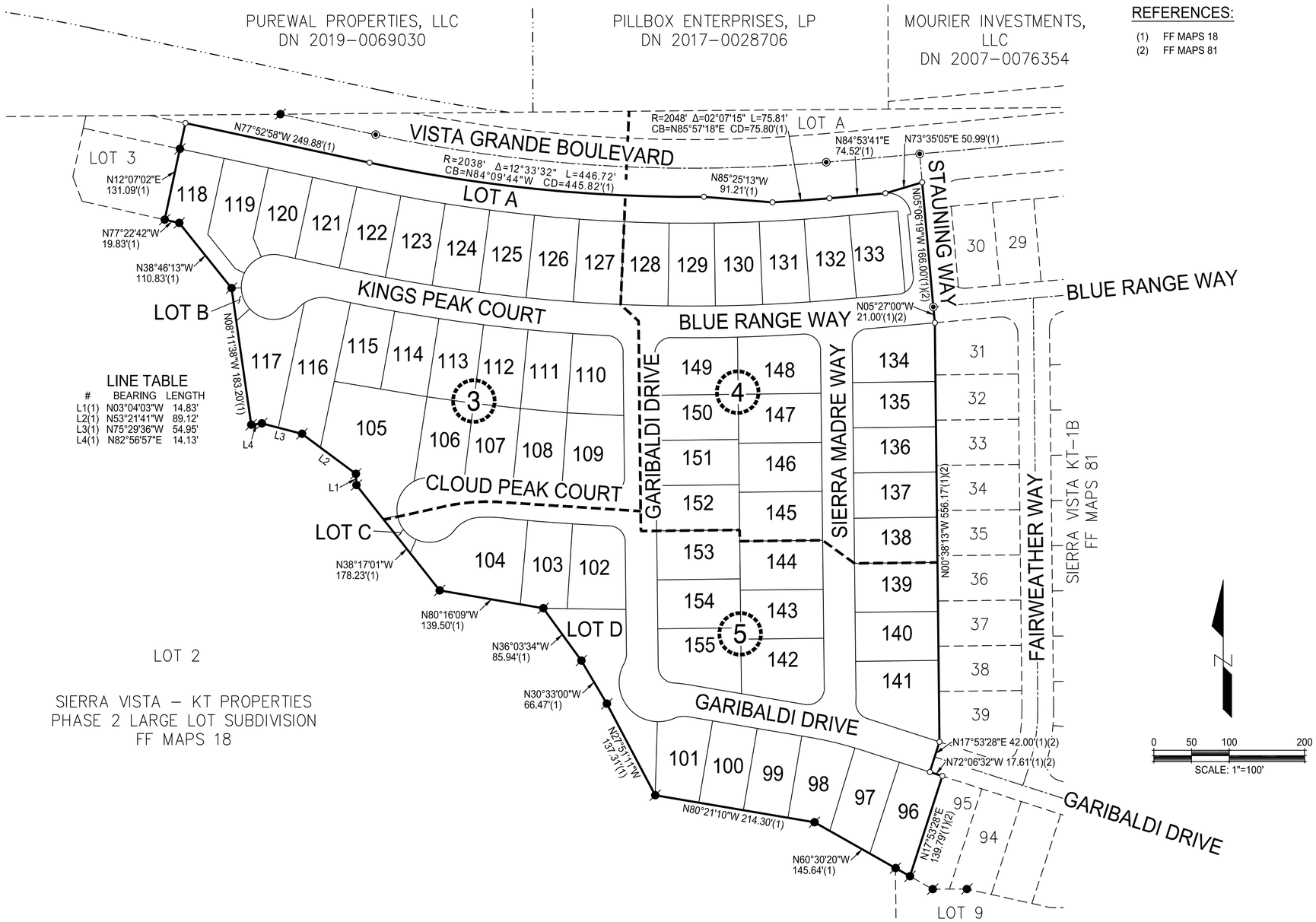
BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, 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

APRIL 2022

7310.024



REFERENCES:

(1) FF MAPS 18
(2) FF MAPS 81

BASIS OF BEARINGS:

THE BEARING N84°53'41"E, AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF VISTA GRANDE BOULEVARD AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

●	FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 7944"(1)
◉	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"(1)(2)
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○ |	DIMENSION POINT NOTHING FOUND OR SET
AC.	ACRE
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.E.	PEDESTRAIN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.D.E.	STORM DRAIN EASEMENT
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 14.08 ACRES +/-, GROSS, CONSISTING OF 60 RESIDENTIAL LOTS AND 4 LANDSCAPE LOTS.
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", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
6. THE I.O.D./R.O.W. ON LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, IS FULLY CONTAINED WITHIN THE RIGHT OF WAY SHOWN HEREON.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

FINAL MAP OF
SIERRA VISTA
KT-1A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, 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

APRIL 2022

7310.024

BOOK_____OF MAPS, PAGE_____

PUREWAL PROPERTIES, LLC
DN 2019-0069030

PILLBOX ENTERPRISES, LP
DN 2017-0028706

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)(1)(2)

N77°52'58"W 129.21'(1)
N77°52'58"W 249.88'(1)
R=2000' Δ=17°13'21" L=601.17' CB=N86°29'39"W CD=598.91'(1)(OA)
R=2038' Δ=12°33'32" L=446.72' CB=N84°09'44"W CD=445.82'(1)(OA)
R=2073' Δ=17°13'21" L=623.12' CB=N86°29'39"W CD=620.77'(OA)
P.U.E./P.E.(1)

LOT A
32,926 S.F.±

LOT 3

118 7,882 S.F.±
119 7,887 S.F.±
120 6,602 S.F.±
121 6,600 S.F.±
122 6,719 S.F.±
123 6,743 S.F.±
124 6,743 S.F.±
125 6,743 S.F.±
126 6,743 S.F.±
127 6,743 S.F.±
128

3' S.D.E.

N12°07'02"E 131.09'(1)
N77°22'42"W 19.83'(1)
N38°46'13"W 110.83'(1)

LOT B
566 S.F.±

KINGS PEAK COURT
N77°52'58"W 89.75'
N12°07'02"E 22.00'
R=45' Δ=60°00'00" L=47.12' CB=N72°07'02"E CD=45.00'
CB=N17°52'58"W R=43' Δ=240°00'00" L=180.12' CD=74.48'
Δ=95°31'25" L=71.69' CB=N89°52'44"E CD=63.67'
Δ=40°49'57" L=30.64' CB=N21°56'35"W CD=30.00
N47°38'27"E(R) 24.08'
N08°11'38"W 183.20'(1)
N64°37'52"W(R) 13.13'
N88°28'24"E(R) 12.88'
Δ=42°04'21" L=31.57' CB=N46°24'18"E CD=30.87'
N38°46'13"W 58.63'
Δ=34°40'34" L=26.02' CB=N84°46'45"E CD=25.63'
N22°33'32"W(R) 27.53'
12.5' P.U.E.
CD=52.53' CB=N78°34'20"W L=52.53' Δ=01°22'43"
CD=62.88' CB=N80°05'13"W L=62.88' Δ=01°39'02"
CD=62.88' CB=N81°44'14"W L=62.88' Δ=01°39'02"
CD=62.88' CB=N83°23'16"W L=62.88' Δ=01°39'02"
CD=62.88' CB=N85°02'17"W L=62.88' Δ=01°39'02"
CD=62.88' CB=N86°41'19"W L=62.88' Δ=01°39'02"
R=2183' Δ=17°13'21" L=656.18' CB=N86°29'39"W CD=653.71'(OA)
R=2204' Δ=17°13'21" L=662.49' CB=N86°29'39"W CD=660.00'(OA)
Δ=10°16'25" L=395.19' CB=N83°01'11"W CD=394.67'
R=2225' Δ=09°13'23" L=358.17' CB=N82°29'40"W CD=357.78'
Δ=01°32'05" L=59.60' CB=N79°01'11"W CD=59.60'
CB=N80°33'16"W CD=59.60'
CB=N82°05'21"W CD=59.60'
CB=N83°37'26"W CD=59.60'
CB=N85°09'31"W CD=59.60'
Δ=01°10'48" L=45.82' CB=N86°30'58"W CD=45.82'
R=22' Δ=86°28'09" L=33.20' CB=N43°52'17"W CD=30.14'
Δ=01°32'05" L=59.60'
12.5' P.U.E.
CD=65.22' CB=N85°09'31"W L=65.23' Δ=01°32'05"
CD=60.48' CB=N86°38'15"W L=60.48' Δ=01°25'23"
R=2435' Δ=03°07'07" L=132.54' CB=N85°47'24"W CD=132.52'
R=2456' Δ=04°10'50" L=179.20' CB=N86°19'15"W CD=179.16'
R=250' Δ=18°45'41" L=81.86' CB=N86°23'19"E CD=81.50'
N77°00'29"E 20.82'

BLUE RANGE WAY

110 7,349 S.F.±
111 6,413 S.F.±
112 6,397 S.F.±
113 6,397 S.F.±
114 6,397 S.F.±
115 6,449 S.F.±
116 11,040 S.F.±
117 9,087 S.F.±
105 16,541 S.F.±
106 6,940 S.F.±
107 6,847 S.F.±
108 6,694 S.F.±
109 8,222 S.F.±
104
103
102

R=43' Δ=262°07'35" L=196.72' CB=N25°44'39"E CD=64.84'
Δ=72°36'53" L=54.50' CD=50.92'
Δ=58°49'59" L=44.16' CB=N88°32'05"W CD=42.24'
R=271' Δ=11°27'30" L=54.20' CB=N89°57'35"W CD=54.11'
R=22' Δ=93°17'16" L=35.82' CB=N46°00'25"E CD=31.99'
N82°56'57"E 14.13'(1)
N75°29'36"W 54.95'(1)
N53°21'41"W 89.12'(1)
N03°04'03"W 14.83'(1)
N38°17'01"W 178.23'(1)
LOT C

GARIBALDI DRIVE
S01°50'37"W(R)
N00°38'13"W 500.77'(OA)
SEE SHEET 4
SEE SHEET 5

149
150
151
152
153

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	45'	36°34'14"	28.72'	N77°24'13"W	28.24'
C2	45'	30°29'41"	23.95'	N74°21'56"W	23.67'
C3	45'	06°04'33"	4.77'	N87°20'57"E	4.77'
C4	2435'	00°09'38"	6.83'	N84°18'39"W	6.83'
C5	2225'	00°22'10"	14.34'	N78°04'03"W	14.34'
C6	45'	14°37'27"	11.49'	N49°25'45"E	11.45'
C7	43'	26°53'44"	20.18'	N11°55'16"E	20.00'

N

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
KT-1A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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LOT 2

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
FF MAPS 18

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

APRIL 2022

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

7310.024

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
FF MAPS 18

LOT A

VISTA GRANDE BOULEVARD (I.O.D./R.O.W.)(1)

R=2000' Δ=17°13'21" L=601.17' CB=N86°29'39"W CD=598.91'(1)(OA)
N84°53'41"E 789.08'(1)
124.52'(1)
38'(1)
48'(1)
38.00'(2)
N73°35'05"E 50.99'(1)
R=2038' Δ=12°33'32" L=446.72'(1)(OA)
CB=N84°09'44"W CD=445.82'
N85°25'13"W 91.21'(1)
R=2048'
Δ=02°07'15" L=75.81'(1)
CB=N85°57'18"E CD=75.80'
74.52'
R=31' Δ=90°00'00" L=48.69'(1)
CB=N50°06'19"W CD=43.84'
N84°53'41"E(R) 4.00'
P.U.E/P.E(1)

LOT A
32,926 S.F.±

N84°53'41"E 89.02'
R=2073' Δ=17°13'21" L=623.12' CB=N86°29'39"W CD=620.77'(OA)
65.00'
19'
STAUNING WAY
N05°06'19"W 204.00'(2)(OA)
N05°06'19"W 166.00'(1)(2)(BNDY)
82.00'
N05°06'19"W 107.84'
Δ=64°25'01" L=24.73 CB=N27°06'12"E
CD=23.45
S30°41'18"E(R)
R=22'
Δ=25°34'59"
L=9.82'
CB=N72°06'12"E
CD=9.74'
R=22' Δ=90°00'00" L=34.56'
CB=N39°53'41"E CD=31.11'
LOT A
30

127	128	129	130	131	132	133						
	6,743 S.F.±	6,743 S.F.±	6,743 S.F.±	6,743 S.F.±	6,686 S.F.±	7,143 S.F.±						
N02°29'10"E(R) 110.00'	Δ=01°39'02" L=59.71' CB=N88°20'21"W CD=59.71	Δ=01°39'02" L=59.71' CB=N89°59'22"W CD=59.71	Δ=01°39'02" L=59.71' CB=N88°21'36"E CD=59.71	Δ=01°39'02" L=59.71' CB=N86°42'35"E CD=59.71	Δ=00°59'23" L=35.81' CB=N85°23'22"E CD=35.81	24.02'	55.50'	21'				
	CD=62.88 CB=N88°20'21"W L=62.88' Δ=01°39'02"	CD=62.88 CB=N89°59'22"W L=62.88' Δ=01°39'02"	12.5' P.U.E. CD=62.88 CB=N88°21'36"E L=62.88' Δ=01°39'02"	CD=62.88 CB=N86°42'35"E L=62.88' Δ=01°39'02"	CD=37.71 CB=N85°23'22"E L=37.71' Δ=00°59'23"	24.02'	79.52'	21'				
N00°50'09"E(R) 110.00'	N00°48'53"W(R) 110.00'	N02°27'54"W(R) 110.00'	N04°06'56"W(R) 110.00'	N05°06'19"W(R) 110.00'								

R=2183' Δ=17°13'21" L=656.18' CB=N86°29'39"W CD=653.71'(OA)
S04°58'21"E(R)
21'
N84°53'41"E 124.52'
N84°53'41"E 584.28'(2)
C1
N05°27'00"W 21.00'(1)(2)
89.99'
21'

KINGS PEAK COURT

R=2204' Δ=17°13'21" L=662.49' CB=N86°29'39"W CD=660.00'(OA)
Δ=06°48'57" L=262.19' CB=N88°26'08"E CD=262.03'
Δ=10°16'25" L=395.19
CB=N83°01'11"W CD=394.67
S01°50'37"W(R)
21'

BLUE RANGE WAY

R=2225' Δ=04°29'22" L=174.34' CB=N88°27'15"E CD=174.30'
Δ=02°15'11" L=87.49' CB=N89°34'21"E CD=87.49
Δ=02°14'11" L=86.85' CB=N87°19'40"E CD=86.84
R=22' Δ=91°20'09" L=35.07' CB=N45°01'52"E CD=31.47'
R=22' Δ=93°09'13" L=35.77' CB=N47°12'49"W CD=31.96'
12.5' P.U.E.
75.82'
54.14'
56.94'

110	149	148	134	31
	8,232 S.F.±	8,418 S.F.±	8,030 S.F.±	
	N89°21'47"E 110.00'	N89°21'47"E 110.00'	N89°21'47"E 110.00'	
109	150 6,600 S.F.±	147 7,150 S.F.±	135 6,600 S.F.±	32
	N89°21'47"E 110.00'	N89°21'47"E 110.00'	N89°21'47"E 110.00'	
	151 6,600 S.F.±	146 7,150 S.F.±	136 6,600 S.F.±	33
	N89°21'47"E 110.00'	N89°21'47"E 110.00'	N89°21'47"E 110.00'	
	152 6,600 S.F.±	145 7,150 S.F.±	137 6,600 S.F.±	34
	N89°21'47"E 110.00'	N89°21'47"E 110.00'	N89°21'47"E 110.00'	
102	153	144	138 6,600 S.F.±	35
			N89°21'47"E 110.00'	
			139	36

60.00' | 65.00' | 60.00' | 65.00' | 60.00'

12.5' P.U.E.

GARIBALDI DRIVE
N00°38'13"W 500.77'(OA)
252.21'
414.41'
248.56'
21'

SIERRA MADRE WAY
N00°38'13"W 497.19'(OA)
457.41'
447.85'
N00°38'13"W 473.13'(OA)
N00°38'13"W 556.17'(1)(2)
78.09'
49.14'

SIERRA VISTA KT-1B
FF MAPS 81

SEE SHEET 3

SEE SHEET 5

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2204'	00°07'58"	5.11'	N84°57'40"E	5.11'

N

0 20 40 80
SCALE: 1"=40'

FINAL MAP OF
SIERRA VISTA
KT-1A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, 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

APRIL 2022

7310.024

BOOK_____ OF MAPS, PAGE_____

SEE SHEET 3

SEE SHEET 4

CLOUD PEAK COURT

GARIBALDI DRIVE

SIERRA MADRE WAY

LOT C
724 S.F.±

LOT D
11,251 S.F.±

104
12,698 S.F.±

103
6,910 S.F.±

102
8,117 S.F.±

101
7,040 S.F.±

100
6,600 S.F.±

99
6,600 S.F.±

98
7,237 S.F.±

97
7,374 S.F.±

96
8,018 S.F.±

95

153
7,150 S.F.±

154
7,150 S.F.±

155
8,475 S.F.±

144
7,150 S.F.±

143
7,150 S.F.±

142
8,896 S.F.±

139
7,150 S.F.±

140
7,150 S.F.±

141
9,827 S.F.±

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	479'	08°14'38"	68.92'	N76°13'51"W	68.86'
C2	500'	08°14'38"	71.94'	N76°13'51"W	71.88'
C3	500'	03°35'44"	31.38'	N78°33'18"W	31.37'
C4	500'	04°38'54"	40.57'	N74°25'59"W	40.55'
C5	250'	11°07'18"	48.53'	N04°55'26"E	48.45'
C6	52'	25°15'26"	22.92'	N78°59'12"E	22.74'
C7	250'	10°17'03"	44.87'	N85°29'42"W	44.81'
C8	271'	05°19'46"	25.21'	N83°01'03"W	25.20'
C9	43'	55°26'08"	41.60'	N38°17'01"W	40.00'

LOT 2

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
FF MAPS 18

SIERRA VISTA KT-1B
FF MAPS 81

LOT 9

FINAL MAP OF

SIERRA VISTA

KT-1A

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SCALE: 1"=40'

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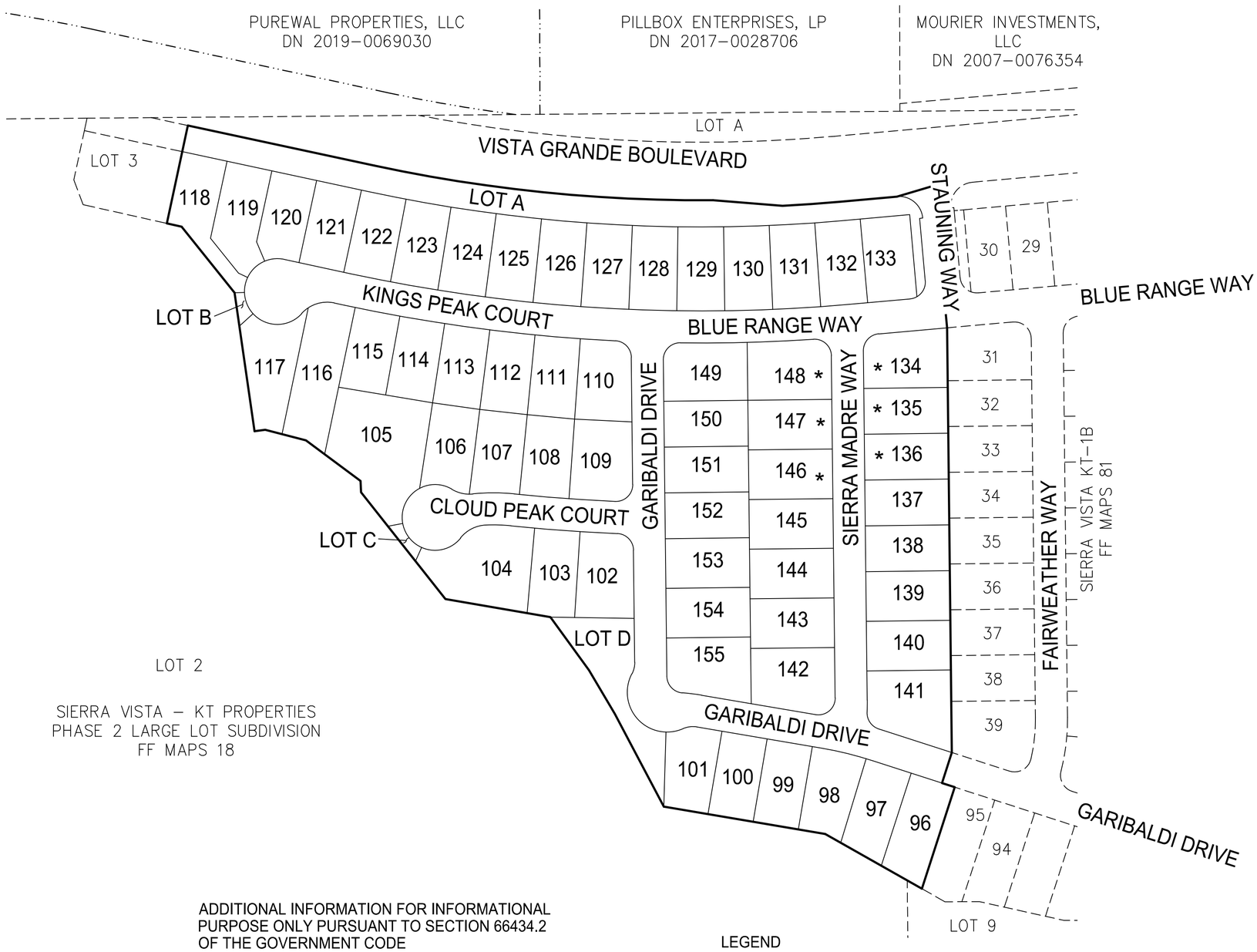
APRIL 2022

SHEET 5 OF 6 7310.024

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

BOOK_____OF MAPS, PAGE_____



LOT 2

SIERRA VISTA – KT PROPERTIES
PHASE 2 LARGE LOT SUBDIVISION
FF MAPS 18

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 ROSEVILLLE. 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.

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA
KT-1A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 4 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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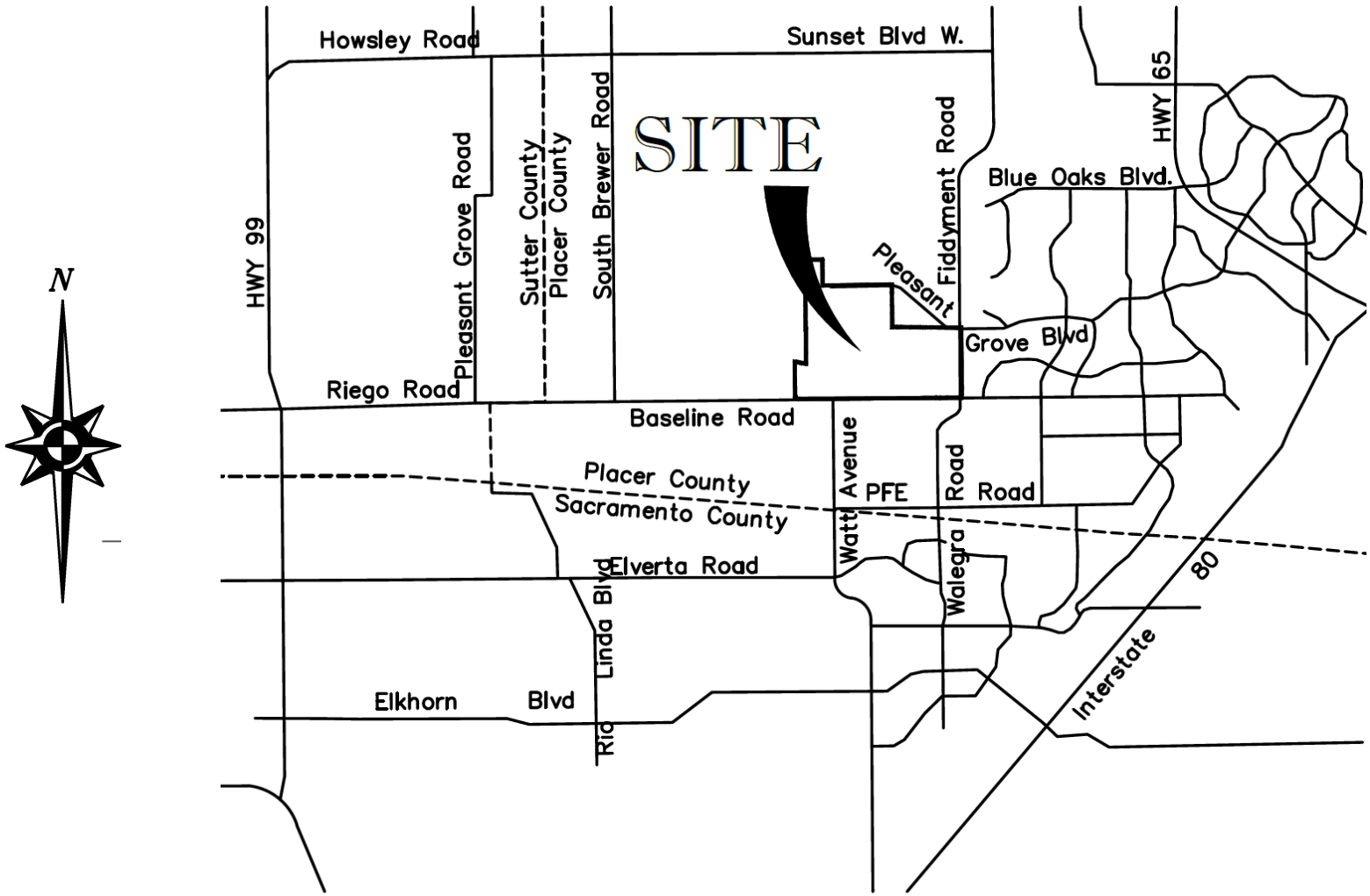
APRIL 2022

SHEET 6 OF 6

7310.024

SIERRA VISTA KT-1A FINAL MAP



VICINITY MAP

COUNCIL COMMUNICATION

CC #: 2007
File #: 0206-10-01

Title:	Downtown Roseville Property and Business Improvement District - 2021 Annual Report and 2022 Budget
Contact:	Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends that Council adopt a resolution approving the 2021 Downtown Roseville Property and Business Improvement District Annual Report and approve the 2022 Budget for the Downtown Roseville Partnership.

BACKGROUND

On July 16, 2014, the City Council approved the formation of the Downtown Roseville Property and Business Improvement District (DRPBID) for a term of five years commencing January 1, 2015, and terminating December 31, 2019. The overarching goal of the DRPBID was to facilitate improvements and activities that would provide a special benefit to assessed parcels. Based on the success of the DRPBID, on January 9, 2019, Council adopted a resolution renewing the DRPBID and Management Plan. With that approval, the amended documents established the assessment formula, required indemnification terms, insurance coverage limits, and levying of the annual assessments for an additional ten-year period (beginning January 1, 2020 and ending December 31, 2029).

The annual assessment provides funding for a budget that is managed by the established owner's association, the Downtown Roseville Partnership (DRP). The DRP Board ensures that the budget is applied to activities and expenses defined in the Management Plan/Engineer's Report accepted by Council as part of the district formation. In addition, the Management Plan includes the following requirement:

"VI. GOVERNANCE

C. Annual Report

The Downtown Roseville Partnership shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650…. The annual report is a prospective report for the upcoming year and must include:

· Any proposed changes in the boundaries of the DRPID or in any benefit zones or classifications of property within the district;

· The improvements and activities to be provided for that fiscal year;
· An estimate of the cost of providing the improvements or activities for that fiscal year;
· The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for the fiscal year;
· The amount of any surplus of deficit revenues to be carried over from a previous fiscal year; and
· The amount of any contributions to be made from sources other than assessments levied pursuant to this Plan."

The 2021 DRPBID Annual Report is provided in Attachment 1 of this staff report. Additional supporting documents that further address the elements required in each annual report to Council are the 2021 financial statements and district map and assessment roll, which are included within Attachments 2 and 3.

Additionally, the 2022 budget is included as Attachment 4 for reference, and has been approved by the DRP Board. No changes to the district boundaries or levying of assessments is proposed and the key elements of this year's budget (totaling $181,200) are broken down into the following service categories followed by the percentage of funds allocated to each sector (consistent with the previous year).

Marketing & Events - 30%
Clean & Safe - 26%
Administration - 21%
Improvements - 18%
Contingency - 5%

It should be noted that the above referenced allocations are not anticipated to significantly change; however, it may be necessary to redistribute funds between categories to provide flexibility in addressing impacts related to the changing economy.

FISCAL IMPACT

The City contributes to the PBID each year in the form of parcel assessments for City-owned property in Downtown Roseville. The 2021 City assessment was $74,220.06 and the total assessment collected for the district was $214,195.32. Receiving the annual report has no impact on the General Fund and a maximum of 2% of the property assessment will be retained by the City to cover the costs of administration of the management agreement.

ECONOMIC DEVELOPMENT / JOBS CREATED

The establishment of the Downtown PBID has substantially increased the amount of funding available to market, promote and improve Downtown Roseville.

ENVIRONMENTAL REVIEW

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

considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Adoption of this resolution meets the above criteria and is not subject to CEQA. No additional environmental review is required.

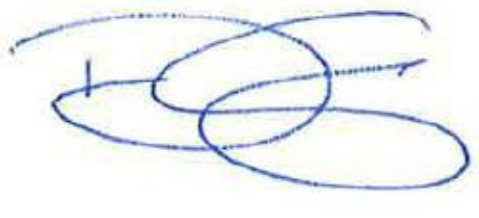
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D - Enhance economic vitality

Respectfully Submitted,

Wayne Wiley, Economic Development Manager

Melissa Anguiano, Economic Development Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-093

Attachment 1 - 2021 Downtown Annual Report

Attachment 2 - 2021 DRP Statement of Financial Position

Attachment 3 - 2021 DRP PBID Assessment Map & Table

Attachment 4 - DRP 2022 Budget

RESOLUTION NO. 22-093

APPROVING THE 2021 DOWNTOWN ROSEVILLE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT ANNUAL REPORT AND 2022 BUDGET

WHEREAS, on July 16, 2014, the City Council approved the formation of the Downtown Roseville Property and Business Improvement District ("DRPBID") to facilitate improvements and activities ; and

WHEREAS, the annual assessment provides funding for a budget that is managed by the established owner's association, the Downtown Roseville Partnership (DRP); and

WHEREAS, the DRP Board ensures that the budget is applied to activities and expenses defined in the Management Plan/Engineer's Report accepted by Council as part of the district formation; and

WHEREAS, the DRP is required to submit an annual report and budget to the City; and

WHEREAS, the 2021 Downtown Roseville Property and Business Improvement District Annual Report and 2022 Budget have been reviewed by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the 2021 Downtown Roseville Property and Business Improvement District Annual Report and the 2022 Budget are hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

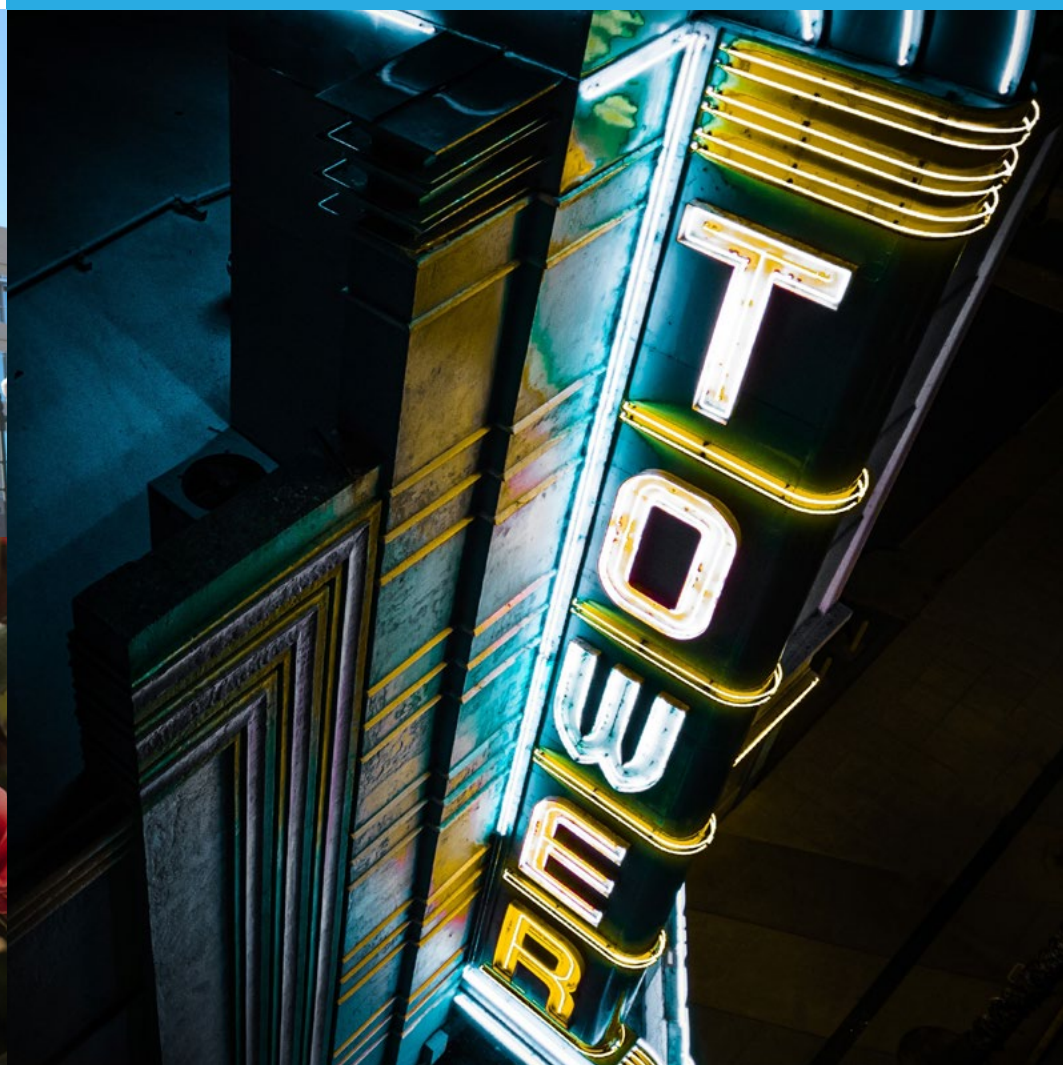
ATTEST:

_____
City Clerk

DOWN TOWN ROSE VILLE

PARTNERSHIP

2021 ANNUAL REPORT



A MESSAGE FROM BOARD PRESIDENT DAVE PICHES

As an architect with an office in Downtown, I am honored to serve as president of Downtown Roseville Partnership and work with an amazing group of dedicated, tireless board members and a caring, astute director, Kat Maudru, to strive for the success of our Downtown district. The word "partnership" cannot be overused when we speak of our work as, every step of the way, we continue to work with the support of City of Roseville, Chamber of Commerce, Blue Line Arts and other local organizations.

Much of our work and resources this past year have been focused on safety and security, as we have received the message that these are the ultimate concerns of our property owners and merchants. Thus, we have made efforts to revitalize our security and our homeless support forces and update our day porter activities.

In the realm of improvement, with our partnership with the City, we continued the Façade Grant Program that provided funding for exterior improvements for Downtown properties. In addition, because of the planning and funding required, we have spent many hours setting the stage for additional projects in 2022 including signage grants that will fund new high-quality sidewalk signage for merchants, a reorganization of the Tree Lighting Program to ensure street trees are lighted consistently and harmoniously throughout fall and winter, and a mural program to revitalize the streetscape along the Atlantic Street blocks.

I would be remiss if I didn't acknowledge that the pandemic has made it another challenging year for our Downtown businesses, especially our restaurants and retail establishments. Regardless, DRP was the principal sponsor of the new Third Saturday Art Walk orchestrated by Blue Line Arts last summer, Drive-Thru Trick-or-Treat, and the Annual Sylvia Besana Holiday Parade.

Perseverance in 2020 became resilience in 2021 and DRP has been inspired and strengthened in support of our Downtown community because of it. As we hopefully return to a normal business climate, I hope to find new opportunities to forge additional partnerships with groups and organizations that will build on the success of our Downtown and the community.

Sincerely,

Dave Piches, AIA LEED AP
2021 President
Downtown Roseville Partnership Board of Directors

VISION

Downtown Roseville Partnership is an action-oriented, collaborative group of volunteers that champions a vibrant and authentic downtown.

MISSION

We are proactive in promoting, marketing and providing services that attract businesses and visitors to the District and manage the District's business affairs in a transparent, fiscally-responsible manner.

2021 BOARD OF DIRECTORS

Tom Carlson (5) is the owner of Carlson Tax Consultants Inc. and a member of the AICPA and the Roseville Area Chamber of Commerce. As a board member with DRP, he is able to serve downtown business and property owners and give back to the local business community.

Mike Esparza (3) is president and CFO of All-Cal Insurance Agency. He owns properties located at 501, 503 and 505 Vernon Street and joined the DRP board to further the future plans and expected growth of the District.

Jamie Hazen (2) is the owner of Jamie Hazen Consulting. She has been active in our community for decades and serves on the board for the Downtown Roseville Merchants, the Roseville Police Activities League, the Performing Arts of Roseville and the Placer Visitors Bureau.

David Herrick (8) is SVP/Controller for Consolidated Communications, one of the larger employers in Downtown Roseville. He enjoys supporting the interests of residents and businesses.

Clarissa Oliveira (9) is DRP's newest board member. She is a captain and pastor with Salvation Army. She enjoys spending time with family, painting and seeing God's grace at work. We appreciate her insight and look forward to working with her to make Downtown Roseville a wonderful place to visit.

David Piches (6) founded Piches Architecture at 115 Taylor Street in Downtown Roseville. He has served on many boards including Roseville Area Chamber of Commerce, Roseville Merchant's Association, Roseville Arts Center and Roseville Urban Forest Foundation. With DRP, Dave works to foster creative design solutions and encourage actions that will maintain existing improvements.

Lisa Peters (7) is CEO and president of Randy Peters Catering and Events Center, a certified woman-owned business, and 105 Noshery. Lisa has been a staple in the business community for decades and brings unparalleled experience as a small business owner.

Mark Vespoli (4) owns several Downtown Roseville properties, including 219, 400, 404 and 601 Vernon Street and 106 Judah Street. He brings to the board the perspective of a property owner and entrepreneur in Downtown Roseville.

Wayne Wiley (1) is the economic development manager for the City of Roseville, where he helps develop and implement economic development initiatives to ensure business enrichment within our community. Wayne has always had a passion for Downtown and enjoys working closely with the merchants, business owners and residents.

***Kat Maudru** is DRP's director of operations and is instrumental in promoting Downtown through community and public relations.

2021 NOTABLES

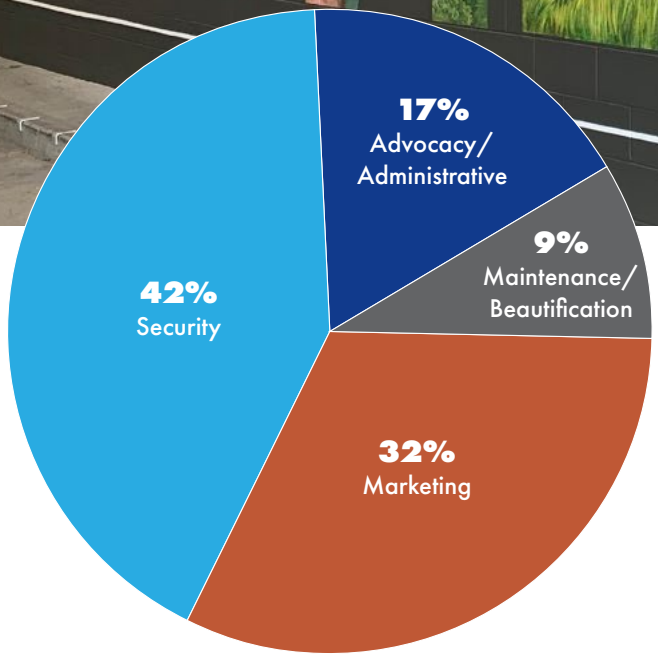
- To create community and a sense of place, we installed 20 additional "We Are Roseville" banners along Vernon Street.
- We sponsored a variety of arts-focused events such as Blue Line Arts' *Comunidad:* Hispanic Heritage Month Exhibition that included lectures, educational activities, and a residency opportunity for regional artists.
- By popular demand, 3rd Saturday Art Walk was brought back as a summertime favorite monthly event.
- We partnered on a variety of community-building events including 8th Annual Family Fest, Roseville Crime Stoppers Run Crime Out of Roseville, Placer Breast Cancer Foundation's Hot Pink Fun Run, RPAL Bacon and Brew Bash, and 60th Annual Sylvia Besana Holiday Parade.
- The holidays were celebrated beginning with our 2nd Annual Halloween Drive Thru to the Annual Tree Lighting and Salvation Army Christmas Food Basket Program.
- Downtown Roseville is a beautiful place to be thanks to our Clean and Safe Program, power washing services throughout the District, and extended Vernon Street tree lights.

2021 BUSINESS OPENINGS

Goldfield Trading Post

the girls salon

2021 ACTUAL SPEND PIE CHART



Total Gross Budget	**$ 349,700**
2021 Allocation	**$ 220,000**
Adjusted Gross Budget	**$ 278,793**

**Includes $43,793 and $15,000 funded from Reserves and Grants, respectively.*

Village General Store & Refillery

WHAT TO EXPECT IN 2022

- Buildings facing Atlantic Street will soon feature decorative murals in partnership with Blue Line Arts.
- In collaboration with the City, the next round of our Façade Grant Program will inspire and incentivize reinvestment into Downtown business storefronts.
- Businesses on Vernon Street can expect new blade signs to improve foot traffic.
- Mark your calendars for our continued community events: Downtown Tuesday Nights, 3rd Saturday Art Walk, additional holiday festivities, and more.
- Look for us on social media as we continue our promotion of Downtown as the place to eat, shop and stay.

Downtown Roseville Partnership
P. O. Box 238
Roseville, CA 95678

MEETINGS

Regular meetings are held on the fourth Wednesday of every month at 3:00 pm at Roseville Area Chamber of Commerce, 650 Douglas Boulevard. The public is always invited to attend.

GET IN TOUCH

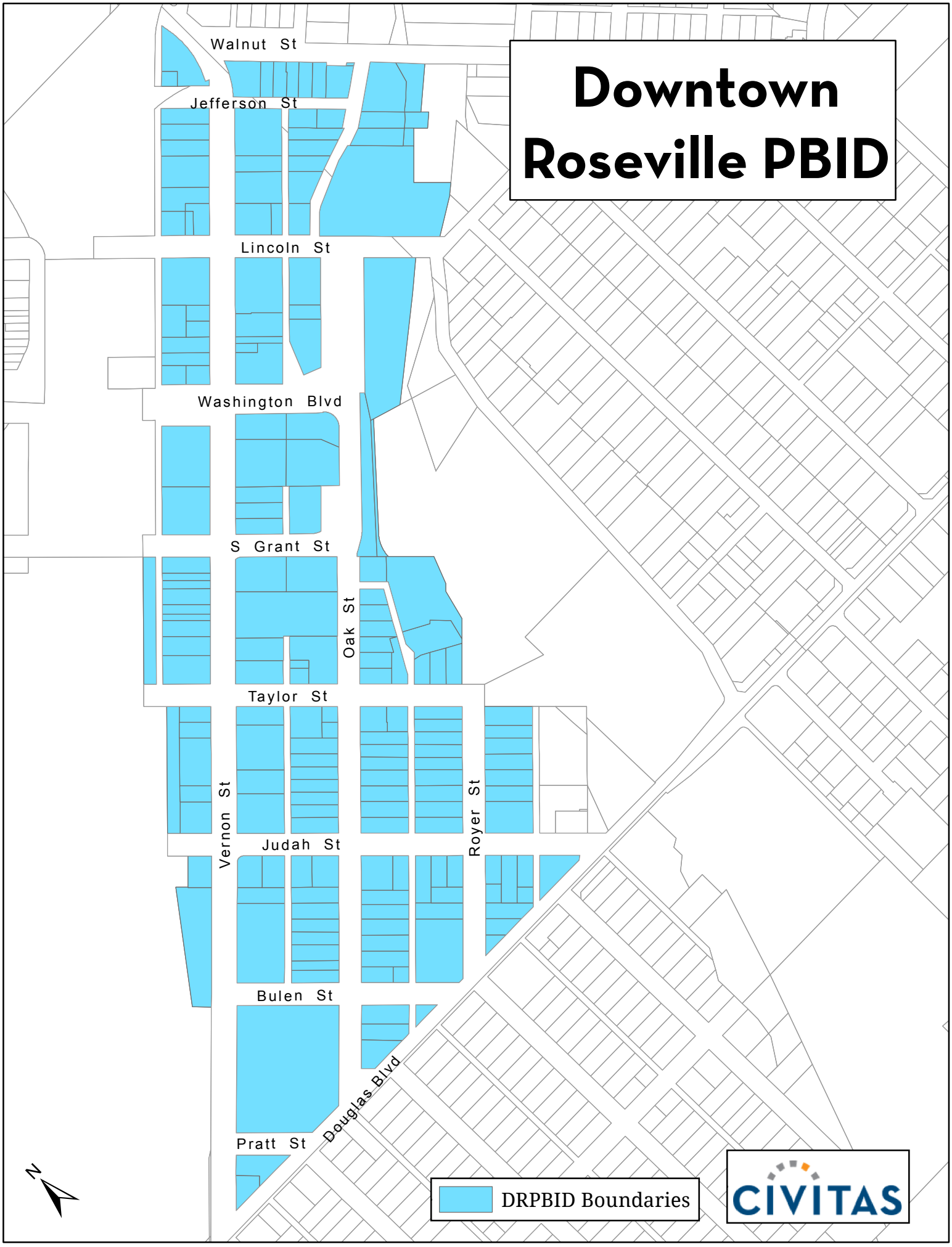
Downtown Roseville Partnership
P. O. Box 238
Roseville, CA 95678
916.771.4475

CONNECT WITH US

godowntownroseville.com

Downtown Roseville Partnership
Statement of Financial Position
As of December 31, 2021

ASSETS	
Current Assets	
Cash	$ 192,523
Total Current Assets	$ 192,523
Other Assets, net of amortization	9,099
TOTAL ASSETS	**$ 201,622**
LIABILITIES AND EQUITY	
Liabilities	
Accounts Payable	$ -
Total Current Liabilities	$ -
Loan Payable	$ -
Total Long-Term Liabilities	$ -
Total Liabilities	**$ -**
Equity	
Retained Earnings	$ 189,404
Net Revenue	$ 12,218
Total Equity	$ 201,622
TOTAL LIABILITIES AND EQUITY	**$ 201,622**


Downtown Roseville PBID
Walnut St
Jefferson St
Lincoln St
Washington Blvd
S Grant St
Oak St
Taylor St
Vernon St
Judah St
Royer St
Bulen St
Douglas Blvd
Pratt St
N
DRPBID Boundaries
CIVITAS

APN	FRONTAGE	LOT_SIZE	Assessment
013093001000	0	15,000	$2,008.50
013093004000	29	2,030	$525.71
013093005000	21	3,150	$605.64
013093006000	76	11,400	$2,191.84
013093007000	174	26,100	$5,018.16
013101024000	0	18,562	$2,485.45
013101026000	0	7,271	$973.59
013101028000	0	8,631	$1,155.69
013121002000	150	15,018	$3,324.16
013121004000	100.12	10,012	$2,217.16
013121005000	50	5,006	$1,108.05
013121006000	50.06	5,006	$1,108.58
013122001000	50.15	7,523	$1,446.39
013122002000	23.5	3,525	$677.74
013122003000	26	3,900	$749.84
013122004000	50	7,523	$1,445.08
013122005000	50	7,500	$1,442.00
013122009000	90.3	13,523	$2,601.31
013122010000	60.15	9,023	$1,734.79
013122011000	20	3,000	$576.80
013122012000	20	3,000	$576.80
013123017000	101.69	16,500	$3,099.65
013123018000	0	18,107	$2,424.53
013123021000	72.75	10,948	$2,102.86
013123027000	0	4,505	$603.20
013131013000	0	4,810	$644.06
013131014000	0	4,116	$551.13
013131016000	0	5,508	$737.52
013151004000	100	7,700	$1,906.53
013152002000	0	8,400	$1,124.76
013152012000	50	7,500	$1,442.00
013152016000	0	6,534	$874.90
013152017000	79.91	7,776	$1,740.82
013152018000	0	7,074	$947.21
013152019000	0	6,000	$803.40
013152020000	0	6,000	$803.40
013153003000	0	7,500	$1,004.25
013153007000	0	6,000	$803.40
013153008000	0	6,000	$803.40
013153009000	0	7,500	$1,004.25
013153013000	140	21,000	$4,037.60
013153014000	59	8,850	$1,701.56
013153019000	75.79	11,212	$2,164.83
013153021000	0	2,500	$334.75
013154001000	0	6,000	$803.40
013154004000	0	6,000	$803.40

013154010000	0	7,500	$1,004.25
013154014000	0	6,000	$803.40
013161002000	110.9	5,332	$1,684.88
013163001000	0	2,391	$320.15
013163003000	0	7,742	$1,036.65
013163004000	0	7,481	$1,001.71
013163005000	0	9,000	$1,205.10
013164001000	0	7,500	$1,004.25
013164003000	0	5,000	$669.50
013164010000	0	2,500	$334.75
013164015000	0	6,750	$903.83
013164016000	0	11,000	$1,472.90
013164017000	0	5,500	$736.45
013171005000	0	3,000	$0.00
013171007000	0	4,500	$602.55
013171008000	0	7,500	$1,004.25
013171009000	0	5,000	$669.50
013171011000	0	10,890	$1,458.17
013172020000	0	14,924	$1,998.32
013250032000	376	32,234	$7,608.01
013072008000	100	11,500	$2,415.35
013072009000	0	3,500	$468.65
013072010000	100	15,000	$2,884.00
013072011000	50	7,500	$1,442.00
013072012000	150	22,500	$4,326.00
013092005510	50	3,750	$939.88
013092006000	50	3,750	$939.88
013092007000	50	7,600	$1,455.39
013092008000	40.25	6,118	$1,171.59
013092009000	59.97	4,498	$1,127.32
013092010000	0	4,618	$618.35
013121003000	50	5,006	$166.20
013153023000	125.21	18,785	$541.72
013070001000	0	2,323	$311.04
013091003000	150	22,909	$4,380.76
013101025000	0	9,197	$1,231.48
013101027000	0	3,760	$503.46
013101029000	0	1,754	$234.86
013101031000	0	93,654	$12,540.26
013073011000	118	11,325	$382.42
013290001000	0	20,155	$2,698.74
013290002000	0	32,775	$4,388.56
013290003000	0	6,490	$869.00
013161001000	65	9,661	$279.40
013164018000	0	30,000	$602.54
013073016000	0	253	$33.88
013093003000	100	17,320	$479.20

013152021000	250	37,500	$1,081.50
013124023000	0	23,858	$3,194.58
013162001000	400	126,324	$3,062.52
013091010000	218.9	29,059	$5,807.46
013094001000	0	69,696	$9,332.28
013123026000	71.26	10,856	$2,077.50
013124006000	50	7,500	$1,442.00
013124007000	50	7,500	$1,442.00
013124008000	50	7,500	$1,442.00
013124011000	0	12,606	$1,687.94
013124017000	150	24,114	$4,542.10
013124018000	77.7	12,663	$2,375.84
013124022000	0	14,219	$1,903.92
013131021000	0	5,514	$738.32
013290004000	0	31,172	$4,173.92
013290005000	0	15,125	$2,025.24
013290007000	0	4,491	$601.34
013290009000	0	2,853	$382.02
013070004000	250	15,172	$4,220.28
013071001000	50	7,500	$1,442.00
013071002000	50	7,500	$1,442.00
013071003000	50	7,500	$1,442.00
013071004000	100	15,000	$2,884.00
013071007000	0	1,875	$251.06
013071009000	50	9,400	$1,696.40
013071010000	0	5,776	$773.40
013092011000	0	7,500	$1,004.24
013092014000	150	22,500	$4,326.00
013071006000	100	5,625	$244.30
013072006000	0	9,173	$184.24
013072007000	0	7,100	$142.60
013250013000	0	15,923	$2,132.08
013250014000	0	15,950	$2,135.70
013123025000	0	17714	$2,371.90
			$214,195.32
Removed later because incorrect use code applied by County Assessor			

Downtown Roseville Partnership
2022 Budget by Category and Program

Category	Funding %	2022 Allocated Funding	2022 BOY Reserves	2022 Reserve Allocation
Improvements	18%	$ 38,284.20	$ 85,574.02	$ 1,914.21
Marketing & Events	30%	63,807.00	15,831.33	3,190.35
Clean & Safe	26%	55,299.40	12,499.06	2,764.97
Administration	21%	44,664.90	24,832.25	2,233.25
Contingency & Reserve	5%	10,634.50	16,352.70	(10,103.28)
		$ 212,690.00	$ 155,089.36	$ (0.50)

Category	Program	Total
Improvements		
	Capital Improvements	$ 5,000
	Window Clings	1,100
	Façade Program	20,000
	Other	3,000
	Total Improvements	**$ 29,100**
Marketing & Events		
	Marketing Costs with Elevate	$ 21,600
	Downtown Tuesday Nights Sponsorship	20,000
	3rd Saturday Event	10,000
	Total Marketing & Events	**$ 51,600**
Clean & Safe		
	Day porters (Gathering Inn)	$ 18,150
	Homeless Navigator	5,000
	Power washing	12,000
	RSVL Police - Security	15,000
	Other Clean & Safe	3,000
	Total Clean & Safe	**$ 53,150**
Administration		
	QuickBooks	
	Bookkeeping	$ 2,830
	Memberships	1,200
	Annual Report	2,200
	Mailing and Communications - Elevate	8,400
	Legal Consultation	3,000

	Office supplies reimbursements		500
	Insurance		2,100
	Consultant - Admin		24,000
	Other Administration		3,120
	Total Administration	**$**	**47,350**
Contingency & Reserve		**$**	**-**
	Total 2022 Budget	**$**	**181,200**

2022 Total Available Funding	2022 Budget	Projected 2022 EOY Reserves
$ 125,772.43	$ 29,100.00	$ 96,672.43
82,828.68	51,600.00	31,228.68
70,563.43	53,150.00	17,413.43
71,730.40	47,350.00	24,380.40
16,883.93	-	16,883.93
$ 367,778.86	$ 181,200.00	$ 186,578.86

COUNCIL COMMUNICATION

CC #: 2036
File #: 0721 & 0214

Title:	Dry Creek Greenway East Phase 2 (Rocky Ridge Drive to Old Auburn Road) - Active Transportation Program Grant Authorization
Contact:	Alison Winter 916-774-5365 awinter@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager or his designee to submit an ATP Cycle 6 application to the California Transportation Commission (CTC) and to execute all related forms and agreements for the Dry Creek Greenway East Trail Phase 2 (Rocky Ridge Drive to Old Auburn Road).

BACKGROUND

The State of California recently released a call for projects for Cycle 6 of the Active Transportation Program (ATP). The ATP is a competitive program that provides funding for projects that encourage increased use of active modes of transportation, such as walking and biking. Funding for the ATP was augmented in 2017 through the passage of Senate Bill 1, the Road Repair and Accountability Act. The City has received funding in prior ATP cycles for the Downtown Bridges, Washington Bike/Ped Project, and Dry Creek Greenway East Phase 1 (Riverside Avenue to Rocky Ridge Drive).

Per the General Plan and Bicycle Master Plan, the Dry Creek Greenway East Trail Project is an approved paved multi-use trail along Dry, Cirby, and Linda Creeks from Darling Way/Riverside Avenue to the City limits at S. Cirby Way/Old Auburn Road, a distance of 4.25 miles. The project alignment and a phasing plan were approved by the City Council on March 20, 2019, along with certification of the Dry Creek Greenway East Trail Project Final Environmental Impact Report (EIR) (SCH: 2014032087). As noted above, Phase 1 has already received an ATP award in ATP Cycle 3.

The City applied to the ATP Cycle 5 for the construction of Phase 2, Rocky Ridge Drive to Old Auburn Road. The project scored well but did not receive funding. Staff believes that the project has the potential to compete well for ATP Cycle 6 construction funding. If ATP construction funding is approved, staff will return to City Council with an action plan for locally-funded final design, permitting, and right-of-way acquisition to facilitate trail construction as early as 2025. Right-of-way to implement the project is required from nine (9) undeveloped properties in the floodplain. However, staff is exploring an on-street "cycle track" approach along lightly used

portions of North Cirby Way and Samoa Way to reduce or eliminate acquisition needs.

FISCAL IMPACT

The estimated total cost for the Dry Creek Greenway Multi-Use Trail – Segment 2 (from Rocky Ridge Drive to Old Auburn Road) Project is approximately $7.5 million. The estimated cost of Plans, Specifications, and Estimates (PS&E), permitting, and right-of-way is approximately $850,000, which will be funded through local transportation funds. If the ATP Cycle 6 grant is successful, it will provide up to $6.5 million for construction and non-infrastructure costs (i.e., additional Safe Routes to School Program funding). General fund monies will not be used for the project.

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)). The proposed ATP Cycle 6 application and accompanying forms and agreements meet the above criteria, and no CEQA action is required at this time.

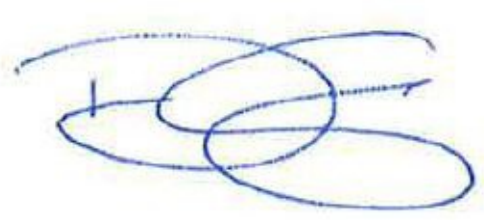
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Alison Winter, Alternative Transportation Analyst

Jason Shykowski, Public Works Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

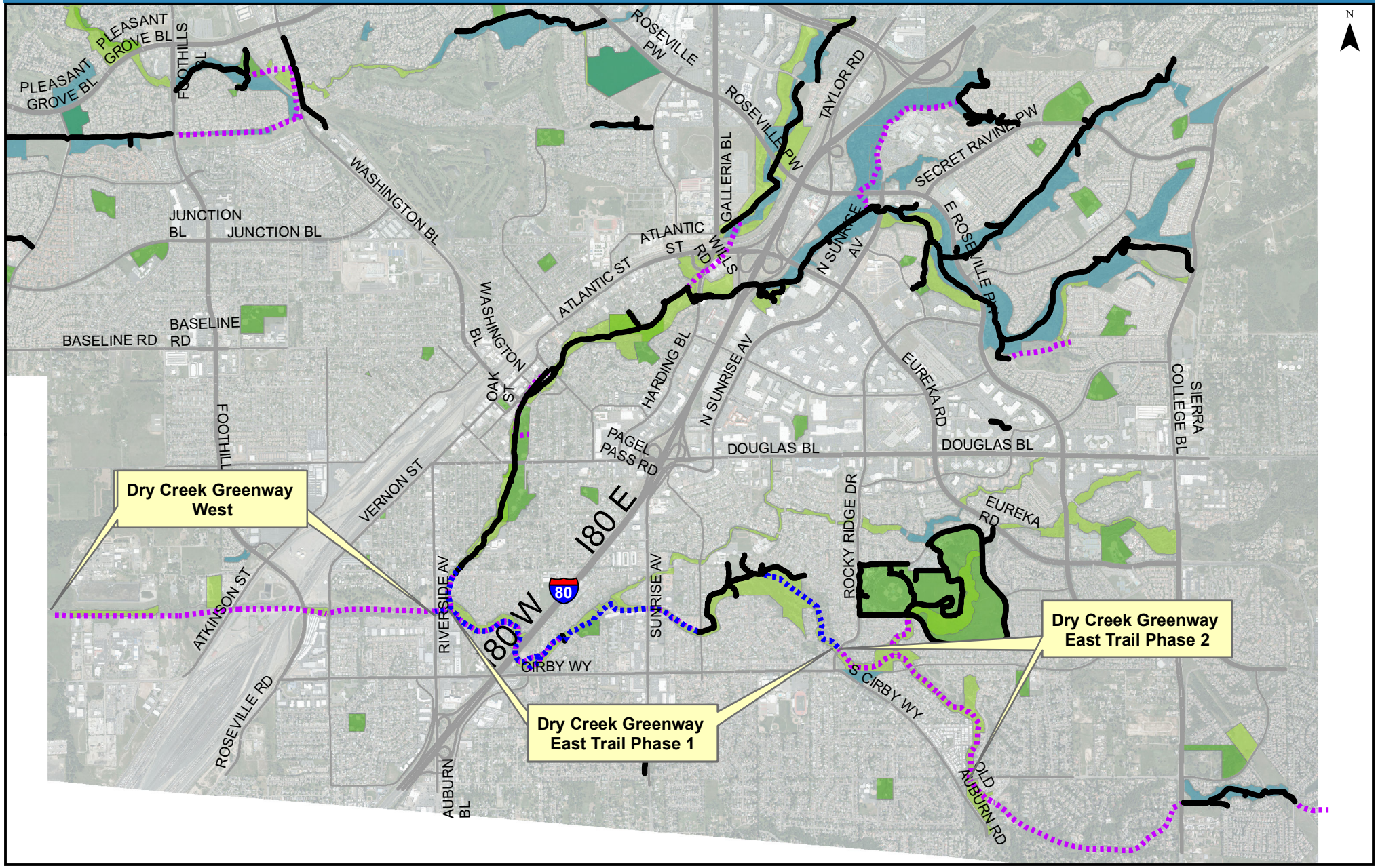
Map

Resolution 22-111

CITY OF ROSEVILLE CALIFORNIA

Dry Creek Greenway Trail

Public Works - Alternative Transportation Division



RESOLUTION NO. 22-111

APPROVING A GRANT APPLICATION TO THE CALIFORNIA TRANSPORTATION COMMISSION, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the State of California recently released a call for projects for Cycle 6 of the Active Transportation Program (ATP); and

WHEREAS, the ATP is a competitive program that provides funding for projects that encourage increased use of active modes of transportation, such as walking and biking; and

WHEREAS, per the General Plan and Bicycle Master Plan, the Dry Creek Greenway East Trail Project is a proposed paved multi-use trail; and

WHEREAS, the project alignment and a phasing plan were approved by the City Council on March 20, 2019; and

WHEREAS, staff recommends City Council approve filing a grant application to the California Transportation Commission in the amount of $6,500,000, to be applied towards the construction and non-infrastructure costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby approves filing of the grant application to the California Transportation Commission.

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

COUNCIL COMMUNICATION

CC #: 2024
File #: 0900-02 & 0201-01

Title: Pleasant Grove Pump Station Modifications Project – Budget Adjustment
Contact: Jason Marks 916-342-9573 jtmarks@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt an ordinance to approve a budget adjustment initiating the Pleasant Grove Pump Station Modifications Project with a total budget of $690,000 using available resources in the Water Rehabilitation Fund.

BACKGROUND

The Pleasant Grove Pump Station Modifications Project (#500227) will provide the City with drought resiliency and improved operational efficiency. The modifications will add variable frequency drives to the pump station allowing operators to maintain pressures in the water distribution system resulting in more optimal use of existing infrastructure. In addition, automating valves will allow City staff to operate the pump station remotely, leading to faster response times in an emergency and improved use of staff resources.

FISCAL IMPACT

The recommended budget adjustment will fund the Pleasant Grove Pump Station Modifications Project (#500227) with $690,000 ($600,000 for capital outlay and $90,000 for City staff labor) from available resources in the Water Rehabilitation Fund.

ENVIRONMENTAL REVIEW

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

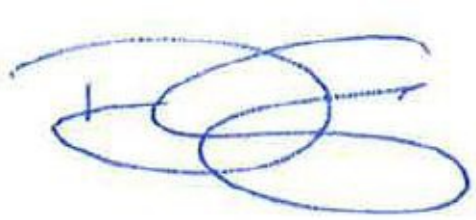
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Jason Marks, Senior Engineer

Richard Plecker, Environmental Utilities Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6474

Budget Adjustment

ORDINANCE NO. 6474

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 Pleasant Grove Pump Station Modifications 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: Jason Marks, Senior Engineer
FISCAL YEAR: 2022
PREPARER NAME & TITLE: Nancy Rothlisberger, Sr. EU Business Analyst
COUNCIL DATE (if applicable): 4/20/2022
DEPARTMENT/DIVISION: EU/Water
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6130	6587	84001	500227	600,000	Capital outlay for new project 500227
6130	5080	84001	500227	90,000	Secondary labor for new project 500227
			TOTAL	690,000	

REVENUES/TRANSFERS IN

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

	NET ADJUSTMENT	690,000

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6130				(690,000)	Reduce available resources - Water Rehabilitation Fund
			TOTAL	(690,000)	

Justification for Budget Adjustment:

This new project, Pleasant Grove Pump Station Modifications (#500227), will improve the City's drought resiliency. The modifications will add variable frequency drives to the pump station allowing operators to maintain pressures in the water distribution system resulting in more optimal use of existing infrastructure. In addition, automating valves will allow City staff to operate the pump station remotely, leading to faster response times in an emergency and improved staff efficiency. This project's $690,000 budget ($600,000 for capital outlay and $90,000 for staff secondary labor) will come from the available resources in the Water Rehabilitation Fund (6130). The reimbursement for staff secondary labor is already budgeted in the Water Operations Fund and will be programmed in those same budgets for FY2022-23. This project is expected to be completed by the end of FY2022-23.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 3/14/22	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

COUNCIL COMMUNICATION

CC #: 2032
File #: 0721 & 0201-01

Title:	Zero-Emission Battery Electric Buses - Purchase Order and Budget Adjustment
Contact:	Ed Scofield 916-869-9109 ecscofield@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.18.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a purchase order for five (5) zero-emission battery-electric buses for a total purchase price not to exceed $5,408,493 and adopt an ordinance approving a budget adjustment in the amount of $5,587,587.

BACKGROUND

The South Placer Express Transit project is a 3-year pilot program to provide fixed-route bus service between the City of Lincoln, the Westfield Galleria, Kaiser Roseville Hospital, Sutter Roseville Hospital, and the Watt / I-80 light rail station. The project is intended to address mobility and traffic along the State Route 65 and Interstate 80 corridors. This weekday bus route will consist of a 30-minute frequency from approximately 6:00 a.m. to 9:00 p.m. beginning in 2023.

The project was developed by the Placer Country Transportation Planning Agency (PCTPA). Roseville Transit was selected to be the operator. PCTPA, in cooperation with the City of Roseville, has secured grants and other regional funding to support the project's capital and operational costs. This funding includes a $6,000,000 Solutions for Congested Corridors Program (SCCP) grant to purchase five new electric buses and five charging stations, including two overhead chargers installed at the Galleria.

The proposed budget adjustment and authorization to purchase five (5) electric buses is the first step toward implementing this project. Staff has worked with Proterra to select options based on Roseville Transit needs and proposes purchasing five (5) 40-foot ZX5 Proterra electric buses, with a total 660 kWh battery pack each, under the State of California statewide contract for Zero-Emission Transit Buses (CA state contract #1-19-23-17C).

Staff will request separate City Council actions later this year for 1) Construction of the Corporation Yard Charging Depot and; 2) the purchase and installation of chargers for the South Placer Express. The purchase of battery-electric buses and future purchase of chargers are consistent with the Roseville Transit Zero Emission Business Plan accepted by the City Council on May 20, 2020.

FISCAL IMPACT

The proposed budget adjustment will increase the South Placer Express Bus Service Project budget by $5,587,587. This adjustment will facilitate the purchase of the five electric buses (including a 2% contingency to address potential minor specification adjustments), professional design services for the Galleria on-route chargers, contract inspections by a consultant, final vehicle preparation, and inspections by Roseville's Fleet Services Division, and staff labor.

The sources of funds included in the recommended budget adjustment include:

SCCP Grant	$ 4,705,000
Local Transportation Fund (LTF)	$ 820,771
South Placer Regional Transportation Authority (SPRTA)	$ 136,816
Western Placer Consolidated Transportation Services Agency (WPCTA) Grant	($75,000)
Total	**$ 5,587,587**

The negative $75,000 reflects replacing a previously budgeted WPCTA grant with funding from the SCCP Grant, LTF, and SPRTA.

On behalf of the City of Roseville, Proterra recently applied to the California Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP) for vouchers for the buses. If approved, the vouchers will effectively reduce the purchase price of the five buses and reduce the project's reliance on LTF by up to $690,000. Also, staff recently submitted the funding allocation request for the SCCP funds to the California Transportation Commission (CTC). We anticipate approval of the allocation at the CTC's May 18-19, 2022 meeting.

No General Funds are being used for this project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The proposed bus purchase 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 D - Enhance economic vitality
Goal E - Deliver exceptional city services

Respectfully Submitted,

Ed Scofield, Transit Operations Analyst

Jason Shykowski, Public Works Director

ATTACHMENTS:

Description

Ordinance 6478

Budget Adjustment

ORDINANCE NO. 6478

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 purchase of five (5) zero-emission battery electric buses.

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: Mike Dour, Alt. Transportation Manager
FISCAL YEAR: FY2021-22
PREPARER NAME & TITLE: Ed Scofield, Transit Operations Analyst
COUNCIL DATE (if applicable): 4/20/2022
DEPARTMENT/DIVISION: PW - Alternative Transportation
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	6552	84001	700029	5,587,587	Increase expenditure budget for the purchase of five zero-emission buses (ZEB).
			TOTAL	5,587,587	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	4410	84001	700029	4,705,000	Increase revenue budget for Solutions for Congested Corridors (SCCP) Grant
6511	4425	84001	700029	820,771	Increase revenue budget for Local Transportation Funds (LTF)
6511	4435	84001	700029	(75,000)	Decrease revenue budget for Western Placer Consolidated Transportation Services Agency (WPCTSA) Grant
6511	4435	84001	700029	136,816	Increase revenue budget for South Placer Regional Transportation Authority (SPRTA) Grant
			TOTAL	5,587,587	

NET ADJUSTMENT	-	

FUND BALANCE

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

Justification for Budget Adjustment:

This Budget Adjustment is recommended to provide funding for the South Placer Express Transit Project as follows: 1) the purchase of 5 (five) battery-electric buses; 2) contract inspection services for the five buses; 3) fleet Services support for final inspection and outfitting of the buses; 4) professional design services for on-route chargers at the Westfield Galleria. Funding for the bus purchase is provided by an SCCP Grant for $4,705,000 and Local Transportation Fund (LTF) resources of $703,493. Bus inspection services will be funded through the LTF, and an SPRTA grant will fund professional design services.

REQUIRED APPROVALS:

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

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

COUNCIL COMMUNICATION

CC #: 2023
File #: 0214 & 0201-01

Title:	Personal Thermal Imaging Cameras - Grant Award and Budget Adjustment
Contact:	Jason Rizzi 916-774-5802 jrizzi@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff recommends:
1. City Council accept the award from the Department of Homeland Security - Urban Area Security Initiative to purchase thermal imaging cameras for firefighting operation.
2. Adopt a resolution authorizing the City Manager to execute the Subaward Agreement with the City of Sacramento.
3. Adopt an ordinance to approve the associated budget adjustment of $40,317 in revenue and $40,317 in expenditures related to the grant.

BACKGROUND

The Roseville Fire Department was awarded a $40,317 grant by the City of Sacramento as a sub-grantee from the California Office of Emergency Services (CalOES) for the 2019 Department of Homeland Security Grant - Urban Area Security Initiative to purchase thermal imaging cameras for firefighting operations. The thermal imaging cameras will provide each individual firefighter the ability to improve situational awareness during firefighting operations. Handheld cameras allow firefighting personnel the ability to visualize heat and see through smoke, increasing firefighter safety.

FISCAL IMPACT

No matching funds are required. Maintenance costs for these new thermal imaging cameras are included in the department's existing budget in the General Fund. This is a cost-neutral request with no impact on the General Fund.

ENVIRONMENTAL REVIEW

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

§15060(c)(3) and §15378. Acceptance of a Grant Award and Budget Adjustment meet the above criteria and are not subject to CEQA. No additional environmental review is required.

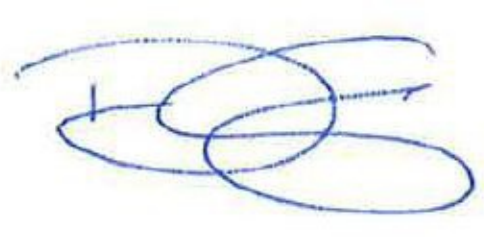
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

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

Respectfully Submitted,

Jason Rizzi, Fire Division Chief

Rick Bartee, Fire Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-103

UASI Contract

Ordinance 6475

Budget Adjustment

RESOLUTION NO. 22-103

ACCEPTING A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY THROUGH THE CALIFORNIA OFFICE OF EMERGENCY SERVICES ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the Roseville Fire Department was awarded a $40,317 grant by the City of Sacramento as a sub-grantee from the California Office of Emergency Services (CalOES) for the 2019 Homeland Security Grant – Urban Area Security Initiative for the purchase of Personal Thermal Imaging Cameras; and

WHEREAS, no matching funds are required to accept the grant award.

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 U.S. Department Homeland Security through the California Office of Emergency Services; and

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute the Subaward Agreement with the City of Sacramento and all other necessary grant documents 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

ORDINANCE NO. 6475

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 Personal Thermal Imaging Cameras.

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: Katrina Rostam, Management Analyst II
FISCAL YEAR: 2021-2022

PREPARER NAME & TITLE: Katrina Rostam, Management Analyst II
COUNCIL DATE (if applicable): 4/6/2022

DEPARTMENT/DIVISION: Fire Department - Support Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5395	84001	700038	40,317	Thermal imaging cameras
			TOTAL	40,317	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4401	84001	700038	40,317	Federal Grant
			TOTAL	40,317	

NET ADJUSTMENT	-	

FUND BALANCE

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

Justification for Budget Adjustment:

The Fire Department is requesting a budget adjustment to recognize the $40,317 in revenue and $40,317 in expenses related to the purchase of personal thermal imaging cameras. The department has been awarded as a subgrantee through City of Sacramento Fire Department, Urban Area Search Initative a $40,317 in a grant to provide important thermal imaging camera equipment to the department. There are no matching funds required and the net effect to the General Fund is zero.

REQUIRED APPROVALS:

Rick Bartee	March 10, 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

Revised: June 24, 2019

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COUNCIL COMMUNICATION

CC #: 2031
File #: 0400-02 & 0400-03

Title:	Second Reading - Zoning and Subdivision Ordinances - Roseville Municipal Code Amendments
Contact:	Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.20.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 6476 AMENDING SECTION 19.10.030 OF CHAPTER 19.10 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL ZONES, AMENDING SECTIONS 19.28.040, 19.28.060, AND 19.28.100 OF CHAPTER 19.28 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL DENSITY BONUS, AND AMENDING SECTION 19.60.080 OF CHAPTER 19.60 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS; and adopt ORDINANCE NO. 6477 AMENDING SECTIONS 18.04.025, 18.04.030 AND 18.04.060 OF CHAPTER 18.04 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CITY COUNCIL, COMMISSION AND COMMITTEE POWERS, ADDING CHAPTER 18.05 TO TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS – MINISTERIAL, AMENDING SECTIONS 18.06.030, 18.06.050 AND 18.06.080 OF CHAPTER 18.06 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS, AMENDING SECTIONS 18.10.010, 18.10.050, 18.10.060, 18.10.070, 18.10.080, 18.10.090, AND 18.10.100 OF CHAPTER 18.10 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING LOT LINE ADJUSTMENTS AND VOLUNTARY MERGERS, AND AMENDING SECTIONS 18.24.010 AND 18.24.015 OF CHAPTER 18.24 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING APPEALS, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

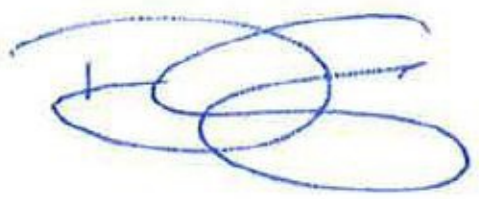
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Lauren Hocker, Senior Planner

Mike Isom, Development Services Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6476

Ordinance 6477

ORDINANCE NO. 6476

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 19.10.030 OF CHAPTER 19.10 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL ZONES, AMENDING SECTIONS 19.28.040, 19.28.060, AND 19.28.100 OF CHAPTER 19.28 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING RESIDENTIAL DENSITY BONUS, AND AMENDING SECTION 19.60.080 OF CHAPTER 19.60 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 19.10.030 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.10.030 Residential zone general development standards.

A. Residential Development Standards. Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk (10)	**RS** with separated sidewalk (8), (10)	**R2**	**R3**(2)	**RMU**
Area, interior lot	6,000 sq ft	4,500 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None (7)
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary dwelling units per lot	2 dwellings (1)	2 dwellings (1)	2 dwellings (1)	2 dwellings (1)	As provided by General Plan, but a minimum of 3	As provided by General Plan

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk (10)	**RS** with separated sidewalk (8), (10)	**R2**	**R3**(2)	**RMU**
					dwellings	
Maximum number of accessory/junior dwelling units per lot(11)	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards						
Setbacks (minimum)						
Front(9) (1)	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth(6)	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth(6)	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	20 ft minimum on all street frontages	None(7)
Sides(9) (1)	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second	5 ft interior; 10 ft street side on first floor; 13 ft street side on second	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None(7)

	Requirement by Zoning District					
	R1	**RS** with attached sidewalk (10)	**RS** with separated sidewalk (8), (10)	**R2**	**R3**(2)	**RMU**
		floor	floor			
Rear(1)	20% of lot depth; need not exceed 20 ft; 10 ft minimum (3)	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided (4)	10 ft minimum with minimum useable open space of 500 sq ft(4)	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None(7)
Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None(4)	None(4)	40%	50%	None(7)
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft(5)	None(7)
Additions to the primary structure greater than 700 square feet in area(12)	May only be permitted upon approval of an Administrative Permit					

Notes:

(1) Up to two residential units are permitted in the R1 and RS zone districts provided the criteria of 19.10.030 (G) are met. Residential units may be attached or detached in the R1, RS, or R2 zone districts.

(2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.

(3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.

(4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a

function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

(5) Except for residential units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.

(6) Minimum driveway depth of 18 feet requires a roll-up garage door.

(7) As provided in development standard overlay or special area overlay district.

(8) Sidewalk separated from back of curb by five-foot planter strip.

(9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.

(10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.

(11) A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family residential unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types) and the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). See Chapter 19.60 for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.

(12) Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

B. Clear Vision Triangle, Residential. The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95 Definitions).

2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

C. Exceptions to Height Limits. Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows:

Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

D. Exceptions to Setbacks. Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

1. Architectural features, such as but not limited to: cornices, eaves, canopies, fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.

2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E. Manufactured Homes. Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;

2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

F. Landscaping Requirements in Setback Areas.

1. Single-Family and Two-Family Dwellings—Front-Yard and Street Side-Yard Setbacks.

a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front-yard setback and street side-yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for corner lots, as defined in Section 19.95.030 of this code, shall not exceed three feet in height, except that trees exceeding three feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

d. Vehicle Parking Requirements. Vehicles, including without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be parked on a paved surface, as provided for in Section 11.20.110 of this code. Vehicles shall not be parked within the landscaped setback area.

2. Multi-Family Dwellings (Three or More Residential Units)—Front-Yard and Street Side-Yard Setbacks. All minimum front-yard and street side-yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setback. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

G. Criteria for Two Residential Units in Single-Family Zones. The City's single-family zones are R1 and RS. Parcels in single-family zones are permitted one residential unit, and may have a second residential unit subject to the following criteria and restrictions:

1. Demolition or Alteration of Existing Housing. The housing development shall not require demolition or alteration of housing:

a. Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
b. Subject to any form of rent or price control through a public entity's valid exercise of its police power;
c. That has been occupied by a tenant at any time within the past three years.

Demolition or alteration is permitted if none of the above conditions apply.

2. Use Restrictions.

a. Short term Rentals. Residential units constructed pursuant to this section may not be rented for a period of less than 31 consecutive calendar days. Accordingly, short-term rentals, as authorized pursuant to Chapter 4.25 (Short-Term Rentals), are not permitted for residential units constructed pursuant to this section.

b. Accessory Dwelling Units/Junior Accessory Dwelling Units. An accessory dwelling unit and/or junior accessory dwelling shall not be permitted on parcels that have used this section to build two residential units and which are the result of a parcel map pursuant to Municipal Code Chapter 18.05.

c. Use Classification. Whether they are detached or attached, residential units constructed pursuant to this section shall be considered single-family buildings.

3. Development Standards. The new structure(s) shall be consistent with the development standards of the zone district in which they are located, except:

a. Parking Requirements. No off-street parking shall be required for new residential units constructed pursuant to this section if the parcel is located within ½ mile walking distance of either a high-quality transit corridor as defined in Public Resources Code Section 21155(b), as may be amended from time to time; or a major transit stop, as defined in Public Resources Code Section 21064.3, as may be amended from time to time; or if there is a car share vehicle located within one block of the parcel. In all other cases, new residential units constructed pursuant to this section shall provide a minimum of one off-street parking space. Off-street parking shall be designed consistent with the requirements of Chapter 19.26.040.

b. Setbacks. No setback shall be required for conversion of an existing structure or a structure constructed in the same location (i.e. footprint) and to the same or smaller dimensions as an existing structure. In all other cases, a setback of four feet from the side and rear lot lines shall be required for new residential units constructed pursuant to this section, including any garages, porches, decks, balconies, stairs, and patios which are attached to and for the use of the residential unit.

c. Waivers. Notwithstanding anything to the contrary contained within this section, a development standard applicable to the zone district in which the proposed residential units are located shall be waived if application of the standard would physically preclude either of the two residential units from being at least 800 square feet in floor area.

4. Site Limitations or Restrictions. To qualify for a second residential unit, a parcel shall meet the following criteria:

a. The parcel shall satisfy the requirements specified in Government Code Section 65913.4(a)(6)(B) to (K), as may be amended from time to time, including but not limited to not being within a special flood hazard area, a regulatory floodway, and/or a habitat for protected species.

b. Government Code Section 7060 et seq., as may be amended from time to time, to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

c. The parcel shall not be located within a historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, as may be amended from time to time, or listed as a city or county landmark or historic property or district pursuant to a city ordinance.

5. Reasons for Denial of Permit. A building permit for a second residential unit or two new residential units, pursuant to this section, shall be denied by written findings of the building official where, based on a preponderance of the evidence, the building official has determined the housing development would have a specific, adverse impact as defined and determined in Government Code Section 65589.5(d)(2), as may be amended from time to time, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

SECTION 2. Section 19.28.040 of Chapter 19.28 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.28.040 Eligibility for bonus.

A developer of a housing development containing five or more units may qualify for a density bonus and at least one other incentive as provided by this chapter if the developer does one of the following:

A. Agrees to construct and maintain at least five percent of the units for rental or sale dedicated to very low income households;

B. Agrees to construct and maintain at least 10 percent of the units for rental or sale dedicated to lower income households;

C. Agrees to construct and maintain at least 10 percent of the units of a housing development to be sold to moderate income households, provided that all units in the development are offered to the public for purchase;

D. Agrees to construct and maintain a senior citizen housing development, as defined in Section 19.28.020 of this chapter, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code, as may be amended from time to time;

E. Donates land to the City dedicated for the construction of very low income units pursuant to Section 19.28.080 of this chapter;

F. Includes a qualifying child care facility as described in Section 19.28.070 of this chapter in addition to providing housing as described in subsections A through C of this section;

G. Agrees to construct and maintain at least 10 percent of the units of a housing development for transitional foster youth, as defined in Section 66025.9 of the California Education Code, as may be amended from time to time, disabled veterans, as defined in Section 18541 of the California Government Code, as may be amended from time to time, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.), as may be amended from time to time, dedicated to very low income households;

H. Agrees to construct and maintain at least 20 percent of the units for lower income students in a student housing development pursuant to Section 19.28.085 of this chapter; or

I. Agrees to construct and maintain 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households.

SECTION 3. Section 19.28.060 of Chapter 19.28 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.28.060 Eligibility and application requirements for incentives.

A. Available Incentives. A housing development qualifying for a density bonus may be entitled to at least one incentive. Incentives may include, but are not limited to:

1. A reduction in site development standards such as:

a. Reduced minimum lot sizes and/or dimensions.

b. Reduced minimum lot setbacks.

c. Reduced minimum outdoor and/or private outdoor living area.

d. Increased maximum lot coverage.

e. Increased maximum building height and/or stories.

f. Reduced on-site parking requirements.

g. Reduced street standards.

2. A reduction in architectural design requirements.

3. A density bonus greater than the amount required by this chapter.

4. Other regulatory incentives proposed by the developer or the City, which result in identifiable, financially sufficient, and actual cost reductions.

B. Parking Requirements. If an applicant qualifies for a density bonus pursuant to this chapter, the applicant may request, in addition to any requested incentive(s), that reduced parking requirements be applied to the project in place of the City's current parking requirements. The parking requirement is inclusive of accessible and guest parking for the entire housing development, but shall not include on-street parking spaces in the count towards the parking requirement. The housing development may provide onsite parking through tandem or uncovered parking, but not through on-street parking. In calculating the number of parking spaces required for a development, if the total number of parking spaces is other than a whole number, the number shall be rounded up to the next whole number.

1. Except as otherwise provided in this subsection, the following parking requirements shall apply:

a. Zero to one bedroom: one on-site parking space.

b. Two to three bedrooms: one and one-half on-site parking spaces.

c. Four or more bedrooms: two and one-half on-site parking spaces.

2. If the housing development includes at least 20 percent lower income units or at least 11 percent very low income units, is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then the parking requirement shall be one-half on-site parking space per unit.

3. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, then no parking spaces shall be required as long as the development meets either of the following criteria:

a. The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development; or

b. The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the California Civil Code and the development has either paratransit service or

unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

4. If a housing development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the California Health and Safety Code, and the development is either a special needs housing development, as defined in Section 51312 of the California Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the California Health and Safety Code, then no parking spaces shall be required. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

5. Upon the request of the developer, the parking requirement (inclusive of parking for persons with a disability and guests) shall be 0.5 spaces per bedroom if all of the following are met:

a. The housing development includes at least 40 percent moderate-income units and at least 10 percent of the units of the housing development are sold to moderate-income households, provided that all units in the development are offered to the public for purchase; and
b. The housing development is located within one-half mile of a major transit stop, as defined in Public Resources Code Section 21155(b), as may be amended from time to time; and
c. The residents of the development have unobstructed access to the major transit stop from the development.

C. Eligibility for Incentives. Incentives are available to a housing developer as follows:

1. One incentive for housing developments that: (a) restrict at least 10 percent of the total units to lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale; or (b) are for senior housing.

2. Two incentives for housing developments that restrict at least 17 percent of the total units to lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

3. Three incentives for housing developments that restrict at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

4. Four incentives for housing developments that restrict 100 percent of the units, including total units and density bonus units, but exclusive of a manager's unit or units, dedicated to lower income households, except that up to 20 percent of the units, including total units and density bonus units, may be dedicated to moderate income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

5. One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

SECTION 4. Section 19.28.100 of Chapter 19.28 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.28.100 Findings for approval for density bonus and/or incentive(s).

A. Density Bonus Approval. The following finding shall be made by the approving authority in order to approve a density bonus request:

1. The density bonus request meets the requirements of this chapter.

B. Density Bonus Approval with Incentive(s). The following findings shall be made by the approving authority in order to approve a density bonus and incentive(s) request:

1. The density bonus request meets the requirements of this chapter;

2. The incentive is required in order to provide affordable housing; and

3. Approval of the incentive(s) will have no specific adverse impacts upon health, safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.

C. Denial of a Request for an Incentive(s). The approving authority shall make the following findings prior to disallowing an incentive (in the case where an accompanying density bonus may be approved, or in the case of where an incentive(s) is requested for senior housing or child care facility):

1. That the incentive is not necessary in order to provide for affordable housing costs as defined in Section 19.28.020 of this chapter, or for rents for the targeted units to be set as specified in Section 19.28.020 of this chapter.

2. That the incentive would result in specific adverse impacts upon health, safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low, and moderate income households.

3. That the incentive would be contrary to State or Federal law.

SECTION 5. Section 19.60.080 of Chapter 19.60 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

19.60.080 Use restrictions.

A. Sales Prohibited, Exceptions. Accessory dwelling units shall not be sold independently of the primary dwelling unit on the lot unless all of the criteria of Government Code Section 65852.26, as may be amended from time to time, are met, including that the accessory dwelling unit or the primary dwelling unit was built or developed by a qualified nonprofit corporation and there are affordability restrictions on the sale and conveyance of the

accessory dwelling unit or primary residence that ensure the accessory dwelling unit and primary dwelling will be preserved for low income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

B. Rentals. Accessory dwelling units may be rented as long as the rental term exceeds 30 calendar days. Accordingly, short-term rental permits authorized pursuant to Chapter 4.25 (Short-Term Rentals) will not be issued for accessory dwelling units. (

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of 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 _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

ORDINANCE NO. 6477

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 18.04.025, 18.04.030 AND 18.04.060 OF CHAPTER 18.04 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CITY COUNCIL, COMMISSION AND COMMITTEE POWERS, ADDING CHAPTER 18.05 TO TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS – MINISTERIAL, AMENDING SECTIONS 18.06.030, 18.06.050 AND 18.06.080 OF CHAPTER 18.06 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TENTATIVE MAP APPLICATIONS, AMENDING SECTIONS 18.10.010, 18.10.050, 18.10.060, 18.10.070, 18.10.080, 18.10.090, AND 18.10.100 OF CHAPTER 18.10 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING LOT LINE ADJUSTMENTS AND VOLUNTARY MERGERS, AND AMENDING SECTIONS 18.24.010 AND 18.24.015 OF CHAPTER 18.24 OF TITLE 18 OF THE ROSEVILLE MUNICIPAL CODE REGARDING APPEALS.

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 18.04.025 of Chapter 18.04 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.04.025 Design committee.

The design committee is designated as an "advisory agency" as the term is used in the Subdivision Map Act and for the purposes defined herein. As such, the design committee shall either approve, conditionally approve or deny all tentative maps (vesting or otherwise), lot line adjustments, voluntary mergers, minor tentative map modifications, major tentative map modifications involving four or fewer parcels, tentative map extensions (vesting or otherwise), and parcel map waivers involving four or fewer parcels (refer to Table 18.04.030.A) when these permits are processed concurrently with a design review permit, with the following exceptions:

A. The director has the authority to forward the application to the planning commission if the improvements proposed or required will extend beyond the immediate front of the lot, if the project may cause an undue hardship to the adjacent parcels, or if there are potential significant environmental impacts which may result from the project.
B. A parcel map, lot line adjustment, and/or voluntary merger associated with a residential multi-unit (three or more units) or mixed use housing project that provides a minimum of 20 percent of the units as affordable units for low, very-low or extremely low income households and where the applicant agrees to enter into an Affordable Housing Agreement prior to issuance of building permits, will be approved though the ministerial engineering permit process.

SECTION 2. Section 18.04.030 of Chapter 18.04 of Title 118 of the Roseville Municipal Code is hereby amended to read as follows:

18.04.030.A Notice requirements and required hearings.

Application Type	Table 18.04.030.A—Advisory Agency, Notice Requirements and Required Hearings				
	City Engineer	Director	Design Committee	Planning Commission	City Council
Tentative Maps	N**	-	-	H	-
Tentative Parcel Maps	N**	A	H*	H*	-
Lot Line Adjustments	N**	A	H*	H*	-
Voluntary Merger	N**	A	H*	H*	-
Certificates of Compliance	N			-	-
Minor Tentative Map Modifications	N**	A	H*	H*	-
Major Tentative Map Modifications	-	-	-	H	-
Major Final or Parcel Map Amendments or Corrections	-	-	-	-	H
Reversions to Acreage	-	-	-	-	H
Parcel Map Waiver (four or fewer parcels)	N		H*	H*	-
Parcel Map Waiver (five or more parcels)	-	-	-	H	-
Extension of Tentative Map Expiration Date	N**	A	H*	H*	-
Final Map	-	-	-	-	N
Parcel Map with Dedication	-	-	-	-	N
Parcel Map without Dedication	N	-	-	-	-

NOTICE TYPES:

Type "H": PUBLIC HEARING IS REQUIRED. NOTICE OF THE HEARING SHALL BE MAILED OR DELIVERED AT LEAST 10 DAYS PRIOR TO THE PUBLIC HEARING TO THE APPLICANT, PROPERTY OWNER, PROPERTY OWNERS AS SHOWN ON THE MOST RECENT SECURED ASSESSOR'S ROLL, OF PROPERTY WITH 300 FEET OF THE PROPERTY INVOLVED IN THE APPLICATION, AND ALL PERSONS WHO HAVE REQUESTED NOTICE PURSUANT TO SECTION 18.06.130.

Type "N": NO PUBLIC HEARING OR NOTICE REQUIRED.

Type "A": THE PUBLIC HEARING MAY BE WAIVED. NOTICE OF INTENT TO APPROVE ENTITLEMENT SHALL BE MAILED OR DELIVERED AT LEAST 10 DAYS PRIOR TO AN ACTION TO APPLICANT, PROPERTY OWNER, AND THE OWNERS, AS SHOWN ON THE MOST RECENT SECURED ASSESSOR'S ROLL, OF PROPERTY WITHIN 300 FEET OF THE PROPERTY INVOLVED IN THE APPLICATION, AND ALL PERSONS WHO HAVE REQUESTED NOTICE, PURSUANT TO SECTIONS 18.06.125 AND 18.10.060 OF THIS TITLE.

* WHEN PROCESSED CONCURRENTLY WITH A DESIGN REVIEW PERMIT, REZONE, GENERAL PLAN AMENDMENT, ETC.

** FOR QUALIFYING PROJECTS PURSUANT TO SECTION 18.10 OR SECTION 18.05

SECTION 3. Section 18.04.060 of Chapter 18.04 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.04.060 Director.

The director shall be responsible for providing application forms and processing applications. For all tentative maps, minor and major tentative map amendments, lot line adjustments, voluntary mergers, reversions to acreage, parcel map waivers, tentative map extensions and minor and major parcel or final map amendments and corrections subject to the approving authority of the director (refer to Table 18.04.030.A), the director shall refer all applications to the affected departments and agencies which have an interest in the project. The director shall prepare a report for such applications at least three calendar days prior to action or the public hearing. The report shall have in it a recommended action for the application.

The director is designated as an "advisory agency" as the term is used in the Subdivision Map Act and for the purposes defined herein.

The director shall either approve, conditionally approve or deny all tentative parcel map applications (vesting or otherwise), lot line adjustments, voluntary mergers, minor tentative map modifications, tentative map extensions (vesting or otherwise) subject to the approving authority of the director (refer to Table 18.04.030.A); except that the director has the authority to forward the application to the commission if the improvements proposed or required will extend beyond the immediate front of the lot, if the project may cause an undue hardship to the adjacent parcels, or if there are potential significant environmental impacts which may result from the project.

SECTION 4. Chapter 18.05 of Title 18 of the Roseville Municipal Code is hereby added to read as follows:

18.05 PARCEL MAP APPLICATIONS – MINISTERIAL

18.05.010 Tentative map required.

A tentative map shall be required wherever a final map or parcel map is required by the Subdivision Map Act, unless specifically waived by the provisions of this title or the Subdivision Map Act. (Ord. 2747 § 1, 1993.)

18.05.020 Application Required.

Whenever a tentative map is required, the subdivider shall submit to the director a complete tentative map application to be processed in accordance with the provisions of this chapter and title. An application shall be processed pursuant to Chapter 18.06 unless it is a parcel map associated with a residential multi-unit (three or more units) or mixed use housing project that provides a minimum of 20 percent of the units as affordable units for low, very-low or extremely low income households and where the applicant agrees to enter into an Affordable Housing Agreement prior to recordation of the parcel map (hereinafter Affordable Housing Project), or the application meets the following qualifying criteria for a ministerial parcel map:

A. The parcel is located within a single-family residential zone, which are the City's single-family residential (R1) and small lot residential (RS) zones.

B. The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

C. Both newly-created parcels are a minimum of 1,200 square feet.

D. The parcel being subdivided has not been established through prior exercise of a parcel map pursuant to this section, nor has the owner or any person acting in concert with the owner previously subdivided an adjacent parcel pursuant to this section.

E. The proposed parcel map would not require demolition or alteration of any of the following types of housing:

    1. Housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

    2. Housing which has been occupied by a tenant anytime within the last three years.

    3. Housing subject to any form of rent or price control through a public entity's valid exercise of its police power.

    4. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

F. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

G. The parcel is not located on a site that is or contains any of the following, pursuant to Government Code subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4:

1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
3. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
4. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
5. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
6. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
    a. The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.
    b. The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1)

and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

7. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.
8. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
9. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
10. Lands under conservation easement.

18.05.030 Application Materials Required.

Whenever a tentative map is required, the subdivider shall submit to the director a complete tentative map application to be processed in accordance with the provisions of this chapter and title.

A complete application shall include the following:

A. Application Form.

1. The application shall be in a form specified by the director and shall be accompanied with the correct filing fee;

2. A description of the applicant's interest in the property shall be stated on the application form;

3. A dated signature by the property owner, or owners, authorizing the processing of the application, and, if so desired by the property owner, authorizing a representative to bind the property owner on matters addressed in the application.

B. Tentative Map: Preparation, Form and Number of Copies.

1. The tentative map shall be clearly and legibly drawn and prepared by or under the direction of a registered civil engineer or licensed land surveyor.

2. The scale of the map shall be at least one inch equals 40 feet unless otherwise specified by the director. If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each.

3. No single sheet shall exceed 60 inches in length and 42 inches in width.

4. Full size copies, and one copy reduced to eight and one-half inches by 11 inches (suitable for reproduction) of the tentative map. The number of the tentative map copies shall be specified by the director.

C. The following information shall appear on the face of the tentative map:

1. The proposed subdivision name;

2. Names, addresses and telephone numbers of the record owner and subdivider of the land;

3. Name, address and telephone number of the person, firm or organization that prepared the tentative map, and the applicable registration or license number;

4. Date of preparation, north arrow and scale of the map;

5. If the tentative map is based on a survey, the date of the survey;

6. A vicinity map of appropriate scale sufficiently covering adjoining territory to clearly indicate the nearby street patterns, major access streets, property lines, and other adjacent properties in the subdivider's ownership (north arrow pointing in the same direction as the north direction of the subdivision);

7. A statement of existing and proposed zoning and general plan categories, and existing and proposed uses of the property, with the approximate areas of the proposed uses by type;

8. Boundaries and dimensions of the property(ies) involved in the subdivision, with sufficient information to locate the property(ies), and the total area of the subdivision;

9. A list of all service providers and districts, including water, sewer, electric, natural gas, phone, cable and schools;

10. The name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision;

11. Contour lines at intervals of not more than two feet where the general slope of the property is less than 10 percent, and/or at five-foot intervals where the general slope of the property exceeds 10 percent. Contour lines shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision;

12. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems;

13. The location and general description of any trees with notations as to their specimen type, and other significant natural features with notations as to their retention or destruction;

14. The location of all structures within the subdivision boundaries, notations if they are to remain or be removed, and their distances from other structures and existing or proposed streets and lot lines;

15. The locations, widths and purposes of all existing and proposed easements for utilities, drainage and other public or private purposes, shown by dashed lines, within and adjacent to the subdivision;

16. The location of any 100-year future floodplain. The city engineer may require additional hydrologic analysis to update or determine the boundaries of the 100-year floodplain;

17. Any area of fill or excavation and their respective quantities within the 100-year future floodplain;

18. The locations, widths and names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision (including the radius of each centerline curve);

19. The lines and approximate dimensions of all lots, with sequential numbers assigned to each;

20. The total number of lots (listed by phase, if applicable);

21. The total area in square footage or acreage to the nearest one-tenth acre of each lot proposed to be utilized for other than single-family or two-family housing; and

22. A statement on the face of the tentative map declaring that all easements of record are shown on the tentative map and will appear on the final maps.

D. Additional Information and Plans Required With Ministerial Tentative Map Application. In addition, the following plans and information shall be submitted with a tentative map application:

1. A statement of proposed improvements, including all utilities and landscaping; and

2. A preliminary title report issued not more than six months prior to its submission to the city.

3. Except for an Affordable Housing Project, an affidavit signed by the applicant stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the parcel map. This requirement shall not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code. The affidavit shall further state that the applicant understands that uses allowed on the newly-created lots shall be limited to residential uses.

18.05.040 Prefiling.

Within 30 days of receiving a tentative map application the planning department shall, in writing, determine if the application meets the requirements of Section 18.05.020 and Section 18.05.030. When an application is either ineligible for the ministerial parcel map process or is missing any required information it will not be processed. Prefiling occurs on the date that the application is received with all required information. (Ord. 3286 § 3, 1998; Ord. 2747 § 1, 1993.)

18.05.050 Application referral.

Within five days of prefiling the director will refer copies of the tentative map application to any city department, local, state or federal agency, or other individual or group the director believes may be interested in the project. If no response is received within 21 days of the referral date, the director will assume that the outside agency, individual or group has no comments. (Ord. 2747 § 1, 1993.)

18.05.060 Acceptance of application.

Pursuant to Government Code Section 65943, a tentative map application shall be accepted as complete by the director if it meets the requirements of Section 18.05.030 of this title.

Within 30 days of prefiling, the director shall send a letter to the applicant indicating:

A. If all of the required information for a tentative map application has been correctly submitted pursuant to Section 18.05.030; and

B. All information necessary to accept a complete application and to clarify, amplify, correct or supplement the application; and

C. Suggested design changes or conditions of approval which may need to be met in order to receive approval.

If the director determines additional information is required, and the additional information has not been received within six months of the letter requesting the information, then the application shall be deemed withdrawn, unless extended pursuant to § 18.06.150. (Ord. 2747 § 1, 1993.)

18.05.070 Application deemed "filed."

An application shall be deemed filed in accordance with Section 66452.1 of the Subdivision Map Act on the date the tentative map application is accepted as complete as specified in Section 18.05.060. (Ord. 2747 § 1, 1993.)

18.05.080 Approval by City Engineer.

After an application is filed, the City Engineer shall approve the tentative map based upon the minimum findings below, and in accordance with the requirements of this title.

A. The tentative map conforms to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

B. The tentative map conforms to objective zoning standards, objective subdivision standards, and objective design review standards, except that conformance is not required where imposition of the standards would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet, nor shall it be required to correct existing non-conforming zoning conditions.

C. The tentative map provides necessary easements for the provision of public services and facilities.

D. The parcels have access to, provide access to, or adjoin the public right-of-way.

E. The project will not have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

SECTION 5. Section 18.06.030 of Chapter 18.06 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

CHAPTER 18.06 TENTATIVE MAP APPLICATIONS – DISCRETIONARY

18.06.030 Application required to process a tentative map.

Whenever a tentative map is required, the subdivider shall submit to the director a complete tentative map application to be processed in accordance with the provisions of this chapter and title.

A complete application shall include the following:

A. Application Form.

1. The application shall be in a form specified by the director and shall be accompanied with the correct filing fee;

2. A description of the applicant's interest in the property shall be stated on the application form;

3. A dated signature by the property owner, or owners, authorizing the processing of the application, and, if so desired by the property owner, authorizing a representative to bind the property owner on matters addressed in the application.

B. Tentative Map: Preparation, Form and Number of Copies.

1. The tentative map shall be clearly and legibly drawn and prepared by or under the direction of a registered civil engineer or licensed land surveyor.

2. The scale of the map shall be at least one inch equals 40 feet unless otherwise specified by the director. If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each.

3. No single sheet shall exceed 60 inches in length and 42 inches in width.

4. Full size copies, and one copy reduced to eight and one-half inches by 11 inches (suitable for reproduction) of the tentative map. The number of the tentative map copies shall be specified by the director.

C. Information Required on a Discretionary Tentative Map. The following information shall appear on the face of the tentative map:

1. The proposed subdivision name;

2. Names, addresses and telephone numbers of the record owner and subdivider of the land;

3. Name, address and telephone number of the person, firm or organization that prepared the tentative map, and the applicable registration or license number;

4. Date of preparation, north arrow and scale of the map;

5. If the tentative map is based on a survey, the date of the survey;

6. A vicinity map of appropriate scale sufficiently covering adjoining territory to clearly indicate the nearby street patterns, major access streets, property lines, and other adjacent properties in the subdivider's ownership (north arrow pointing in the same direction as the north direction of the subdivision);

7. A statement of existing and proposed zoning and general plan categories, and existing and proposed uses of the property, with the approximate areas of the proposed uses by type;

8. Boundaries and dimensions of the property(ies) involved in the subdivision, with sufficient information to locate the property(ies), and the total area of the subdivision;

9. A list of all service providers and districts, including water, sewer, electric, natural gas, phone, cable and schools;

10. The name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision;

11. Contour lines at intervals of not more than two feet where the general slope of the property is less than 10 percent, and/or at five-foot intervals where the general slope of the property exceeds 10 percent. Contour lines shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision;

12. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems;

13. The location and general description of any trees with notations as to their specimen type, and other significant natural features with notations as to their retention or destruction;

14. The location of all railroad rights-of-way and grade crossings; approximate locations of all existing wells, abandoned wells and sumps; and an indication of any physical restrictions or conditions in the subdivision which affect the use of the property;

15. The location of all structures within the subdivision boundaries, notations if they are to remain or be removed, and their distances from other structures and existing or proposed streets and lot lines;

16. The locations, widths and purposes of all existing and proposed easements for utilities, drainage and other public or private purposes, shown by dashed lines, within and adjacent to the subdivision;

17. The location of any 100-year future floodplain. The city engineer may require additional hydrologic analysis to update or determine the boundaries of the 100-year floodplain;

18. Any area of fill or excavation and their respective quantities within the 100-year future floodplain;

19. The proposed method of providing storm water, drainage and erosion control;

20. The locations, widths and names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights-of-way, whether public or private, within and adjacent to the subdivision (including the radius of each centerline curve);

21. Any planned line for street widening or for any other public project in and adjacent to the subdivision;

22. The lines and approximate dimensions of all lots, with sequential numbers assigned to each;

23. The total number of lots (listed by phase, if applicable);

24. The total area in square footage or acreage to the nearest one-tenth acre of each lot proposed to be utilized for other than single-family or two-family housing;

25. The boundaries and acreages of existing and proposed public areas in and adjacent to the subdivision, with the nature of each indicated thereon with the acreage thereof;

26. Land to be offered for dedication for park or recreation purposes, for school purposes, for purposes of providing public access to any public waterway, river or stream, or other public purpose, shall be so designated;

27. Any changes to the subdivision design standards requested pursuant to Section 18.08.090 of this title must be shown on the tentative map and shall be clearly labeled and identified;

28. If multiple final or parcel maps are to be filed on portions of the property shown on the tentative map, a clear statement on the face of the tentative map indicating the intent of the subdivider to do so. Except that if a development agreement obligates the subdivider to show proposed phasing of multiple final maps, then the subdivider shall show the phases on the tentative map; and

29. A statement on the face of the tentative map declaring that all easements of record are shown on the tentative map and will appear on the final maps.

D. Additional Information and Plans Required With Discretionary Tentative Map Application. In addition, the following plans and information shall be submitted with a tentative map application:

1. A preliminary grading plan prepared in conformance with the improvement standards;

2. A preliminary soils report shall be submitted with every tentative map application. The preliminary soils report may be waived by the city engineer if the city engineer determines that, due to the knowledge the city engineer has as to the soil qualities of the subdivision, a preliminary soils analysis is not necessary. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems, including seepage, rocks or liquids containing deleterious chemicals which, if not corrected, would lead to structural defects or the deterioration of construction materials, a soils investigation of each lot in the subdivision may be required by the city engineer as a condition precedent to consideration of the tentative map. Any soils investigation done pursuant to this title shall be prepared by or under the direction of a registered civil engineer, engineering geologist or geologist, specializing and recognized in soil mechanics and foundation engineering, and licensed in the state of California.

3. A statement of proposed improvements, including all utilities and landscaping;

4. Sufficient information concerning the existing use of land and water areas in the vicinity of the proposed project, insofar as the applicant can reasonably ascertain.

5. Any alterations proposed to the subdivision design standards shall be accompanied by supporting drawings, statements and other data as required in Section 18.08.090;

6. A preliminary title report issued not more than six months prior to its submission to the city;

7. A traffic study, if required by the criteria established in the improvement standards;

8. A master transportation, grading, and utility plans for subdivisions which exceed 100 acres or 250 parcels, or when required by the city engineer. The plans shall include all

necessary supporting technical data and computations as required by the city engineer and the city's improvement standards; and

9. Any other information the director deems necessary to review the application.

E. Additional Information Required for Vesting Tentative Maps. A subdivider who chooses to submit a vesting tentative map as provided for in this chapter shall also submit the following detailed information with the tentative map application:

1. Height, size, and location of all existing or proposed buildings, or structures;
2. Utility, sewer, water, storm drain, and road details;
3. Detailed grading plans adequate for issuance of a grading permit;
4. Complete applications for all other discretionary entitlements which are necessary for the proposed use(s);
5. Traffic circulation and impact;
6. Floodway control and impact;
7. A description of the proposed use(s) of the land.

SECTION 6. Section 18.06.050 of Chapter 18.06 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.06.050 Application referral.

Within five days of prefiling the director will refer copies of the tentative map application to any city department, local, state or federal agency, or other individual or group the director believes may be interested in the project. If no response is received within 21 days of the referral date, the director will assume that the outside agency, individual or group has no comments. Comments related to an environmental document for a project may still be accepted and considered during its public review period.

SECTION 7. Section 18.06.080 of Chapter 18.06 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.06.080 Environmental review of application.

A. Within 30 days of accepting a complete tentative map application, the director shall determine the appropriate environmental document pursuant to the California Environmental Quality Act (CEQA).

B. The director shall prepare and circulate for public review and comment the appropriate environmental document in accordance with CEQA. If the tentative map application is exempt from CEQA, a notice of exemption will be prepared.

SECTION 8. Section 18.10.010 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.010 Applications required.

A. Whenever a lot line is adjusted between two or more lots, where the land taken from one lot is added to another lot, and where a greater number of lots than currently exists will not be created, a lot line adjustment application shall be filed with the director. A lot line adjustment associated with a residential multi-unit (three or more units) or mixed use housing project that provides a minimum of 20 percent of the units as affordable units for low, very-low or extremely

low income households and where the applicant agrees to enter into an Affordable Housing Agreement prior to recordation of the lot line adjustment, will be approved though the ministerial engineering permit process in lieu of the discretionary lot line adjustment process.

B. Whenever two or more adjacent lots are to be merged voluntarily pursuant to Section 66499.20-3/4 of the Subdivision Map Act, a voluntary merger application shall be filed with the director. A voluntary merger associated with a residential multi-unit (three or more units) or mixed use housing project that provides a minimum of 20 percent of the units as affordable units for low, very-low or extremely low income households and where the applicant agrees to enter into an Affordable Housing Agreement prior to recordation of the voluntary merger, will be approved though the ministerial engineering permit process in lieu of the discretionary lot line adjustment process.

C. In accordance with Government Code Section 66499.20-1/2, subdivided lands may be merged and resubdivided without reverting to acreage by complying with all applicable provisions of the Subdivision Map Act and this title. All such requests shall be processed as a tentative map application in accordance with the requirements of Section 18.06.040 et seq. The filing of the final map or parcel map shall constitute the legal merger of the separate parcels into one parcel and the resubdividing of such parcel.

SECTION 9. Section 18.10.050 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.050 Acceptance of application.

Following the referral period, the director shall send a letter to the applicant stating whether or not all required information for the lot line adjustment or voluntary merger application has been submitted, and itemizing all information necessary to accept the application. For discretionary applications the letter may also include recommended design changes or conditions of approval which may be recommended to the advisory agency.

If the director determines additional information is required, and the additional information has not been received within six months of the letter requesting the information, then the application shall be deemed withdrawn.

If the director determines that the application meets the requirements above, then the director shall:

A. For ministerial applications, forward the project to the city engineer for review and approval.

B. For discretionary applications, notice the project and pursuant to Table 18.04.030.A and set a tentative action date. Except that the director has the authority to forward the application to the commission for it to act upon.

SECTION 10. Section 18.10.060 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.060 Minimum notice of a public hearing.

A. A notice of an intent to approve shall be provided for all lot line adjustment and voluntary merger applications except that no notice of intent shall be required to be provided for

a prototype development plan project located within the Riverside Gateway specific plan area or for ministerial projects. Lot line adjustments and voluntary mergers associated with a Riverside Gateway specific plan area prototype development plan project shall be processed as stipulated in the Riverside Gateway specific plan implementation procedures. For all other discretionary lot line adjustments and voluntary mergers, notice of the intent to approve shall be given at least 10 days in advance of the approval as follows:

1. By mailing, U.S. first class postage prepaid, to the applicant, the property owner of the affected property and to the property owners of all property within 300 feet of the affected property as such owners are shown on the last equalized assessment roll of Placer County.

B. Each notice to approve shall contain at a minimum:

1. The name(s) of the applicant(s) and property owner(s) of the affected property;

2. The file number assigned to the application;

3. The location of the affected property, both in text and graphically in the form of a map;

4. A description of the nature of the request;

5. A preliminary environmental determination;

6. Identification of the advisory agency as community development/planning director and the scheduled date for action; and

7. The following statement:

"The purpose of this notice is to inform you that an application for the described project has been submitted to the Roseville Planning Department. The Community Development/Planning Director may act on the application without holding a public hearing, unless a public hearing is requested in writing by you or any individual wanting to comment on the project prior to the scheduled approval date."

8. A notice that if the decision is challenged in court, the challenge may be limited to raising only those issues which were raised at the public hearing, if a public hearing is requested, or in written correspondence delivered to the community development/planning director at, or prior to, the public hearing; and

9. A discussion of the procedure for requesting a public hearing or filing an appeal.

C. Written notice shall also be given to any person requesting in writing notice of a particular application.

D. In addition to these notification procedures, the city may choose to give notice of the public hearing in any other way it deems necessary or desirable.

SECTION 11. Section 18.10.070 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.070 Withdrawal by applicant.

Requests for withdrawal of any application pursuant to this title shall be submitted to the director in writing, unless made at the public hearing. Upon receipt of such request, the director shall notify all concerned parties of the withdrawal. A refund of the filing fee shall be made in accordance with adopted resolutions and ordinances in effect at the time the withdrawal is made.

SECTION 12. Section 18.10.080 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.080 Approval, conditional approval or denial by advisory agency.

A. Following the notice, the advisory agency shall approve, conditionally approve, or deny the application in accordance with the requirements of this title. All decisions of the advisory agency may be appealed in accordance with the appeal procedures of Chapter 18.24.

B. The advisory agency shall attach conditions to the approval of a lot line adjustment to facilitate the following:

1. Compliance with the Zoning Ordinance for the district in which the parcels are located; except that if the parcels or structures are nonconforming with respect to Zoning Ordinance requirements, the lot line adjustment does not increase the degree of nonconformance;

2. Compliance with the local building regulations, including the UBC; and,

3. The relocation of existing infrastructure or easements.

C. The advisory agency may, for a voluntary merger, attach conditions in addition to those listed above to achieve compliance with the general plan, any applicable specific plan, the Zoning Ordinance, The Roseville Municipal Code, the subdivision design standards in Chapter 18.08, and any other applicable policy or standard adopted by the city council.

SECTION 13. Section 18.10.090 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.090 Notice of decision.

Within two working days of the action by the advisory agency, the director shall mail a notice of the decision to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant. The notice shall contain the following information:

A. Findings upon which the decision was based;

B. The environmental document prepared and date ratified, unless exempt;

C. The action of the advisory agency;

D. Conditions of approval;

E. An application expiration date and renewal requirements;

F. Notice of the appeal period and brief description; and

G. Notice of need to pursue administrative remedies.

SECTION 14. Section 18.10.100 of Chapter 18.10 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.10.100 Effective date.

A decision by the advisory agency to approve or conditionally approve a discretionary application shall be effective upon the expiration of the 10-calendar-day appeal period, unless an

appeal is received. A decision by the city engineer to approve a ministerial application shall be effective upon the approval date.

SECTION 15. Section 18.24.010 of Chapter 18.24 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.24.010 Appeal authority.

The appeal authority is designated according to Table 18.24.015 to hear appeals from any decision made pursuant to this title, including those relating to acceptance of prefiling materials, and to hear appeals of any decision of an advisory agency as designated in this title. Ministerial applications are not subject to appeal.

SECTION 16. Section 18.24.015 of Chapter 18.24 of Title 18 of the Roseville Municipal Code is hereby amended to read as follows:

18.24.015 Appeal authority, notice requirement and required hearing.

APPEAL AUTHORITY, NOTICE REQUIREMENT AND REQUIRED HEARING

Appeal from Action or Decision of	Appeal Authority	Notice Requirement
City Engineer	Planning Commission	H*
Community Development/Planning Director	Planning Commission	H*
Design Committee	City Council	H*
Planning Commission	City Council	H*

Notice Type:

Type "H": Public Hearing—Notice of the public hearing shall be provided consistent with Public Hearing Notice requirement in 18.06.130.

SECTION 17. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 18. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____

MAYOR

ATTEST:

_____

City Clerk

COUNCIL COMMUNICATION

CC #: 2008
File #: 0600-02

Title: Out-of-State Travel Request - Police Department
Contact: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.21.

RECOMMENDATION TO COUNCIL

Staff requests that City Council approve out-of-state travel for three Police Department staff members to attend the Tyler New World Connect Conference in Indianapolis, Indiana, from May 15th to May 18th, 2022.

BACKGROUND

The Police Department uses a variety of Tyler Technology Public Safety software, including the recently deployed Enterprise Mobile Software Stop Data program (formerly known as Brazos) which is being used by the department to collect the state-mandated demographic data for compliance with AB953, the Racial and Identity Profiling Act of 2015. The Police Department's involvement in the development of Tyler's Stop Data program resulted in the agency being nominated for and winning the Tyler Excellence Award which will be presented to agency staff onsite at the Tyler Conference. Additionally, the conference programming will allow staff to learn to maximize the use of the public safety products utilized by the agency and to collaborate with the vendor and other users to improve efficiency and increase functionality of the Enterprise Mobile Software Stop Data program.

FISCAL IMPACT

Funding for travel, lodging, and conference cost is estimated at $3,000 per attendee for a total of $9,000. There are sufficient funds in the FY2021-22 Police Department budget in the General Fund to cover the expenditure. No additional funds are being requested.

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.

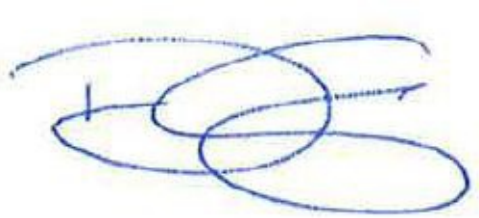
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Mark Peinado, Management Analyst

Troy Bergstrom, Police Chief



_____
Dominick Casey, City Manager

COUNCIL COMMUNICATION

CC #: 2011
File #: 0102-10

Title: Resolution - Lorrie McClain
Contact: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 7.22.

RECOMMENDATION TO COUNCIL

Commend Lorrie McClain for her 23 years of outstanding service and dedication to the City of Roseville, congratulate her for her many accomplishments, and wish her a long, healthy, and enjoyable retirement.

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.

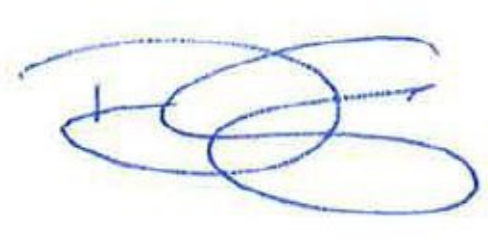
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution - Lorrie McClain

Resolution

WHEREAS, Lorrie McClain began her distinguished career with the City of Roseville on August 2, 1999, as a Human Resources Technician in the Human Resources Department. She was promoted to Senior Human Resources Technician on April 29, 2017; and

WHEREAS, for the past 23 years, Lorrie has been on various teams within Human Resources. Her unmatched work ethic and commitment to the City made her an employee that people wanted on their team; and

WHEREAS, in her years of outstanding service, Lorrie received six Pride of Roseville Awards:

In 2003, Pride of Roseville "Commendation for Excellence" for her exceptional work to send care packages regularly to five City employees called to active duty; and

In 2007, Pride of Roseville "Outstanding Work Performance Team" for her work on the Wellness Committee. She served as staff to the committee, passionately promoting and supporting the wellness activities; and

In 2009, Pride of Roseville "Outstanding Work Performance Team" for her work on Rose U that went live June 16, 2008. Its success was due to the Learning Management System team member's dedication to the project; and

In 2011, Pride of Roseville "Outstanding Work Performance Team" for her work as a First Aid and CPR instructor. The team demonstrated superior knowledge, amazing skills, and abilities to handle special projects and additional assignments; and

In 2013, Pride of Roseville "Outstanding Work Performance Team" – Successful conversion of RoseU; and

In 2015, Pride of Roseville "Outstanding Work Performance Team" for filling in at the benefits desk in the HR Department during open enrollment; and

WHEREAS, Lorrie's work ethic and dedication to quality work made Lorrie an outstanding team member. Her strong customer service approach and genuine concern for her fellow employees upheld the City's core "Focus on People" competency. Employees who interacted with Lorrie felt valued; and

WHEREAS, Lorrie is now retiring after almost 23 years of honorable service to the City of Roseville and will be dearly missed and remembered by her friends, co-workers, and most of all, the City's Human Resources Team.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that Lorrie McClain be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

CITY OF ROSEVILLE
INCORPORATED APRIL 10, 1909

SIGNED AND APPROVED this 6th day of April 2022.

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 2026
File #: 0709-03-02

Title:	Reservation of Affordable Housing Funds for Development of Affordable Housing Projects
Contact:	Trisha Isom 916-746-1239 tisom@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 8.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to reserve $7.5 million in funding for the following affordable housing projects:

1. Reserve $1,364,239 from the City of Roseville Local Housing Trust Fund and $1,135,761 from the State Local Housing Trust Fund toward the construction of Hampstead's affordable housing project, Prospera at Fiddyment Ranch; and

2. Reserve $2,500,000 from the City of Roseville Local Housing Trust Fund toward the construction of Mercy Housing's affordable housing project, Pleasant Grove Apartments; and

3. Reserve $2,500,000 from the City of Roseville Local Housing Trust Fund, Affordable Housing Fund and Low/Mod Fund toward the construction of Bridge Housing's affordable housing project, 505 Royer Apartments.

BACKGROUND

The California Housing and Community Development Department (HCD) released a Notice of Funding Availability (NOFA) for approximately $57 million in funds for the Local Housing Trust Fund (LHTF) Program on May 3, 2021. This funding provides matching grants to Local Housing Trust Funds established by cities and counties, Native American Tribes and incorporated 501(c)(3) non-profit organizations. The objective of the LHTF grant is to expand funding sources in order to increase the supply of affordable housing. Eligible activities include construction loans and/or permanent financing loans to pay for predevelopment costs, acquisition costs, and other costs associated with the development or rehabilitation of affordable rental housing projects, or emergency shelters, transitional housing, permanent supportive housing, and affordable homebuyer/homeowner projects.

As part of the application process, applicants must identify the project(s) that will be funded with the local match and LHTF Program funds. HCD's scoring criteria also provides extra points

specifically for Housing Trust Funds that completed a first phase funding process to identify multifamily rental projects. To meet these requirements, the Roseville Housing Division released a Notice of Funding Availability (NOFA) on June 15, 2021 and requested applications from qualified affordable housing developers and project sponsors. The Housing Division received three responses to the NOFA and all three were placed on the City's Affordable Housing Pipeline Report (Attachment 1) subject to full project underwriting and approval of funding by City Council.

Council authorized staff to complete and submit a LHTF application in July 2021 and an application was submitted to HCD for $5 million in matching funds on August 3, 2021. In December 2021, the City received notice of a successful application and a LHTF program award of $5 million from HCD. Staff sent commitment letters notifying the three developers of full funding awards in early January 2022. Unfortunately, the City was misinformed and in January 2022, HCD issued a corrected award letter reducing the award amount to $1,135,761.

Although the City cannot fully commit to the initial funding amounts requested for each of the affordable housing projects, staff recommends proceeding with an award of $2.5 million to each of the projects listed in the Affordable Housing Pipeline, as shown on Attachment 1. The proposed funding reservations are necessary to demonstrate a commitment of local funds and will support all three projects in qualifying for additional state and federal affordable housing funds.

The City also intends to apply for the 2022 LHTF program utilizing the existing Affordable Housing Pipeline report. If successful, it will allow the City to fully fund all three affordable housing projects as initially requested. Once the projects are successful in securing full funding, staff will bring forward the necessary loan and regulatory agreement documents required for development of the projects for Council review and consideration.

FISCAL IMPACT

The City's Local Housing Trust Fund receives funding from developer in-lieu fees, payoffs from resales and payoffs from developer subsidy loans. The Housing Division has funding available in the Local Housing Trust Fund, Affordable Housing Fund and Low/Mod Fund in the amount of $6.4 million, in addition to the $1,135,761 in state funds, and plans to leverage these funds for this purpose. No General Fund resources will be used for the Local Housing Trust Fund reservation of funds.

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 request for reservation of funds to develop affordable housing meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

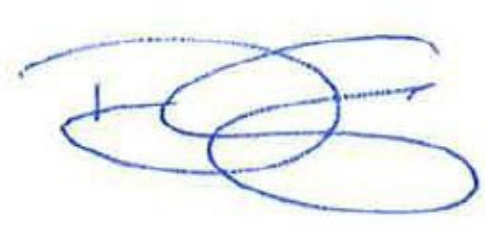
Goal C - Maintain a safe and healthy community

Goal D - Enhance economic vitality

Respectfully Submitted,

Trisha Isom, Housing Manager

Melissa Anguiano, Economic Development Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-105

Affordable Housing Pipeline Reservations

RESOLUTION NO. 22-105

APPROVING THE RESERVATION OF $7,500,000 IN AFFORDABLE HOUSING FUNDS FOR DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS

WHEREAS, on May 3, 2021, the California Housing and Community Development Department (HCD) released a Notice of Funding Availability (NOFA) for approximately $57 million in funds for the Local Housing Trust Fund (LHTF) Program; and

WHEREAS, as part of the application process, applicants must identify the project(s) that will be funded with the local match and LHTF Program funds; and

WHEREAS, the Roseville Housing Division released a Notice of Funding Availability (NOFA) on June 15, 2021 and requested applications from qualified affordable housing developers and project sponsors; and

WHEREAS, the Housing Division received three responses to the NOFA and all three were placed on the City's Affordable Housing Pipeline Report; and

WHEREAS, as requested by Council, staff submitted a LHTF application in July 2021 and an application was submitted to HCD for $5M in matching funds on August 3, 2021; and

WHEREAS, in December 2021, the City received notice of a successful application and a LHTF program award of $5M from HCD; and

WHEREAS, HCD issued a corrected award letter reducing the award amount to $1,135,761; and

WHEREAS, since the City cannot fully commit to the initial funding amounts requested for each of the affordable housing projects, staff recommends proceeding with an award of $2.5M to each of the projects listed in the Affordable Housing Pipeline; and

WHEREAS, the proposed funding reservations are necessary to demonstrate a commitment of local funds and will support all three projects in qualifying for additional state and federal affordable housing funds.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Roseville, that it hereby approves reserving $1,364,239 from the City of Roseville Local Housing Trust Fund and $1,135,761 from the State Local Housing Trust Fund toward the construction of Prospera at Fiddyment Ranch; reserving $2,500,000 from the City of Roseville Local Housing Trust Fund toward the construction of Pleasant Grove Apartments; and reserving $2,500,000 from the City of Roseville Local Housing Trust Fund, Affordable Housing Fund and Low/Mod Fund toward the construction of 505 Royer Apartments.

.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

City of Roseville Affordable Housing Pipeline

The City of Roseville's Housing Trust Fund is the City's primary tool for supporting new affordable housing development. The City has made funding commitments with the developers listed below to bring new units to our community.

Development	Location	Total # units in project	Original Award	Reservation Request	State LHTF	City LHTF	City Affordable	City Low/Mod
Hampstead	2801 N Hayden PW	94	$ 2,500,000	$ 2,500,000	$ 1,135,761	$ 1,364,239	$ -	$ -
Mercy	1721 Pleasant Grove	98	$ 4,000,000	$ 2,500,000	$ -	$ 2,500,000	$ -	$ -
Bridge	505 Royer	56	$ 3,500,000	$ 2,500,000	$ -	$ 400,000	$ 700,000	$ 1,400,000
Totals		**248**	**$ 10,000,000**	**$ 7,500,000**	**$ 1,135,761**	**$ 4,264,239**	**$ 700,000**	**$ 1,400,000**

COUNCIL COMMUNICATION

CC #: 2040
File #: 0102

Title: Council Discretionary Funds - Lincoln Veterans Memorial Coalition
Contact: Cary Camilleri 916-746-1350 cacamilleri@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.1.

RECOMMENDATION TO COUNCIL

Recommend City Council consider a request from The Lincoln Veterans Memorial Coalition for Council Discretionary Funds. The choice of sponsorship level of any amount is greatly appreciated.

The City Council has $14,509 available at this time in the FY2021-22 budget.

BACKGROUND

The Lincoln Veterans Memorial Coalition for Council Discretionary Funds to help provide funding for the Placer County Veterans Monument at McBean Memorial Park in Lincoln, California. The monument is built and currently includes Roseville veterans. The Lincoln Veterans Memorial Coalition is looking to raise $100,000 for the next phase of the monument. They are not asking for any specific amount, however, the sponsorship request will allow for additional plaques available to purchase for all verified Placer County & Roseville veterans.

The Citizens' Benefit Fund was established in 1993 with the net proceeds from the sale of the Roseville Hospital. The City Council may, after receiving the recommendation of the Roseville Grants Advisory Commission, annually appropriate up to 90 percent of the annual earnings of the Citizens' Benefit Fund to improve the quality of life for the citizens of the City of Roseville. In addition, without the recommendation of the Roseville Grants Advisory Commission, the City Council may annually appropriate a minor amount of up to $15,000 of the annual earnings to improve the quality of life in Roseville.

The request is from The Lincoln Veterans Memorial Coalition for materials and labor costs for constructing the Placer County Veterans Monument at McBean Memorial Park in Lincoln, California.

FISCAL IMPACT

There is no fiscal impact on the City's General Fund. Annually the City Treasurer allocates $15,000 of the annual earnings on the Citizens' Benefit Fund per section 4.06.04 in the Municipal Code and is included in the annual budget along with the Citizens' Benefit Fund available for appropriation each year. These earnings are restricted for the purpose of improving the quality of life for the citizens in Roseville and appropriated by the City Council.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy

Respectfully Submitted,

Cary Camilleri, Management Assistant

Carmen Avalos, City Clerk

ATTACHMENTS:

Description

Lincoln Veterans Memorial Coalition

LINCOLN VETERANS MEMORIAL COALITION

A 501(c)(3) non-profit organization

JOIN US IN BUILDING THE PLACER COUNTY VETERANS MONUMENT AT MCBEAN MEMORIAL PARK IN LINCOLN, CALIFORNIA FOR ALL US VETERANS

Sponsorship Opportunities

☐ **VETERANS LEGACY SPONSOR - $50,000 (SPONSORED)**

- November 11th, 2020 dedication ceremony title sponsor
- Name at top of sponsorship, social and media materials
- Name at top of permanent donor monument
- Reserved seating and recognition at dedication ceremony
- Logo prominent on event coalition website and ceremony program
- Identified as Veteran Legacy Sponsor on press release issued by LVMC
- Dedicated social media posts

SPONSORED

On behalf of the Lincoln Veterans Memorial Coalition, we cordially invite you to join us for the Veteran's Day Ceremony at McBean Park in Lincoln, CA November 11th at 11:11 AM

☐ **FREEDOM SPONSOR - $25,000 (2 AVAILABLE)**

- Name on sponsorship, social and media materials
- Name on permanent donor monument
- Reserved seating and recognition at dedication ceremony
- Logo on event coalition website and ceremony program
- Identified as Freedom Sponsor on press release issued by LVMC
- Dedicated social media posts

☐ **REMEMBER A VETERAN SPONSOR - $10,000 (~~5~~ 2 AVAILABLE)**

- Name on sponsorship, social and media materials
- Name on permanent donor monument
- Logo on event coalition website and ceremony program
- Dedicated social media posts
- Option to sponsor water or soft drinks (Choose one: _____)
- Identified as Remember a Veteran Sponsor on press release issued by LVMC

☐ **PATRIOT SPONSOR - $5,000 (~~10~~ 4 AVAILABLE)**

- Name on sponsorship, social and media materials
- Name on permanent donor monument
- Logo on event coalition website and ceremony program
- Dedicated social media posts

☐ **SUPPORTING SPONSOR - $1,000 (NO LIMIT)**

- Name on permanent donor monument
- Supporting sponsor listed in ceremony program
- Dedicated social media post

☐ **PRIVATE DONATION SPONSOR - $ _____**

To be included on the Sponsorship Printed Information for Veterans Day the Sponsor Payment Deadline is October 1st or Until all Monument Funds Have Been Raised.

Sponsor Information

Company _____

Contact _____

Mailing Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Please mail this sponsorship form with payment to:

Lincoln Veterans Memorial Coalition | PO Box 867, Lincoln, CA 95648-0867

Make checks payable to: Lincoln Veterans Memorial Coalition

If you would like to pay by credit card, have questions, or would like additional information, please leave a message on our voicemail at or email to LVMC@LincolnVeteransMemorial.org

LINCOLN VETERANS MEMORIAL COALITION

PLACER COUNTY VETERANS MONUMENT ORDER FORM

We invite all Active Duty, Reserve, Honorably Discharged and Retired Veterans to join us. In order to support the funding of the construction, the loved ones of any veteran may have a black granite 7.5" W X 6" H plaque placed for their veteran on the Monument at a cost of $150. A black granite plaque replica can be purchased for home display: 6in x 4in for $60 plus $8.50 shipping. Monument Challenge Coins are available for $25 plus $8.50 for shipping.

ACTIVE DUTY, RESERVE OR VETERANS INFORMATION*

Name: _____

Dates of Service: ___/___/____ **To** ___/___/____

Branch of Service: _____

Rank or Grade: _____

A Gold Star on the tile for KIA or MIA veterans or who have died within one year of receiving combat wounds.

Date Killed or Missing in Action: ___/___/____

FAMILY CONTACT INFORMATION

Name: _____

Address: _____

City: _____ **Zip:** _____

Email: _____

Phone: ( ) _____

***Provide the following information:** Redacted DD-214, honorable discharge papers or documentation of active-duty status.

QTY	ITEM Plaque, Replica or Coin	PRICE	TOTAL
	7.5" W X 6" H Monument Plaque	$150	
	6" W X 4" H Monument Replica	$ 60	
	Challenge Coin	$ 25	
SHIPPING TOTAL			$8.50
		TOTAL	

Are you ordering more than one plaque? If so, check here? ☐ Complete a separate order form for each plaque purchase. For plaque placement, next to a friend or relative, indicate their name here:

_____

NOTE: Must receive all plaque purchased within 24 hours of each other to be placed together.

Make your check payable to Lincoln Veterans Memorial Coalition and mail to:
Treasurer, LVMC, Inc., PO Box 867, Lincoln, CA 95648
Online purchases may be made at www.PlacerCountyVeteransMonument.org

If you would like to be a benefactor or sponsor for the Monument, please contact us.
For additional information, call (530) 812-0376 or email LVMC@LincolnVeteransMemorial.org

For Office Use Only: Qualification Verified on: ___/___/___ **By:** _____
The Coalition is a 501(c)(3) nonprofit organization. EIN# 83-0539608 Check #_____ Date _____

COUNCIL COMMUNICATION

CC #: 2010
File #: 0103-22

Title: Measure B Local Sales Tax Citizens' Oversight Committee Report
Contact: Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.2.

RECOMMENDATION TO COUNCIL

Staff recommends City Council receive an informational report and presentation from the Local Sales Tax Citizens' Oversight Committee on the fiscal year 2020-21 revenue and expenditures of the Measure B sales and use tax.

BACKGROUND

The Local Sales Tax Citizens' Oversight Committee (Committee) was created when Measure B was passed by Roseville voters in the November 6, 2018 election. The Committee is charged with the annual review and report to the City Council on the revenue and expenditures of the Measure B sales and use tax.

As part of the EngageRoseville effort that led to Measure B, the City asked the community about its priorities for city services to help guide the City in developing future budgets. Those priorities, along with Council priorities, were reflected in the FY2020-21 budget as follows:

Services maintained
- Specialized police and fire services
- Fire engine company
- Recreation and library programs
- Street maintenance levels
- Job-creation and business recruitment initiatives

Services restored
- Library hours
- 4th of July fireworks
- Fire training and investigations
- Goat grazing for thatch management in open space
- Park maintenance standards
- Industry training and development

Services added
- Establish new police beat in West Roseville
- Maintenance for three citywide parks, allowing for construction to occur

Fiscal health investments

- Build economic stabilization reserve fund
- Pay down CalPERS pension obligation
- Pay down retiree health liability

On November 30, 2021, at the Committee's request, City staff, with the assistance of an external consulting firm, Management Partners, developed a draft Measure B scorecard to be used as a tool for the committee's annual evaluation of Measure B revenues and expenditures.

The Committee met on February 8, 2022, and received a presentation on the City's year-end report from staff. The presentation was a summary of the information provided to the Committee, including the following documents:

- Measure B Scorecard
- 2021 City of Roseville Annual Comprehensive Financial Report (ACFR)
- Fourth Quarter Report FY2020-21
- General Ledger Detail
- General Fund Reserves Policy
- FY2020-21 Annual Budget
- FY2020-21 Year-end Report and Budget Adjustment Council Communication
- Roseville Citizens' Oversight Committee Memo March 17, 2021 Final

The Committee met again on March 29, 2022, to finalize its annual review and report to the City Council on the revenue and expenditures of the Measure B sales and use tax.

FISCAL IMPACT

There is no fiscal impact related to receiving this report.

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 report to the City Council from the Local Sales Tax Citizens' Oversight Committee meets the above criteria and is not subject to CEQA. No additional environmental review is required.

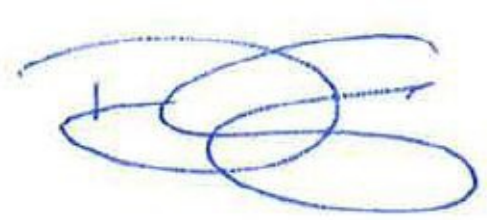
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Local Sales Tax Citizens Oversight Committee Report to Council

Memorandum

To: Roseville City Council

From: Local Sales Tax Citizens' Oversight Committee

Date: March 29, 2022

Subject: Citizens' Oversight Committee update for April 20, 2022 Roseville City Council Meeting

History of Measure B

- Measure B is a half-cent local sales and use tax to protect Roseville's essential services and was approved by voters in the November 6, 2018 election, with the expected annual revenue of $16 to $19 million.
- On April 1, 2019, the sales and use tax rate in Roseville increased from 7.25% to 7.75%.

Role of the Citizen Oversight Committee

- The Citizens' Oversight Committee (Committee) was proposed as an independent citizen oversight on the Measure B funds.
- The Committee was created when Measure B passed in the November 6, 2018 election.
- The Committee is charged with the annual review and report to the City Council on the revenue and expenditures of the Measure B sales and use tax.

Current Members	Term End
Richard Duffy	6/30/2023
Stephanie Hill	6/30/2025
Kathryn Kitchell	6/30/2023
Meghan Krafka	6/30/2023
John Speight	6/30/2025

Measure B is a General Tax and the monies collected are appropriated to the General Fund where revenues are not allocated and tracked for a specific purpose. The Measure B ballot information stated that "the City may use the funds for any municipal purpose, including but not limited to essential services such as neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; and job creation and economic improvement programs." It is not possible for the Committee to determine the exact programs/services supported by Measure B revenues.

Review of Committee Meetings

- The November 30, 2021 meeting consisted of the following:

- Review of the Brown Act by Joe Mandell, Senior Deputy City Attorney
- Presentation by Dennis Kauffman, Assistant City Manager/Chief Financial Officer:
  - Committee Overview
  - Draft Measure B Scorecard

The Measure B Scorecard (Scorecard) was prepared by staff, in conjunction with a consultant, as an additional resource for the Committee in its review of compliance of the use of Measure B Funds with the original purpose for Measure B as stated in the ballot. The Committee agreed the format of the Draft Scorecard, with some minor changes, is a helpful tool.

- The February 8, 2022 meeting consisted of the following:
  - Presentation of the City's year-end report by Dennis Kauffman, Assistant City Manager/Chief Financial Officer. The presentation was a summary of information provided to the Committee as exhibits:

    - Year-end Report: Discussion of Fiscal year July 1, 2020 to June 30, 2021 General Fund revenues and expenditures
      - Annual Budget overview
      - Fourth Quarter and Year End results
      - Memo to City Council proposing a budget adjustment
      - Status of reserve accounts
      - General impacts of the COVID-19 pandemic
    - Final Measure B Scorecard

  - Recommendation by the City staff that the Committee designate one or two Committee members to prepare the Committee's report to the City Council.

Citizens' Oversight Committee Report of the Funds from Fiscal Year 2020/2021

- Fiscal year 2020/2021 resulted in $24.5M in Measure B revenue which was $5.9M more than budgeted. Actual Measure B revenues exceeded budget primarily due to the conservative approach in budgeting for major tax revenues to compensate for impacts of the COVID-19 pandemic and general economic recovery.
- The Committee notes that because Measure B revenue is a general tax comingled with other General Fund revenue and pooled for General Fund expenditures, it is not possible to trace specific expenditures back to Measure B revenue.
- General Fund expenditures were $7M less than budgeted. The bulk of this reduction was in Development Services ($1.6M), Public Works ($.83M), and Parks, Recreation and Libraries ($2.62M). The reduction in Parks, Recreation and Libraries expenditures resulted primarily from temporary closures of facilities and services due to the pandemic.
- The Police and Fire Departments spent virtually 100% of their budgets.
- Actual results for the year indicate a one-time surplus of $28.5M. Staff prepared a memo to City Council requesting the following partial use of the surplus:

- $4.4M for street resurfacing
- $.7M for replacement of a tractor drawn fire truck
- $.3M to replace funds used from the Contingency Fund for replacement of the Roseville Aquatics Center slide and water play structure.

The $23.1M remaining surplus will be discussed at the Council Priorities Workshop. Staff generally suggest one-time surplus amounts be spent on capital expenditures or placed in reserves for future needs.

- The Scorecard (attached) provided the Committee with additional information in determining the level of services in comparison to the base year (FY2020, when a full year of Measure B revenues were collected). The Scorecard indicates that budgeted expenditures, staffing levels, and Economic Stabilization Reserve and Emergency Reserve balances for FY2021 were comparable to those in the base year.
- The Scorecard also indicates (through specific reported results of the National Community Survey, a City-wide effort) that the community continues to be generally satisfied with the services provided by the City.
- The Committee concludes that, based on the data provided by City staff and our analysis as described above, police, fire, public works, and parks, recreation and library services were all maintained as evidenced by an increase in expenditures and continued resident satisfaction. The Committee also concludes FY2021 Measure B funds were used for their intended purpose, with the following condition: the Council Priorities Workshop and determination of the use of the $23.1M remaining surplus was not known by the Committee at the time of this report preparation. The Committee suggests the report for FY2022 include a section addressing how the surplus was utilized.

CC: Dennis Kauffman, Assistant City Manager/Chief Financial Officer
Terry Bradley, Recording Secretary

Attachment: Measure B Scorecard

Measure B Scorecard

Measure B is a half-cent local sales and use general purpose tax passed by voters during the November 6, 2018 election to protect Roseville's essential services.

The primary function of Measure B is to maintain essential services. Prior to the passage of Measure B, the City of Roseville faced significant reductions in services, under-funding of long-term obligations, and growing expenses. Revenue generated by Measure B allows the City of Roseville to provide for the continuity of services by restoring and maintaining priority service levels and building and maintaining an Economic Stabilization Reserve Fund as a safeguard for the future.

Roseville's Measure B scorecard uses a green, yellow, red scoring method to present how Measure B funds have impacted services.

- Green indicates restored or enhanced level of resources.
- Yellow indicates maintained level of resources.
- Red indicates diminished level of resources.

Below is a dashboard snapshot; additional details follow.

Category	Rating
Fiscal Investment Snapshot	
Police	
Fire	
Parks, Recreation and Libraries	
Public Works	
Development Services	
All other General Fund departments, transfers	
Investment in Reserves	
Community Indicator Snapshot[1]	
Livability	
Public Safety	
Parks, Recreation and Library Services	

[1]*Community Indicators are part of the National Community Survey report of results from 2021.*

Measure B revenues continue to allow the City to maintain current service levels, restore services, and strategically invest in high-priority areas while still achieving a balanced budget.

Measure B Priorities

Measure B was passed by voters with the commitment to maintain service levels, invest in high-priority service areas, and build and maintain the City's economic stabilization reserve fund. Measure B sales tax revenue has helped stabilize General Fund services, protect Roseville's quality of life, and increase reserves to weather future economic downturns.

Measure B-related investments in Fiscal Year 2020-21:

- Maintained essential services
  - Cost of doing business increases
  - Specialized police and fire services
  - Fire engine company
  - Recreation and library programs
  - Street maintenance levels
  - Job-creation and business-recruitment initiatives
  - One additional dispatcher
  - Unsheltered camp cleanup
  - Library, parks and events stabilization
  - Maintenance at citywide parks
    - Crabb Park
    - Central Park
    - Pistachio Park
  - Street paving
- Restored services that had been reduced prior to Measure B
  - Library hours
  - 4th of July fireworks
  - Fire training and investigations
  - Goat grazing for thatch management in open space
  - Park maintenance standards
  - Industry training and development
- Services Added
  - Establish new police beat in West Roseville
  - One additional police traffic officer
  - Maintenance for three citywide parks, allowing for construction to occur
- Fiscal Health Investments
  - Build an economic stabilization reserve fund
  - Pay down CalPERS pension obligation
  - Pay down retiree health liability

General Fund Department Data

A primary objective of Measure B is to ensure the continuity of services for residents. This is demonstrated by the level of investment in General Fund operating departments. The City seeks to keep pace with growth while maintaining a high level of service and meeting the needs of the community.

This scorecard uses a green, yellow, red scoring method to present how Measure B funds have impacted services.

- Green indicates restored or enhanced level of resources.
- Yellow indicates maintained level of resources.
- Red indicates diminished level of resources.

	Adopted Expenditures				Adopted Staffing			
Department	FY 2020	FY 2021	Increase		FY 2020	FY 2021	Increase	
Police	$44,518,481	$46,426,362	4%		201	204	1%	
Fire	$34,178,936	$34,649,868	1%		119	119	0%	
Parks, Recreation and Library	$24,677,839	$26,412,290	7%		115	117	2%	
Public Works	$7,204,894	$8,016,401	11%		111	111	0%	
Development Services	$9,371,317	$10,125,452	8%		70	69	-1%	
All other General Fund departments	$40,777,385	$40,664,703	-0%		130	136	4%	
Total	$160,728,852	$166,295,076	3.5%		746	755	1%	

Notable Changes

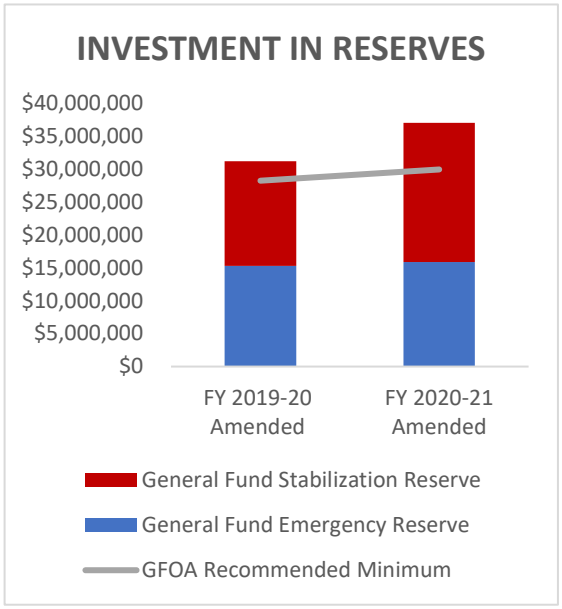
The FY 2020-21 budget was adopted as a primarily status quo budget, given the fiscal uncertainty surrounding the COVID-19 pandemic, and included known cost increases for labor contracts and vendor agreements. The Police Department added two positions in FY 2020-21, a dispatcher and a school resource officer, after also adding one position during FY 2019-20. The increase in expenditures for the Parks, Recreation and Libraries Department is due to higher costs for park and open space maintenance, as well as adding two new positions. The increase in Public Works expenditures is the result of lower reimbursements from other funding sources due to the timing of work on multi-year projects. The increase in Development Services expenditures is partly due to adding two limited-term building inspectors to maintain service levels, while the reduction in regular staffing is due to removing a position that had been added temporarily to allow cross training prior to a retirement.

FY 2020-21 actual expenditures were 96% of the adopted budget, with the Police and Fire departments expending 100% of their budgets, and the Parks, Recreation and Libraries Department expending 90% of their budget due to impacts from the pandemic.

Investment in Reserves

Through June 30, 2021, the City Council had transferred nearly $16 million received from Measure B to the Economic Stabilization Reserve. These funds strengthen the City's financial position and will help provide for the continuation of essential services during a future economic downturn.

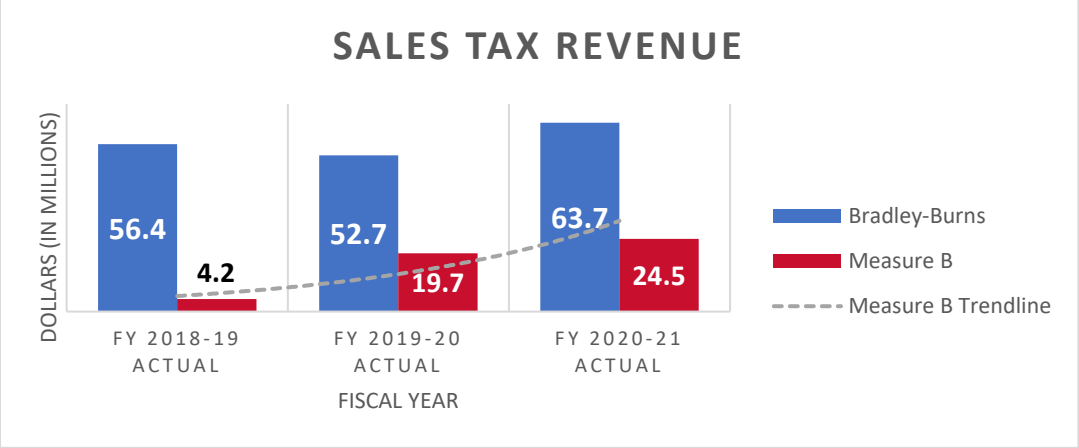
The adopted FY 2020-21 budget assumed a transfer of $2.1 million would be necessary to balance the budget after tax revenues were conservatively estimated based on impacts from the pandemic. Because of strong sales tax results during the fiscal year, no transfer from the reserve was necessary. In addition, $7.27 million was transferred during the year from the General Fund into the Economic Stabilization Reserve from the FY 2019-20 year-end budget surplus.



The Government Finance Officers Association (GFOA) recommends a minimum 17% reserve. The City of Roseville's total reserves (Economic Stabilization + Emergency) is approximately $41 million per the FY 2021-22 adopted budget, which equates to the Council-adopted policy target of 25% of operating expenditures.

Trending: Sales Tax Revenue

Measure B revenue (shown in red) has steadily increased and enables the City of Roseville to maintain and expand service priorities to meet the needs of a growing population.



Measure B Helps Support Roseville's High Marks on National Community Survey

In January and February 2021, residents were asked to complete the National Community Survey to benchmark and track resident satisfaction levels and priorities. The National Community Survey (the

NCS™) is a statistically valid instrument recognized as the nation's premier community survey. It is developed and provided by the National Research Center at Polco. Invitations to take part in the survey were mailed at random to 3,000 Roseville residents, with 476 residents completing the survey (16%). This provides a level of confidence of 95% and a margin of error of plus or minus 5%.

Measure B funding has enabled the City of Roseville to not only sustain, but also increase service levels within the city, which aided in making Roseville residents among the most satisfied in the country.

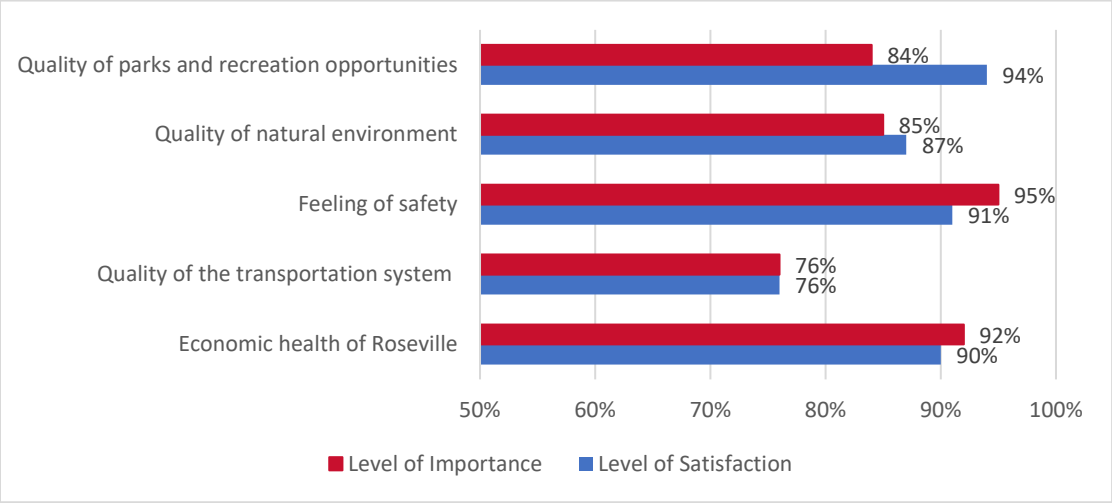
Roseville's Measure B scorecard uses a green, yellow, red scoring method to present how Measure B funds have impacted services. For purposes of rating public perspective via the National Community Survey, the follow standards have been applied.

- Green indicates a score of 75% or above on the National Community Survey.
- Yellow indicates a score between 50% and 74% on the National Community Survey.
- Red indicates a score below 50% on the National Community Survey.

Key Community Indicators Relating to Measure B Priorities

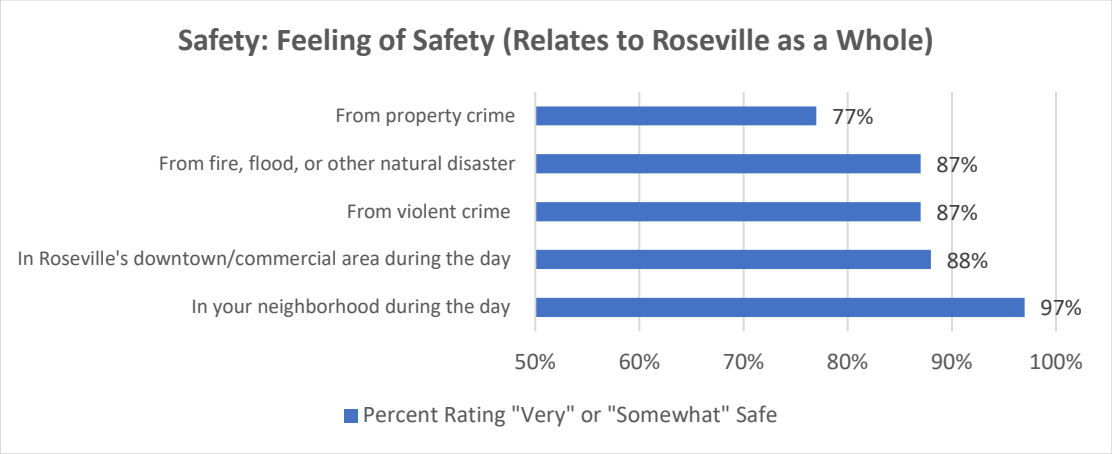
Facets of Livability

The charts below show the proportion of residents who rated key community facets positively for quality and show the level of importance residents place on the facet for the next two years.

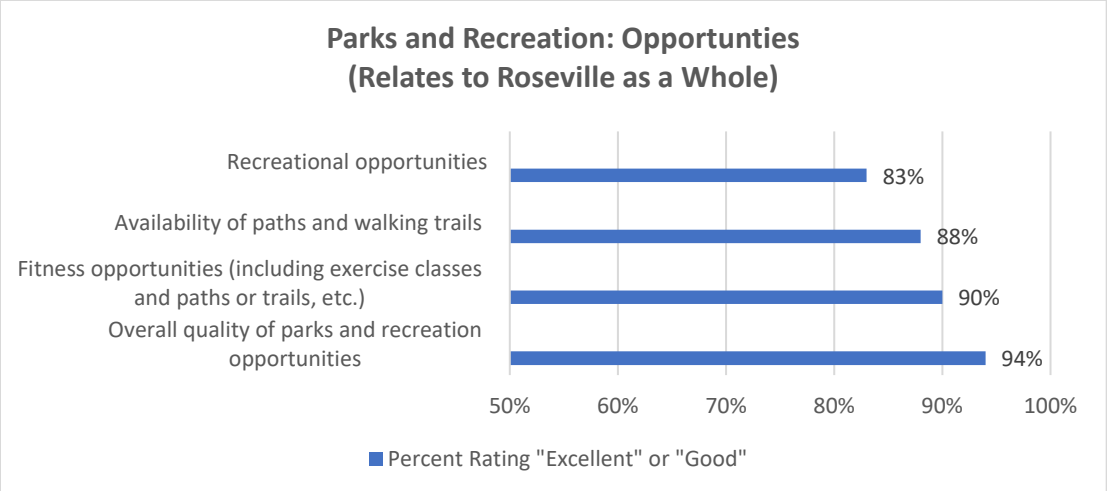


Safety

91% of respondents rated the overall feeling of safety in Roseville as "excellent" or "good." Additional ratings regarding safety follow.



Parks, Recreation and Library Services



Additional information and complete survey results can be found here.

COUNCIL COMMUNICATION

CC #: 2041
File #: 0800-03

Title:	Western Placer Waste Management Authority - Flow Control Commitment
Contact:	Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Agreement for Delivery of Solid Waste between the Western Placer Waste Management Authority (WPWMA) and the City of Roseville (Agreement), and all other documents necessary to effectuate said Agreement on behalf of the City of Roseville, concerning our flow control commitment for the delivery of waste materials thereunder.

BACKGROUND

Flow Control Commitments are required by Western Placer Waste Management Authority (WPWMA) to issue debt. The debt will be used to construct improvements at the WPWMA site to process organics and improve the Materials Recovery Facility (MRF). Roseville will be required to deliver per fiscal year (July 1 to June 30) a minimum of thirty-eight thousand (38,000) tons of Municipal Solid Waste (MSW), a minimum of nine thousand (9,000) tons of co-collected residential greenwaste and foodwaste, and all Construction and Demolition (C&D) waste collected within the geographic jurisdiction of the City of Roseville. This tonnage comprises the median amount of the other WPWMA members, who are Placer County, the City of Rocklin, and the City of Lincoln.

The purpose of median tonnage flow commitment is flexibility – ensuring that the City has options with respect to SB 1383 compliance. The flexibility also allows the City to increase long-term disposal capacity. The City can accomplish this because it owns and operates the solid waste enterprise and directly controls operations. The median threshold amount also allows tonnages and financial impacts to be more equitable among members.

Flow Control Commitments have been the primary source of debt collateral since WPWMA constructed the current MRF and other facility upgrades. The site needs to upgrade infrastructure to process organics to comply with SB 1383. Staff recommends executing an agreement with WPWMA for a minimum of the median tonnage supplied by the other member agencies as described in the attached Agreement.

Flow Control Commitments and Agreement

The primary deal points of the flow control commitment are:

- Roseville will commit its equitable portion of waste compared to other WPWMA members for the term of the Agreement.
- Roseville will commit this amount of waste until the debt WPWMA secures for facility improvements is repaid.
- Roseville retains flexibility by committing a portion rather than all of its waste.

The term of the Agreement will be effective upon execution of the Agreement and last one year after all debt is repaid. The City is committing 38,000 tons of mixed waste, 9,000 tons of comingled food and greenwaste and all construction and demolition tons from the City. WPWMA will need to ensure that it can process comingled food and greenwaste as this will be a key part of the City's compliance pathway for SB 1383.

The other member agencies, Placer County, the City of Rocklin and the City of Lincoln, all have contingent agreements and have delegated authority to their respective city managers to negotiate and execute agreements. After approval by Council, this Agreement will need to be approved by the WPWMA Board.

FISCAL IMPACT

The fiscal impact will be the future tipping fee multiplied by the tonnage. The funds will be budgeted in the FY2021-22 Waste Services Operation Fund 6301.

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)). Execution of the proposed Flow Control Commitment would not result in a potential environmental impact. Consequently, no CEQA action is required.

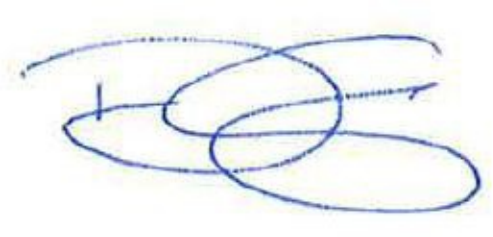
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Devin Whittington, Refuse Utility Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-137

Flow Control Agreement

RESOLUTION NO. 22-137

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTERN PLACER WASTE MANAGEMENT AUTHORITY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Delivery of Solid Waste, by and between the City of Roseville and Western Placer Waste Management Authority, 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 other documents necessary to effectuate said Agreement on behalf of the City of Roseville, concerning our flow control commitment for the delivery of waste materials thereunder.

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 FOR DELIVERY OF SOLID WASTE BETWEEN
THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY AND
THE CITY OF ROSEVILLE

THIS AGREEMENT is made as of _____2022 by and between the **WESTERN PLACER WASTE MANAGEMENT AUTHORITY** (the "WPWMA") and the **CITY OF ROSEVILLE** (the "City").

RECITALS

1. The WPWMA is a public entity organized pursuant to California Government Code Sections 6500 et seq. for the purpose of constructing, operating, and maintaining a materials recovery facility including an organics management facility, and sanitary landfill and related facilities; and

2. The WPWMA owns and operates the Western Regional Sanitary Landfill (the "Landfill") and the Western Placer Materials Recovery Facility (the "Materials Recovery Facility"). Collectively, the Landfill and Materials Recovery Facility are referred to as the "Facility"; and

3. The members of the WPWMA are the City of Roseville, City of Lincoln, City of Rocklin, and County of Placer (collectively, the "Member Agencies"); and

4. The WPWMA, in order to assist its Member Agencies in achieving the Solid Waste diversion goals required by the California Integrated Waste Management Act of 1989, Public Resources Code Section 40000 et seq., (the "Act"), has constructed a Materials Recovery Facility whose functions include the recovery and subsequent marketing of Recyclable Materials such as paper, cardboard, yard and green wastes, wood, glass, metals and plastics, thereby diverting them from land disposal; and

5. An expansion to the Materials Recovery Facility is needed in order to handle anticipated growth Solid Waste diversion goals required by the CalRecycle Short-lived Climate Pollutants: Organic Waste Reductions regulations, California Code of Regulations Title 14, Division 7, Chapter 3 et seq. ("SB1383") and the California Green Building Standards Code, California Code of Regulations Title 24, Part 11 et seq ("CalGreen"); and

6. The WPWMA has determined that, in order to assure the successful and cost-effective operation of the expanded Materials Recovery Facility, it will be necessary to obtain additional long-term contractual commitments from its Member Agencies and other municipalities now using the Facility, that Solid Waste generated within their respective jurisdictions will be delivered to the Facility; and

7. The City wishes to support the WPWMA's efforts to expand the Materials Recovery Facility and recognizes the interrelationship between the assurance of Solid Waste flow (both in terms of quantity and composition) and the successful operation of the Facility.

Now, therefore, in consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the Parties agree as follows:

1. TERM

The term of this Agreement shall commence immediately upon execution by the Parties and shall expire no earlier than one (1) year after full repayment of all financing mechanisms obtained by the WPWMA, or by others on behalf of the WPWMA, for the purposes of modifying the Materials Recovery Facility. This Agreement will remain in full force and effect regardless of whether the City continues to be a member of the WPWMA.

2. MODIFICATION OF THE MATERIALS RECOVERY FACILITY

The WPWMA shall, provided it receives assurances of Solid Waste deliveries of the type contemplated in Section 1 from its Member Agencies and other Authorized Users of the Facility sufficient in the WPWMA's sole judgment to successfully and economically operate the Facility, diligently pursue expansion of the Materials Recovery Facility in a manner generally consistent with Request For Proposals 20123, entitled " Material Recovery, Organics Processing, and C&D Debris Recovery Facilities Conceptual Designs and Operational Services".

3. DELIVERY OF SOLID WASTE

The City shall deliver, or cause to be delivered, to the Facility per fiscal year (July 1 to June 30) a minimum of thirty-eight thousand (38,000) tons of Mixed Solid Waste (MSW), a minimum of nine thousand (9,000) tons of co-collected residential greenwaste and foodwaste, and all Construction and Demolition (C&D) waste collected within the geographic jurisdiction of the City (collectively, the "City Minimum Amounts") by 1) City-operated programs and 2) any franchise or other contractual agreements between the City and a Solid Waste Enterprise. All Solid Waste so collected shall be delivered to the Facility without any Processing after having been collected, except as provided for herein. WPWMA shall provide quarterly tonnage reporting to the City for tracking and verification purposes.

City shall be entitled to deliver co-collected residential greenwaste and foodwaste to another facility if WPWMA is unable to accept such waste. For the purposes of this Agreement, permissible bases for non-acceptance shall be: 1) if WPMWA's permit to accept and process such waste is conclusively revoked; and, 2) if WPWMA's equipment to process such waste is significantly damaged or otherwise rendered non-functional by fire or other event.

If, in the future, the City elects to replace the City-operated Solid Waste collection program, in whole or in part, with a program operated by a Solid Waste Enterprise, it shall require such Solid Waste Enterprise to continue to deliver, Unprocessed, all Solid Waste collected to the Facility for the Term of this Agreement.

4. RECYCLING AND RECYCLABLE MATERIALS

The Parties recognize that assurances of the delivery of minimum quantities of Solid Waste, with a stable portion thereof representing materials with recyclable value, is essential in order (a) to design an expansion to the Materials Recovery Facility and (b) to structure the economic terms of an agreement for its construction and operation by third parties favorable to the WPWMA and, therefore, to its Member Agencies.

The Parties also recognize, however, that Member Agencies may have to conduct, or authorize, source reduction and recycling activities in addition to those conducted by the WPWMA at the Facility to meet the requirements of the Act, SB 1383 and/or CalGreen. For that reason, it is not the intent of this Agreement to preclude all such source reduction or recycling activities by the City but rather to require that such activities be consistent with the terms of this Agreement.

In light of these considerations, the Parties agree:

A. (1) The City shall not initiate additional City-operated or authorized Recycling programs which would have the effect of diverting Solid Waste from the Facility or of reducing the amount of Recyclable Materials in the Solid Waste delivered to the Facility from within the City, except with the prior written consent of the WPWMA. For purposes of this Agreement, the phrase "additional City-operated or authorized Recycling programs" shall mean any Solid Waste Recycling program or activity not currently operated, approved, or authorized by the City within its boundaries as of the effective date of this Agreement which the City may hereafter operate, approve, permit, franchise, or authorize. The WPWMA may in its sole discretion withhold its consent to the City's engaging in a new Recycling program unless the City demonstrates to the WPWMA's sole satisfaction that such a program is necessary in order for the City to comply with the Act, SB 1383 and/or CalGreen, that the goals of such program cannot be achieved by the City's continued use of the Facility, and that such a program will not materially interfere with the WPWMA's successful and/or economic operation of the Facility.

   (2) Section 4(A)(1) is not intended to apply to programs conducted by City employees in which materials generated in construction and maintenance of City roads and other City-owned property (such as asphalt, concrete, dirt, and wood trimmings) are Recycled and reused. The City shall have sole discretion and responsibility for marketing materials collected through City-operated or authorized Recycling programs.

B. The City shall not authorize, through provisions in a franchise or contract, any Solid Waste Enterprise to engage in the recovery of Recyclable Materials from the City waste stream prior to delivery to the Facility without the prior written consent of the WPWMA. If the WPWMA gives such written consent but thereafter, if the WPWMA's Board of Directors finds, at a public meeting and on the basis of a staff report, that any such recovery program by City-franchised Solid Waste Enterprises is materially interfering with the WPWMA's ability to successfully and/or economically

operate its Facility, WPWMA may give notice of such finding to the City, requesting that the City take action to prohibit or regulate such programs. Upon receipt of a notice containing such a finding and request, the City shall promptly, and to the extent that it determines it has legal authority to do so, modify franchise provisions so as to prohibit such recovery program or to require that materials recovered by such Solid Waste Enterprises be delivered to the Facility without further Processing.

C. The Parties agree that Sections 4(A)(1) and 4(B) shall apply only to the City Minimum Amounts. City agrees to notify WPWMA in writing at least ninety (90) days in advance of any material changes in either quantity or composition of Solid Waste above the City Minimum Amounts delivered to WPWMA.

5. POWERS OF WPWMA

The City agrees that the WPWMA has the power and duty to establish rules and regulations for the use of its Facility including, but not limited to:

A. Fees for the use of the Facility, including the right to refuse entry to the Facility to vehicles of persons to whom credit has been extended who are delinquent in payment.

B. Restrictions or prohibitions on entry to the Facility to vehicles of persons which are violating obligations of their franchise, contract, license, permit or other authorization from the City, after written notification and action by the WPWMA's Board of Directors authorizing enforcement of such restrictions.

C. Determinations of the types of materials which will be accepted for Processing at the Materials Recovery Facility and those which will be delivered directly to the Landfill for disposal.

D. Restrictions and/or prohibitions on the delivery of hazardous waste, medical wastes, designated wastes, and other Solid Wastes which may not, under applicable laws, regulations and permits, be accepted for Processing at the Materials Recovery Facility or disposal of at the Landfill.

6. REGULATION OF WASTE BY CITY

The WPWMA recognizes that the City has limited ability to control the presence of small quantities of Household Hazardous Wastes in the Solid Waste placed for delivery by residents and businesses and collected by the City or Solid Waste Enterprises. The WPWMA acknowledges that the City cannot and does not guarantee that no Household Hazardous Wastes will be delivered by Solid Waste Enterprises and/or members of the public to the Facility.

The City, in turn, recognizes that the cost of operating the Facility will depend, in part, on the effectiveness of programs implemented by the City, the other Member Agencies and the Authorized Users to minimize the presence of Household Hazardous Waste in the residential/commercial Solid Waste stream.

The City has adopted programs and policies designed to exclude the introduction of Household Hazardous Waste into the Solid Waste stream and thus its delivery to the

Facility. The City shall maintain these programs and policies in effect and shall use good faith efforts to implement them, to enforce their use by Solid Waste Enterprises operating under a franchise, contract, license, permit or other authorization from the City, and to encourage their use by City residents. The City will likewise encourage its residents to use the WPWMA's Household Hazardous Waste programs.

7. REVENUES FROM SALE OF RECYCLE MATERIALS

In order to facilitate the WPWMA's redevelopment of a Facility, the City hereby relinquishes, waives, and abandons for the term of this Agreement any claim it may now have or may in the future have to any portion of the revenues received by the operator of the Facility and/or the WPWMA from the sale or other disposition of materials (whether source-separated or recovered through on-site Processing) delivered to the Facility.

8. NOTICE

Any notice required by or allowed under this Agreement shall be in writing and delivered to the parties by deposit in the United States mail, postage prepaid, certified mail, addressed as follows:

If to the WPWMA:
Western Placer Waste Management Authority
3013 Fiddyment Road
Roseville, CA 95747
Attn: Executive Director

If to the City:
City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: City Manager

Either party may change the address to which notices to it are to be sent.

9. EXHIBITS

No exhibits are attached to this Agreement.

10. AMENDMENTS

This Agreement may only be amended by a writing signed by both Parties.

11. DEFINITIONS

The following terms shall have the following meanings unless the context clearly requires otherwise:

A. **Authorized Users:** means the cities of Auburn, Colfax, and Loomis.

B. **City:** means the City of Roseville.

C. **Disposal:** means the management of Solid Waste through landfilling or transformation at permitted Solid Waste facilities.

D. **Facility:** means the Materials Recovery Facility and Landfill, collectively.

E. **Household Hazardous Waste:** means waste which meets the definition of Hazardous Waste, but which is of residential origin and exempt from the Resource Conservation and Recovery Act. Household Hazardous Waste includes "Universal Waste" as that phrase is defined in the California Code of Regulations, Division 4.5, Chapter 23.

F. **Landfill:** means the Western Regional Sanitary Landfill.

G. **Materials Recovery Facility:** means the WPWMA's municipal Solid Waste Processing area, construction and demolition debris processing area, organics processing and composting area, self haul material drop-off area, scalehouse complexes and all related and supporting infrastructure.

H. **Member Agencies:** means the City of Roseville, City of Rocklin, City of Lincoln and the County of Placer.

I. **Person:** means an individual, firm, association, co-partnership, political subdivision, government agency, municipality, industry, public or private corporation, or any other entity whatsoever.

J. **Processing:** means the reduction, separation, recovery, conversion or recycling of Solid Waste.

K. **Recycle; Recycling:** means the process of collecting, sorting, cleaning, treating and reconstituting materials that would otherwise become Solid Waste and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

L. **Recyclable Materials:** means materials contained in the Solid Waste stream that can be Recycled after recovery through source-separation and collection or through Processing at a central facility for mixed materials.

M. **Solid Waste:** means all putrescible and nonputrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition, and construction wastes, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, vegetable, or animal solid and semi-solid wastes and other discarded solid and semi-solid wastes.

Solid Waste includes recyclable materials, and mixed recyclables, which have been discarded or otherwise set aside for collection by the generator thereof.

Solid Waste does not include:

(1) hazardous wastes or low level radioactive waste regulated under Sections 25800 et seq. of the Health and Safety Code;
(2) medical waste which is regulated under Sections 25015 et seq. of the Health and Safety Code;
(3) abandoned vehicles and parts thereof.

N. **Solid Waste Enterprise:** means any individual, partnership, joint venture, unincorporated private organization, private corporation, public agency or other person which is regularly engaged in the business of providing Solid Waste Handling services.

O. **Solid Waste Handling:** means the collection, transformation, storage, transfer, or processing of Solid Waste.

P. **Source-Separation:** means the segregation, by the waste generator, of materials designated for separate collection for some form of materials recovery or special handling.

Q. **Transformation:** means incineration, pyrolysis, distillation, gasification or biological conversion other than composting.

R. **Unprocessed:** means without having undergone Processing.

S. **WPWMA:** means the Western Placer Waste Management Authority.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

WESTERN PLACER WASTE MANAGEMENT AUTHORITY

By: _____
Chair

CITY OF ROSEVILLE

By: _____
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
WPWMA Counsel

_____
City Attorney

COUNCIL COMMUNICATION

CC #: 2039
File #: 0600-01

Title: City Manager and City Attorney Compensation
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.4.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt an ordinance to approve an attached City Council Appointed Positions (CCAP) salary schedule (Appendix P) reflecting a 3% salary increase for the City Manager and City Attorney effective April 23, 2022.

BACKGROUND

The City has an existing employment contract with City Manager Dom Casey and City Attorney Michelle Sheidenberger. The Council has completed the annual performance review of these city council appointed officials and approved a 3% salary increase to recognize a positive evaluation for each official and to address compaction with their direct reports who received a 3% general wage increase in January.

FISCAL IMPACT

From	Current Salary & Benefits	Proposed Salary & Benefits	FTE	Annual Impact *	Impact for remaining FY 2021-22
City Manager	$465,385	$479,347	1	$13,962	$2,685
City Attorney	$401,621	$413,670	1	$12,049	$2,317
				$26,010	**$5,002**

* This amount includes the estimated annual pension cost of $1,819.
With the implementation of this change, there will be an impact of $2,685 to the City Manager's Office budget and $2,317 to the City Attorney's Office budget, both of which can be absorbed in the current fiscal year budget. The additional annual cost of the salary and benefit increases will be included in the fiscal year 22-23 budget planning.

ENVIRONMENTAL REVIEW

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

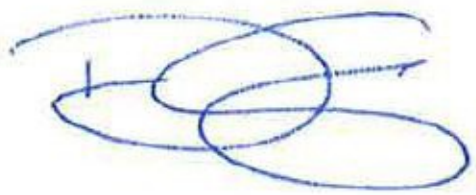
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Deliver Exceptional City Service

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Stacey Peterson, Human Resources Director



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6481

2022-04-23 CCAP Salary Schedule

ORDINANCE NO. 6481

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6346 THE SALARY ORDINANCE FOR CITY COUNCIL APPOINTED POSITIONS, AS AMENDED BY APPENDIX "P" TO BE EFFECTIVE APRIL 23, 2022 AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6346 the Salary Ordinance for City Council Appointed Positions, is hereby amended as shown on Appendix "P" attached hereto.

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective April 23, 2022 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect April 23, 2022. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

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

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

AYES COUNCILMEMBERS:
NOES COUNCILMEMBERS:
ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

City of Roseville

Salary Schedule: City Council Appointed Position--

Appendix:P
Effective Date:04/23/2022

CCAP City Council Appointed Position

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1235	Acting City Manager	Step A	122.5472	9803.78	21241.51	254898.18
1200	City Attorney	Step A	128.2549	10260.39	22230.85	266770.19
1240	City Manager	Step A	148.6174	11889.39	25760.35	309124.19

COUNCIL COMMUNICATION

CC #: 2009
File #: 0800-02

Title: Environmental Utilities Department - Budget Update
Contact: Janet Vargas 916-774-5557 jvargas@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.5.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council receive a budget update from the Environmental Utilities Department.

BACKGROUND

This presentation is to provide a budget update from the Environmental Utilities Department.

FISCAL IMPACT

This is an informational presentation and has no 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. An informational update meets the above criteria and is not subject to CEQA. No additional environmental review is required.

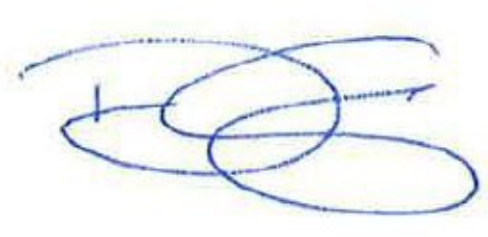
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Janet Vargas, Environmental Utilities Business Administrator

Richard Plecker, Environmental Utilities Director



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Dominick Casey, City Manager

COUNCIL COMMUNICATION

CC #: 2012
File #: 0800-03

Title: Roseville Electric Department - Budget Update
Contact: Eric Campbell 916-774-5626 ecampbell@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 9.6.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council receive an update from Roseville Electric on their budget development.

BACKGROUND

This presentation is to provide a budget development update to City Council from Roseville Electric.

FISCAL IMPACT

This is an informational presentation that has no 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. Informational updates meet the above criteria and are not subject to CEQA. No additional environmental review is required.

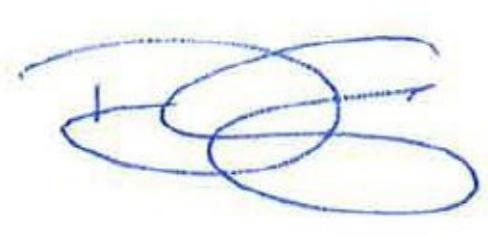
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Remain fiscally responsible in a changing world.

Respectfully Submitted,

Eric Campbell, Electric Utility Finance Administrator

Dan Beans, Electric Utility Director



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Dominick Casey, City Manager

COUNCIL COMMUNICATION

CC #: 2020
File #: 0215

Title:	Adoption of Master Schedule of User and Regulatory Fees
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 10.1.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council approve a resolution adopting a Schedule of User and Regulatory Fees effective July 1, 2022 through June 30, 2023, and authorize the Assistant City Manager/Chief Financial Officer to make automatic annual inflationary adjustments for various fees identified in the schedule.

BACKGROUND

The City's Schedule of User and Regulatory Fees identifies fees for services and activities provided at the request of, or on behalf of, a single party as opposed to the public at large. The fee schedule is intended to be reviewed annually, with staff conducting bi-annual studies to identify the City's costs of providing fee-related services based on current labor rates and service delivery methods. The proposed fee schedule, effective July 1, 2022, through June 30, 2023, is based on the results of a user and regulatory fee study completed in March 2022.The report is included as an attachment to this City Council communication. In interim years, fees are authorized to be adjusted based on the CPI change from October to October of the immediately preceding year. User and regulatory fees are established by the City Council. The prior Council-adopted fee schedule, delayed due to the COVID-19 pandemic, was presented to Council on October 21, 2020, and became effective for the period of January 4, 2021 through June 30, 2021, with an inflationary adjustment in the interim year that took effect July 1, 2021 through June 30, 2022.

PUBLIC HEARING

This item and staff's recommendations are intended to be considered upon completion of a public hearing. The public hearing provides all interested parties with an opportunity to comment or request clarification regarding any of the fees proposed for update. Prior to the public hearing, the City publishes a newspaper notice of the public hearing, and notifies all interested parties that have requested to be notified regarding proposed fee updates.

PROPOSED ADJUSTMENTS

The following provides a brief summary of primary changes the City Council is being asked to consider:

Summary of Changes to Fees Examined

Description	Count	Percentage	Note
Fees Proposed to Remain Unchanged	179	41%	[a]
Fees Proposed to Increase by 5% or Less	245	57%	
Fees Proposed to Increase by More than 5%	6	1%	
New Fees Proposed	3	1%	
Total Fees Examined	433	100%	

* Amounts in the percentage column are rounded for illustrative purposes.

[a] For this table, fees include fee multipliers that City staff may use to aid in the calculation of fees. Modification of fee multipliers directly influences total fees, consequently they are included in this table.

No new development fees are proposed

Fees Proposed to Remain Unchanged or Increase by Five Percent (5%) or Less

Ninety-eight percent (98%) of user and regulatory fees are proposed to remain unchanged or increase by five percent (5%) or less. Any modifications to fees are simply meant to avoid degradation of existing cost recovery levels per hour of City service provided.

Fees Proposed to Increase by More than Five Percent (5%)

There are six fees proposed to increase by more than five percent (5%). The fees are listed below.

Electric Fees:

The following changes are intended to capture increased costs of materials, equipment, and personnel:

1) Residential PV Net-Meter:
   - Current fee: $782; Proposed fee: $857 (100% recovery)
2) Business PV Net-Meter (<10kW system size)
   - Current fee: $1,659; Proposed fee: $2,029 (100% recovery)
3) Pedestal Meter Fee
   - Current fee: $332; Proposed fee: $584 (100% recovery)
4) Temp Power Meter Set - Residential
   - Current fee: $270; Proposed fee: $584 (100% recovery)

Photography & Filming Permits and Special Event Application Fees:

Staff is working to increase cost recovery for these services. The cost recovery increases will be phased-in over a multi-year period. Fees for FY 22/23 are proposed to increase by $25.

5) Photography & Filming Permit Application Fee
   - For cast and crew up to three persons: Current fee $135; Proposed fee $160 (75% cost recovery)
   - For cast and crew of four or more persons, or with street closures: Current fee $275; Proposed fee $300 (25% cost recovery)

Note: Non-commercial photography and photography/film not requiring exclusivity does not need a permit. The Department Director may waive fees for bona fide student film/photography projects and non-profit projects.

6) Special Event Permit Application Fee

- Event requiring limited site plan review, no street closures, etc.: Current fee $135; Proposed fee $160 (37% cost recovery)
- Event that requires, but not limited to, street/parking lot closures, site/plan review, trail use, etc. (i.e., fun runs, festivals, parking garage, etc.): Current fee $275; Proposed fee $300 (17% cost recovery)

New Fees Proposed

Three new fees are proposed.

1) Police Department Citation Sign-Off Fee (only applies to sign-offs for non-Roseville issued citations):
   - The proposed fee is $10. Similar fees are collected by neighboring agencies. Adding a minor fee for service will help offset costs of Roseville staff to sign-off on non-Roseville issued citations; for example, when a driver of a vehicle is issued, in another jurisdiction, a "fix-it" citation concerning a component or aspect of their vehicle, but asks our Police Department to sign off on the citation. Roseville Police Department will continue to review and sign-off for Roseville issued citations free of charge for Roseville residents.
2) Change of Address Fee
   - The proposed fee is $460. The proposed fee targets full cost recovery. The fee applies to discretionary actions processed subsequent to initial development. The service is currently provided without a corresponding fee to offset the costs of service.
3) Street Name Change Fee
   - The proposed fee is $828. The proposed fee targets full cost recovery. The fee applies to discretionary actions processed subsequent to initial development. The service is currently provided without a corresponding fee to offset the costs of service.

FISCAL IMPACT

The fiscal impact of the proposed fee changes is approximately $469,000 annually in additional revenue citywide. It is important to note that while adjusting fees will provide a fiscal impact in the form of additional revenue, the revenue is not intended to be used to fund new services; rather, the revenue is intended to offset the costs of providing existing services that are recoverable from fees. Consequently, while fees may rise annually, typically labor costs (the primary driver of fee-related costs) also rise annually. Recalibration of these fees simply provides an offset of existing expenditures/needs rather than a source of funding for expanded service levels.

ENVIRONMENTAL REVIEW

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

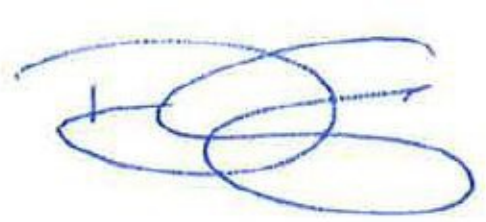
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Jeannine Thrash, Management Analyst

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-100

Exhibit A

Report

RESOLUTION NO. 22-100

ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE JULY 1, 2022 THROUGH JUNE 30, 2023

WHEREAS, user and regulatory fees are established by the City Council; and

WHEREAS, the City recently completed a study to identify the cost of providing various user and regulatory fee-related services; and

WHEREAS, the majority of the City's fees have been adjusted during the last several years; and

WHEREAS, adopting a master schedule of user and regulatory fees allows for consolidation of the schedule of fees and helps formally continue a pattern on annual review and update, including annual inflationary adjustments; and

WHEREAS, staff recommends adopting the Schedule of User and Regulatory Fees, effective July 1, 2022 through June 30, 2023, attached hereto as Exhibit "A;" and

WHEREAS, staff further recommends authorizing the Chief Financial Officer to make annual inflationary adjustments for various fees identified in the Schedule of User and Regulatory Fees based on all-urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area; and

WHEREAS, inflationary adjustments will be based on the CPI change from October to October of the immediately preceding year; and

WHEREAS, if the CPI does not change or goes down, no change shall be made to the fee schedule for that year unless an adjustment is made to targeted cost recovery levels or fee study findings indicate that an adjustment is appropriate; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said schedule of User and Regulatory Fees, effective July 1, 2022 through June 30, 2023 is hereby adopted.

BE IT FURTHER RESOLVED, the Chief Financial Officer has authority to make annual inflationary adjustments for various fees identified in the Schedule of User and Regulatory Fees based on the all-urban Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward area.

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

Schedule of User and Regulatory Fees

Effective July 1, 2022 through June 30, 2023

Fee Category		Page
1	Administrative Fees	3
2	Revenue and Finance Fees	5
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15	Animal Licensing and Permit Fees	38
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Administrative Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	City-Wide Records				
1	Documents				
	a) 8.5 x 11 - Black and White				
	i) 0 - 9 Copies	No Charge			N
	ii) 10+ Copies	$0.10	per page		N
	b) 8.5 x 14 and 11 x 17 - Black and White	$0.20	per page		N
	c) Color Copies				
	i) 8.5 x 11	$0.50	per page		N
	ii) 11 x 17	$1	per page		N
	iii) 18 x 24	$2	per page		N
	iv) 24 x 36	$3	per page		N
2	Photos	$0.50	per copy		N
3	Recordings	$6	each		N
4	Digital Media (e.g. USB Flash Drive)	$8	each		N
5	Agenda Subscription				
	a) 6 Months	$20			N
	b) 12 Months	$40			N
6	Budget Book				
	a) Available on City website	No charge			N
	b) Hardcopy	Actual cost or per page fee			N
7	Requests Requiring Special Programming or Formatting	Actual cost		[a]	N
	Passport				
8	Passport Processing Fee	$35		[b]	N
9	Passport Photo Fee	$12			Y
10	Passport Express Postage	Actual postage cost			N
	Notary				
11	Notary Charge	$15	each		N
	Subpoena				
12	Subpoena Fees	Fees Vary - See Note		[b]	N
	Election				
13	Candidate Nomination Filing Fee	$25	per filing	[b]	N
14	Fee for Late Filing of Reports of Campaign Contributions and Expenditures	See Note		[c]	N

Administrative Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Amplified Sound				
15	Sound Permit	$25			Y
	Franchise Application				
16	Franchise Application Fee				
	a) Refuse Hauler	$260	two-year term		N
	b) Community Antenna Television System	$100			N
	c) All Others	$150			N

[a] Fee for preparation of reports/formats that need to be generated by the City because they are not typically maintained. Amounts charged will include a pass-through of any vendor costs incurred.

[b] Maximum fees established by State/Federal agencies.

[c] See Roseville Municipal Code Fine Schedule and/or Roseville Municipal Bail Schedule.

City of Roseville
Schedule of User and Regulatory Fees

Revenue and Finance Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Finance Administrative Fee - Special Financing District Formation or Annexation	$2,500	per request	[a]	N

[a] Amount represents initial, upfront fee amount collected. Additional fees will apply depending on district type and requested action.

City of Roseville
Schedule of User and Regulatory Fees

Revenue and Finance Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Short Term Rental Application Fee	$185	per application		N
2	Short Term Rental Renewal Fee	$85	per application		N
3	Delinquent fee (percentage of renewal fee)	60% (or $51)		[a]	N

[a] Delinquent fees are charged if the renewal fee is received more than 30 days past original expiration date.

Utility Customer Billing, Accounting, and Service Fees

	Fee Description	FY 22-23 Fee	Y'rly In'fltr
1	Reestablishment Fee - Residential Electric		
	a) During Normal Hours	$40	N
	b) After Hours	$85	N
2	Reestablishment Fee - Commercial Electric		
	a) During Normal Hours	$150	N
	b) After Hours	$175	N
3	Reestablishment Fee - Water	$150	N
4	Returned Check/ABD/ACH Fee (for first dishonored check or EFT)	$25	N
5	Subsequent Returned Check/ABD/ACH Fee (after the first dishonored check or EFT)	$35	N
6	Late Payment Fee	5% of late balance	N
7	Unauthorized Service Reconnect Fee	$50	N
8	Utility Bill Reprint Fee	$1	N
9	Access Fee	$50	N
10	Same Day Service	Equal to Reestablishment Fee	N

Planning (Entitlement) Fees

	Fee Description	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
	Appeals				
1	Planning Director's Decision	$1,648		[a]	Y
2	PC/DC Decision to City Council	$1,543		[a]	Y
	Annexations				
1	Annex/PZ/Detach/SOI		$20,000		Y
	Development Agreements (DA)				
1	Adoption of DA		$20,000		Y
2	Amendment of DA		$20,000		Y
3	Associated with Affordable Housing	$3,003			Y
4	Associated with Single Topic Item	$6,796			Y
5	Development Agreement Review/Compliance Fee	$1,925		[b]	Y
	Environmental Review				
1	Exemption Without Initial Study	$419			Y
2	Exemption With Initial Study	$1,021			Y
3	Negative Declaration with No Mitigation	$1,567			Y
4	Tiered Negative Declaration with Mitigation	$3,122			Y
5	EIR Deposit		$20,000		Y
	General Plan Amendment (GPA)				
1	GPA 10 Acres or Less, Map/Text		$10,000		Y
2	GPA 10+ Acres, Map/Text		$17,000		Y
3	GPA - Text Policy Amend		$15,000		Y
	Public Utility Easement Abandonment				
1	Summary Vacation	$3,472			Y
2	General Vacation	$5,181			Y
	Signs				
1	Standard Sign Permit	$288			Y
2	Planned Sign Permit Program	$1,171			Y
3	Sign Permit/Program - Public Hearing Required	$2,519			Y
4	Administrative Permit for Sign Exception (Variance)	$2,320			Y
5	PSP Minor Modification	$329			Y
	Specific Plan Amendment (SPA)				
1	SPA Adoption, Map/Text		$30,000		Y
2	SPA 10 Acres or Less, Map/Text		$10,000		Y
3	SPA 10+ Acres, Map/Text		$20,000		Y
4	SPA Text/Policy Deposit		$15,000		Y
	Subdivisions/Condominiums				
1	Grading Plan - Minor	$3,617			Y
2	Grading Plan - Major		$8,000		Y
3	Lot Line Adjustment	$3,617			Y
4	Extension to a Tentative Map	$3,617			Y
5	Voluntary Merger	$3,617			Y

Planning (Entitlement) Fees

Fee	Description	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
6	Reversion to Acreage	$5,282			Y
7	Minor Modification to a Tentative Map		$2,000		Y
8	Major Modification to a Tentative Map		$10,000		Y
9	Tentative Parcel Map, 4 or Fewer Lots		$6,000		Y
10	Tentative Parcel Map, 5 - 99 Lots		$11,000		Y
11	Tentative Parcel Map, 100 - 499 Lots		$16,000		Y
12	Tentative Parcel Map, 500+ Lots		$24,000		Y
	Zoning Ordinance Entitlements				
1	Administrative Permit	$1,445			Y
2	Conditional Use Permit		$9,000		Y
3	CUP Modification		$5,000		Y
4	CUP Extension	$6,419			Y
5	Design Review Permit (DRP)		$8,000		Y
6	DRP - Modification		$5,000		Y
7	DRP - Extension	$5,804			Y
8	DRP - Minor	$244			Y
9	DRP - Additions or New Construction (DTSP Only)	$244			Y
10	DRP - Façade Improvements (DTSP Only)	$244			Y
11	DRP - Predesign (DTSP Only)	$244			Y
12	DRP - Residential Subdivision with Other Permit	$6,419			Y
13	Flood Encroachment Permit		$8,000		Y
14	MPP Stage 1 or Stages 1 & 2		$20,000		Y
15	MPP Modification		$7,000		Y
16	MPP Stage 2, Extend of Stage 1 and/or 2		$7,000		Y
17	MPP Administrative Modification	$1,879			Y
18	Planned Development Permit		$11,000		Y
19	TP Admin - Approved at Public Counter	$240			Y
20	TP - Req. Public Hearing for SFD or 10 Trees or Less	$4,333			Y
21	TP - Req. Public Hearing for DRP/TM or 11+ Trees	$6,671			Y
22	Administrative Variance	$1,443			Y
23	Variance to Develop Standards - Req. Public Hearing	$4,834			Y
24	Variance to Parking Standards	$6,081			Y
25	Wireless Telecommunications Facilities Permit		$1,200		Y
26	Zoning Clearance	$165			Y
27	Zoning Interpretation - Hearing Required	$3,832			Y
28	Zoning Interpretation - Non Hearing Item	$150			Y
	Zoning Ordinance Amendments				
1	Ordinance Text Amend (Zoning, Subdivision, Sign)		$10,000		Y
2	Zoning Map Change (RZ) 10 Acres or Less		$10,000		Y
3	Zoning Map Change (RZ) 10+ Acres		$17,000		Y

Planning (Entitlement) Fees

	Fee Description	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
	Other				
1	Pre-Application Meetings		$4,000	[c]	Y
2	New Non-Residential Plan Check	15% of Bldg PC		[d]	N
3	Commercial Plan Check - TI	$184		[d]	Y
4	Change of Address Fee	$460			Y
5	Street Name Change Fee	$828			Y
6	Planning Department Plot Plan Review (Bundles of 10)	$184			Y
7	Radius List Prep-Previously Developed Area	$152			Y
8	Preparation Undeveloped Area/Mailing	$392			Y
9	Farmer's Market Permit	$575			Y
10	Home Occupation Permit	$165			Y
11	Parking In-Lieu Fee (DTSP Only)	$9,680		[e]	N
12	In-Lieu Tree Mitigation Fee (Per Inch)	$124		[f]	N
13	CUP - Vernon St. and Historical District Only	$1,644			Y
14	Technology Fee	3.0%			N

Full Cost Deposits and Deposit Replenishment

Applicants for Full Cost Entitlement Applications shall pay for all City staff time required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule (as determined by the Development Services Director) will be subject to a full cost reimbursement agreement to be approved by the City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Initial deposits as shown on the fee schedule will be collected and held by the City in a deposit account at the time the application is submitted. The cost of staff time will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.

When more than one Full Cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.

Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant. In the event that the deposit account is exhausted prior to final close out, the balance owed to the City will be credited against the plan check and inspection fee deposit at time of improvement plan review.

As may be required by the Development Services Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

** Note regarding annual inflationary adjustment: The Initial deposit amounts will not be inflated annually, but the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

Planning (Entitlement) Fees

Refund Policy
Application fees are not refundable except as follows: A. Refund of 100% shall be made if a determination is made by the Development Services Director that the permit and associated fee are not required by the City of Roseville Municipal Code or adopted City Resolution. B. If an applicant requests to withdraw a fixed fee application prior to the PEM, refund of 50% of the applicable fee shall be refunded. C. No refund of application fees shall be made after a Project Evaluation Meeting has been held, unless a fee waiver is approved by the Roseville City Council.

[a] Appeals - This fee reimburses the administrative costs associated with an appeal. Applicants for Citywide Full Cost Entitlements shall continue to pay for all City staff time and materials, consistent with the full cost reimbursement agreement, required to complete the processing of an application in the event of an appeal.

[b] Development Agreement Review/Compliance Fee pertains to individual development agreements. Fee will be distributed to landowners on a pro-rata basis.

[c] Pre Application Meetings – The City will provide up to 2 meetings with staff to discuss the initial project review and City policies relative to the proposed project. Additional meetings and staff review prior to a formal application shall be billed on a time and material basis. The project proponent will be asked to submit the pre application deposit and a full cost reimbursement agreement. Staff will record all time against the deposit account. Balances remaining in the deposit account will be applied to the application deposit account or refunded within 60 days. Negative balances will be due in full along with the application deposit or fee at time of Entitlement Application submittal.

[d] Non-Residential - Per Building Code, this includes Commercial and Multi-family developments. Plan Check Fees to be assessed as part of Building Department Plan Check Fee. This fee shall be 15% of the building Plan Check Fee for New Non-Residential construction (Commercial and Multi-family). Fee to be collected with Building's Plan Check Fee.

[e] Parking In-Lieu Fee is an optional fee that non-residential uses in the Downtown Specific Plan Area can utilize instead of providing required parking on-site. Fees for the 1st stall will be 10% of the parking in-lieu fee, 2nd stall 25%, 3rd Stall 50%, 4th stall 75% and 5 or more stalls 100% of the in-lieu fee.

[f] In-Lieu Tree Mitigation Fee for the removal of protected trees is calculated per inch of the diameter at breast height of the tree.

Development Services Engineering and Encroachment Permit Fees

	Fee Description	FY 22-23 Fee	Initial Deposit	Fee Paid	Bond Amount [a]	Note	Y'rly In'fltr
1	Final Subdivision Map	Billed hourly based on total labor hrs	$2,500 plus $10 per lot	At submittal			Y
2	Final Parcel Map						
	a) base fee	$1,528		At submittal		[b]	Y
	b) per lot fee	$61		At submittal		[b]	Y
3	Lot Line Adjustment (per adjusted line)	$275		At submittal		[c]	Y
4	Improvement Plan Check/Inspection	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	2.5% at submittal 2.5% at plan approval	100% of improvements		Y
5	Grading Plan						
	a) Subdivision, Commercial, or Industrial Sites	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	2.5% at submittal 2.5% at plan approval	10% of erosion control and grading		Y
	b) All Other Sites						
	i) Up to 500 Cubic Yards	$367	$100 at submittal	$100 at submittal remainder due at permit issuance	10% of erosion control and grading		Y
	ii) Greater than 500 Cubic Yards	Billed hourly based on total labor hrs	$1,000 at submittal	$1,000 at submittal balance due prior to final signoff	10% of erosion control and grading		Y
6	Encroachment Permit:						
	a) Dumpster	$73		At submittal	$0		Y
	b) Sidewalk	5% of Project Cost $150 minimum		At submittal	$1,000 / contractor		N
	c) Driveway	5% of Project Cost $150 minimum		At submittal	$500/resident $1,000/c'ntrctr		N
	d) Lane Closure	$183		At submittal	$0		Y
	e) Swim Pool Access	$183		At submittal	TBD by Director		Y
	f) Monitoring Wells	5% of Project Cost $150 minimum		At submittal	$2,000 per well		N
	g) All Others	Billed hourly based on total labor hrs	5% of Eng. cost est. 2.5% at submittal 2.5% at plan appr'vl; $1,000 minimum	2.5% at submittal 2.5% at plan appr'vl	100% of improvements		Y
7	Technology Fee	3% of permit fee		At permit issuance			N

** Note regarding annual inflationary adjustment: The Initial deposit amounts will not be inflated annually, but the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Bond amounts paid at permit issuance.

[b] Final parcel map fee collected as base fee plus per lot fee.

[c] Lot line adjustment fee is fee for each adjusted line.

Trench Cut Recovery Fees

	Fee Description	FY 22-23 Permit Fee	FY 22-23 Trench Cut Fee	Cut Fee Unit	Note	Y'rly In'fltr
	Trench Cuts Requiring Pmt. of Admin. Permit Fee Only					
1	Street scheduled for resurfacing within next fiscal year	$367	$0.00			Y
2	Proposed excavation includes an overlay	$367	$0.00			Y
3	Proposed excavation for a CIP	$367	$0.00			Y
4	Street pavement quality index (PQI) 0-4	$367	$0.00			Y
	All Other Trench Cuts					
5	Longitudinal Cut					
	a) Cut within 3' of lane line					
	i) PQI: 4.1 - 6.5	$367	$15.84	per LF		Y
	ii) PQI: 6.6 - 8.4	$367	$21.12	per LF		Y
	iii) PQI: 8.5 or greater	$367	$26.40	per LF		Y
	b) Cut within one lane width					
	i) PQI: 4.1 - 6.5	$367	$11.88	per LF		Y
	ii) PQI: 6.6 - 8.4	$367	$15.84	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$367	$19.80	per LF	[a]	Y
6	Traverse Cut					
	i) PQI: 4.1 - 6.5	$367	$9.66	per LF		Y
	ii) PQI: 6.6 - 8.4	$367	$12.87	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$367	$16.08	per LF	[a]	Y
7	Cut is a Patch					
	i) PQI: 4.1 - 6.5	$367	$10.69	per LF		Y
	ii) PQI: 6.6 - 8.4	$367	$14.25	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$367	$17.82	per LF	[a]	Y

[a] Moratorium streets require director approval for trenching.

Building Fees

A. Construction Valuation Table - Table A is the construction valuation table adopted for the purpose of establishing permit fees as construction valuation is a factor in the cost of providing permitting services. These valuations correlate to the square footage costs of permitting, plan review, and inspection services based upon the hourly rate for building services identified in this fee schedule.

Table A - Construction Valuation

	Group	FY22/23 Valuation		Unit	Y'rly In'fltr
		A	B		
1	A-1 Assembly, theaters, with stage	$93.60	$46.80	per SF	N
2	A-1 Assembly, theaters, without stage	$93.60	$46.80	per SF	N
3	A-2 Assembly, nightclubs	$93.60	$46.80	per SF	N
4	A-2 Assembly, restaurants, bars, banquet halls	$111.80	$55.90	per SF	N
5	A-3 Assembly, churches	$93.60	$46.80	per SF	N
6	A-3 Assembly, general, community halls, libraries, museums	$88.40	$44.20	per SF	N
7	A-4 Assembly, arenas	$105.30	$52.65	per SF	N
8	B Business	$88.40	$44.20	per SF	N
9	E Educational	$94.90	$47.45	per SF	N
10	F-1 Factory and Industrial, moderate hazard	$49.40	$24.70	per SF	N
11	F-2 Factory and Industrial, low hazard	$49.40	$24.70	per SF	N
12	H-1 High Hazard, explosives	$49.40	$24.70	per SF	N
13	H-2,3,4 - High Hazard	$49.40	$24.70	per SF	N
14	H-5 - HPM	$79.30	$39.65	per SF	N
15	I-1 Institutional, supervised environment	$126.72	$63.36	per SF	N
16	I-2 Institutional, hospitals	$131.29	$65.65	per SF	N
17	I-2 Institutional, nursing homes	$249.09	$124.55	per SF	N
18	I-3 Institutional, restrained	$145.80	$72.90	per SF	N
19	I-4 Institutional, day care facilities	$126.72	$63.36	per SF	N
20	M Mercantile	$62.40	$31.20	per SF	N
21	R-1 Residential, hotels	$97.50	$48.75	per SF	N
22	R-2 Residential, multiple-family	$100.18	$50.09	per SF	N
23	R-3 Residential, one- and two-family	$110.00	$55.00	per SF	N
24	R-4 Residential, care/assisted living facilities	$106.60	$53.30	per SF	N
25	S-1 Storage, moderate hazard	$42.90	$21.45	per SF	N
26	S-2 Storage, low hazard	$41.60	$20.80	per SF	N
27	U Utility, miscellaneous	$32.50	$16.25	per SF	N

Building Fees

B. Determination of Construction Valuations - The building official shall determine construction valuations as follows:

1 **New Construction.** New construction shall be based upon the square footage of the proposed project multiplied by the amount stated in **Column A of Table A** corresponding to the occupancy group, as determined by the building official, for a total construction value.

2 **Improvements.** Improvements to existing buildings shall be based upon the square footage of the proposed improvements multiplied by the amount stated in **Column B of Table A** corresponding to the occupancy group, as determined by the building official, for a total construction value.

C. Commercial Building Valuations - Minimum commercial building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1 **Tenant Improvements Processed Over the Counter (OTC Permits).** Tenant Improvement OTC permits shall have a minimum valuation of $8,000.

2 **Tenant Improvements Requiring Plan Submittal.** Tenant Improvements (TIs) requiring plan submittal shall have a minimum valuation based upon Column B of Table A. For purposes of this section, a tenant improvement is defined as any improvement, maintenance or other updating on commercial property; improvement, maintenance or other updating on multi-family property; improvement, maintenance or other updating on residential care facilities and model home sales complexes, including sales trailers.

3 **Commercial Photovoltaic.** Commercial photovoltaic permits shall be based on a set valuation of $40,000.

4 **Electrical Service Upgrade.** Electrical service upgrade permit fees shall have a minimum valuation of $3,000.

5 **Commercial Reroofing.** Commercial reroofing permits shall have a minimum valuation of $423.17 per 100 square feet of roof area or a total minimum valuation of $20,000.

6 **OTC Permits for Commercial Projects.** OTC permits for commercial projects such as demolition, electrical, mechanical, plumbing and other work not otherwise defined shall have a minimum valuation of $3,000.

7 **OTC Permits for Commercial Projects.** OTC permits for commercial projects such as demolition, electrical, mechanical, plumbing and other work not otherwise defined shall have a minimum valuation of $3,000.

8 **Cell Towers - Change out of Antennas Only.** Cell towers requiring change-out of antennas only shall be considered a TI remodel with a minimum valuation of $3,000.

9 **Cell Towers - Major Remodel.** Cell towers undergoing a major remodel shall have a minimum valuation of $8,000.

10 **Shelves and Racking.** Permits for shelves and racking shall be considered a TI remodel. Construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

11 **Stucco or Siding on Multi-Family.** For permits for stucco or siding on multi-family units, construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the linear footage of exterior home and garage x 1 SF (= remodel SF) by the amount stated in Column B of Table A for the R-2, Residential Multi-Family Occupancy Group.

12 **Stair Repair on Multi-Family.** For permits for stair repair on multi-family units, construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage of the stair area(s) x number of floors of the building(s) by the amount stated in Column B of Table A for the R-2, Residential Multi-Family Occupancy Group.

13 **Pool Replaster and Repairs.** For permits for commercial pool replaster and/or repairs, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the pool square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

Building Fees

14 **Electronic Gates.** For permits for electronic gates, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the lineal footage of the gate and replacement fence x 1 SF (=SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

15 **Facade Remodel.** For permits for facade remodel, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the lineal footage of the facade x 1 SF (=SF) by the amount stated in Column B of Table A for the Occupancy Group listed on the certificate of occupancy.

16 **Spray Booth.** For permits for spray booth installation, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage of the booth area by the amount stated in Column B of Table A for the F, Factory and Industrial Occupancy Group.

17 **Parking Lot Restriping: Site Work.** Permits for parking lot restriping shall have a minimum valuation of $8,000.

18 **ADA Upgrades.** Permits for ADA upgrades shall have a minimum valuation of $8,000.

19 **Barrier Removal.** Permits for barrier removal shall have a minimum valuation of $8,000.

20 **Crane install runways.** Permits for crane install runways shall have a minimum valuation of $8,000.

21 **Construction Trailer.** For permits for construction trailers hooking up to water/sewer and/or electric, the construction valuation for fee setting purposes shall be calculated by multiplying the trailer square footage by the amount stated in Column B of Table A for the B, Business Occupancy Group.

22 **Commercial Charging Station.** For permits for commercial charging stations, the construction valuation for fee setting purposes shall be based on the construction valuation provided by the applicant with a minimum valuation of $8,000.

23 **Emergency Generator to Cell Site.** Permits for emergency generators to cell sites shall have a minimum valuation of $8,000.

24 **Pumpkin Lot/Tree Lot.** Permits for pumpkin or tree lots shall have a minimum valuation of $8,000.

D. Residential Building Valuations - Minimum residential building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1 **Custom, Non-listed Patio Covers.** Custom, non-listed patio covers shall have minimum valuation based upon new construction valuation of Column A of Table A.

2 **Pre-Engineered, Listed Patio Covers.** Pre-engineered, listed patio covers shall have a set valuation of $3,000 for the purposes of establishing the building permit fee. The patio construction contract valuation shall be reported on the permit application if such amount exceeds $3,000.

3 **Swimming Pools.** Swimming pools shall have a set valuation of $25,000 for the purposes of establishing the building permit fee. The swimming pool construction contract valuation shall be reported on the permit application if such amount exceeds $25,000.

4 **Residential Remodel.** Residential remodel permits shall have a minimum valuation based upon Column B of Table A.

5 **Residential Additions.** Residential additions shall have a minimum valuation based upon Column A of Table A (new construction).

6 **Combination of Residential Remodel and Residential Addition.** With respect to a permit application for a combination residential remodel and residential addition subsection (D)(3) shall apply with respect to the residential remodel portion and subsection (D)(4) shall apply with respect to the residential addition (new construction) portion for a total construction valuation for the permit.

7 **Photovoltaic.** Photovoltaic permits shall be based upon a set valuation of $18,000 for the purposes of establishing the permit fee.

8 **Reroof.** Reroof permits for residential structures shall have a minimum valuation of $239.49 per 100 square feet of roof area or a total minimum valuation of $2,400.

Building Fees

9 **Plumbing OTC Permits.** OTC permits pertaining to plumbing shall have a minimum valuation of $900.

10 **Mechanical, Electrical, Car Charging Stations, Demolition and Other OTC Permits Not Specified in this Section.** OTC permits for mechanical, electrical, car charging stations, demolition, and other permits not specified in this section shall have a minimum valuation of $2,400.

11 **Stucco or Siding.** For permits for stucco or siding on residential units, construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the linear footage of exterior home and garage x 1 SF (= remodel SF) by the amount stated in Column B of Table A for the R-3, Residential, One- and Two-Family Occupancy Group.

12 **Fence or Retaining Wall.** For permits for residential fences or retaining walls, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the linear footage of fence or wall x 1 SF (= SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

13 **Windows.** Permits for residential windows shall have a minimum valuation of $2,400.

14 **Freestanding Fireplace.** Permits for a freestanding fireplace shall have a minimum valuation of $2,400.

15 **BBQ.** Permits for a barbeque (BBQ) shall have a minimum valuation of $2,400.

16 **Pool Replaster and Repairs.** For permits for residential pool replaster and/or repairs, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the pool square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

17 **Shed.** For permits for residential sheds, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the square footage of the shed (= SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

18 **Deck Repair.** For permits for deck repair, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the square footage of the deck area being repaired (= SF) by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

19 **Fire Repair.** For permits for residential fire repair, the construction valuation for fee setting purposes shall be calculated in the same manner as a residential remodel.

Building Fees

E. Permit Fees - Subject to any applicable minimum permit fees stated elsewhere in this schedule, Table B and B.1, shall apply for the purpose of establishing minimum permit fees.

Table B - Permit Fees

Total Valuation	FY 22-23 Permit Fee					Y'rly In'fltr
$1 to $500	$61.10					Y
$501 to $1,000	$61.10	for the first $500	plus	$2.94	for each add'l $100 or fraction thereof, to and including $1,000	Y
$1,001 to $3,000	$75.82	for the first $1,000	plus	$3.24	for each add'l $100 or fraction thereof, to and including $3,000	Y
$3,001 to $25,000	$140.53	for the first $3,000	plus	$12.94	for each add'l $1,000 or fraction thereof, to and including $25,000	Y
$25,001 to $50,000	$425.23	for the first $25,000	plus	$10.59	for each add'l $1,000 or fraction thereof, to and including $50,000	Y
$50,001 to $100,000	$689.88	for the first $50,000	plus	$7.35	for each add'l $1,000 or fraction thereof, to and including $100,000	Y
$100,001 to $500,000	$1,057.39	for the first $100,000	plus	$5.88	for each add'l $1,000 or fraction thereof, to and including $500,000	Y
$500,001 to $1,000,000	$3,407.04	for the first $500,000	plus	$4.42	for each add'l $1,000 or fraction thereof, to and including $1,000,000	Y
$1,000,001 and up	$5,616.14	for the first $1,000,000	plus	$2.35	for each additional $1,000 or fraction thereof	Y

Production Home Permit Fees - Building permits for production homes (those homes that are one and two family homes having an approved master plan, which is a complete set of building plans from which multiple homes may be constructed) shall have a minimum permit fee as calculated in Table B.1.

Table B.1 - Production Home Permit Fees

Total Valuation	FY 22-23 Permit Fee					Y'rly In'fltr
$0 to $120,000	$1,445.77					Y
$120,001 and up	$1,445.77	for the first $120,000	plus	$9.78	for each add'l $11,000 or fraction thereof	Y

Building Fees

F. Administration Fee - In addition to the permit fee, an administration fee is established for the city to recover the cost of permit application processing, permit issuance, and plan review and shall be applied as follows:

	Fee Description	FY 22-23 Fee	Y'rly In'fltr
1	Permits Requiring Plan Submittal for Review	95% of the Building Permit Fee	N
2	Over the Counter Permits Requiring Minimal or No Plan Review	25% of the Hourly Rate or Actual Cost (for time in excess of 1/2 hour)	N
3	Tenant Improvement Environmental Utilities Review		
	a) Same Use[1]	$376	Y
	b) Change of Use[2]	$1,026	Y
4	Production Home Permits	37% of the Building Permit Fee	N
5	Plans Submitted for the Purposes of Being Mastered	95% of the Building Permit Fee (based on SF valuation of proposed design)	N
6	Emergency Water Heater Repair	Exempt From the Admin Fee (allocated one inspection visit. If add'l visits are required re-inspection fees apply for add'l visits)	N

Determination of Tenant Improvement (TI) Environmental Utilities Review Fee:

[1]"Same Use" fee applies to any tenant improvement that requires review (by applicable statute) by the Placer County Department of Environmental Health (typical uses include restaurants, hair salons, and medical/dental offices), or tenant improvements that result in changes to equipment such as (but not limited to) triple compartment sinks, sewer lines within kitchen and maintenance areas, grease waste capturing equipment and tanks, water services including fire, domestic and irrigation, and exterior trash enclosures, etc. The fee does not apply to tenant improvements that do not involve new or modifications to existing plumbing. Examples of tenant improvements where the same use fee would not apply include: addition of new fixtures (sinks, toilets, etc) where no modification to plumbing is proposed, and addition or relocation of interior walls where no new or modification to existing plumbing is proposed. The fee shall also not apply to minor tenant improvements charged the minimum building permit fee based on project valuation.

[2] "Change of Use" fee applies to tenant improvements that result in a change from one use to another, such as (but not limited to) office/retail to restaurant, or office/retail to dental/medical office. The change in use fee also applies to plan review of modifications to commercial landscaping for compliance with water efficient landscape requirements.

Building Fees

G. Additional Time and Materials Fees and Refunds and Appeals - Building permits are subject to additional time and material fees where the cost of service provided by city exceeds the amount collected at application. Such fees shall be calculated as follows:

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Additional Services (1/2 hour minimum)	$190	per hour	[a]	Y
2	Re-inspections (per scheduled stop)	$111	per stop	[b]	Y
3	Inspections Outside of Normal Business Hours	$190	per hour	[c]	Y
4	Work Commenced without a Permit	$190	minimum	[d]	Y
5	Certificate of Occupancy (1 hour minimum)	$190	per hour	[e]	Y
6	Permit Extension or Reinstatement of an Expired Permit	$190	per hour	[f]	Y
7	Third Party Plan Review (fee is in addition to City Administration Fee in Section F)	pass through of consultant fee		[g]	N
8	Fees for Services Not Listed in this Schedule	Actual Cost		[h]	N
9	Refunds and Appeals				
	a) Fees erroneously paid by applicant or collected or charged by the agency	100% refund		[i][l]	N
	b) When no work has been commenced	up to 75% refund		[j][l]	N
	c) Expired permit applications and permits	0% refund		[k][l]	N

[a] Additional Services (e.g. administrative and plan review) Fees shall be assessed at time of permit issuance and/or prior to final inspection at application. Additional service is defined as follows:

1. Plan Reviews in excess of three (3) submittals to city for review and approval.
2. Plan Review by city departments other than the development services department for projects affecting other City services and not covered by any fees set forth in this section.
3. Other staff time and resources for the purposes of facilitating and approving permit applications and permits.
4. Expedited plan review, when available, and additional resources required to facilitate the expedited plan review process, including consultants and/or other city departments and divisions whose assistance is required for plan approval.

[b] Re-inspections may be assessed based on any of the following:

1. Inspections which are not ready at the time of the scheduled inspection, as determined by a city inspector.
2. Failure by applicant to complete inspection items from previous correction notices.
3. Inspections additional to the inspection with respect to emergency water heater permits.

[c] Inspections outside of normal business hours will be subject to a 2-hour minimum for evening work and a 4-hour minimum for weekend work.

[d] Whenever any work for which a permit is required has been commenced without first applying for a building permit and receiving permission by the building official, a minimum fee for investigation and administration shall be assessed in addition to the full cost of any required permits.

[e] The fee for a certificate of occupancy shall be a minimum of one hour, and any additional costs beyond one hour of staff time to approve such certificates.

Building Fees

[f] Permit applications and permits shall expire per the provisions of the California Building Code. Reinstatement and extensions may be granted provided that all costs incurred by the city to date of the request are paid for by the permit applicant. For this purpose, cost is defined as the hours expended for review and administration multiplied by the hourly rate.

[g] Third party plan review, when available, shall be assessed and paid at time of permit application. The fee for this service is the hourly or flat rate charged by the consulting firm performing the review. This fee is in addition to the permit Administration Fees identified in "Section F" of this fee schedule for the additional resources required to facilitate the process.

[h] Fees for services not otherwise listed in this schedule shall be determined by the building official and based upon the actual cost of providing the service.

[i] The building official may authorize refunding of any fee paid, or portion thereof, which was erroneously paid by applicant or collected by city.

[j] The building official may authorize refunding of not more than seventy-five percent (75%) of fees paid when no work has been done under a permit application or an issued permit in accordance with the adopted California Code of Regulations. In no case shall the refund exceed the cost of services provided to date of cancellation of permit issuance.

[k] Permit applications and building permits that have expired as defined in the California Building Code shall not be subject to any refund.

[l] A building permit applicant may, upon payment of the requested permit fees to city and otherwise complying with California Government Code Section 66022, protest the requested amount to the city council by lodging an appeal with the building official. City staff shall schedule the appeal to be heard by the city council as soon as reasonably practicable.

Building Fees

H. Technology Fee, General Plan Maintenance Fee, Strong Motion Impact Fee, SB 1473 Fee

	Fee Description	FY 22-23 Fee	Note	Y'rly In'fltr
1	Technology Fee (applicable to building permits, fire permits, improvement plan, and entitlement fees)	3%	[a]	N
2	General Plan Update Fee	$0.50 per $1,000 valuation, not to exceed $20,000		N
3	Strong Motion Impact (SMI) Fee Calculation			
	a) Residential	$0.50 or valuation x .00013	[b]	N
	b) Commercial	$0.50 or valuation x .00028	[b]	N
4	Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation			
	Valuation:			
	a) $1 - $25,000	$1	[b]	N
	b) $25,001 - $50,000	$2	[b]	N
	c) $50,001 - $75,000	$3	[b]	N
	d) $75,001 - $100,000	$4	[b]	N
	e) Every $25,000 or fraction thereof above $100,000	Add $1	[b]	N
5	"SCIP" Administrative Fee			
	a) Per Single Family Dwelling Permit	$515	[c]	Y - See Note
	b) Per Non-Residential Building Permit	$1,441	[c]	Y - See Note

[a] "Building permit" means the permit issued or required by the city for the construction or modification of any structure pursuant to and as defined by the building code. "Fire permit" means the permit issued or required by the city for the construction or ongoing operations of a structure or business pursuant to and as defined by the fire code. "Improvement plan" means the permit issued or required by the city for the construction of any public or private site improvements as defined by the city's improvement and construction standards. "Entitlement" means those approvals provided under Title 19, Zoning.

[b] Fee set by State.

[c] In accordance with Resolution No. 19-92, the Statewide Community Infrastructure Program "SCIP" Administrative Fee shall increase annually by 2% or the change in the consumer price index from October to October.

Building Fees

I. Findings Regarding Permit Fees for Residential Rooftop Solar Energy Systems - Pursuant to Section 66015 of the California Government Code (Fees for Rooftop Solar Energy Systems), the city council finds that the reasonable cost to issue a permit for a residential rooftop solar energy system exceeds $450 plus $15 per kilowatt (kW) for each kW above 15 because issuance of the permit requires all of the following:

1. One-half (1/2) hour administration time for application and data input
2. 1/2 hour administration time for permit issuance and one hour plan review time including up to two (2) submittals
3. Typically 2 inspections at a minimum of 1/2 hour of staff time
4. Other applicable fees assessed by the State of California and by the Roseville Electric Department pursuant to the Roseville Electric Solar Energy Program Meter Upgrade Charges, as amended from time to time

This higher fee results in a quick and streamlined approval process.

Development Impact Fee Deferral and SCIP Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Development Impact Fee Deferral				
	a) Residential	$312	per deferral		Y
	b) Non-Residential				
	i) Administrative Fee	$873	per deferral		Y
	ii) Interest Charge on Deferred Fees	equal to unearned interest based on City's 10-yr avg pooled interest rate	per deferral	[a]	N

[a] Fee deferral will result in a loss of interest income on monies deferred over the construction timeframe. The interest charge is intended to cover these costs.

City of Roseville
Schedule of User and Regulatory Fees

Housing Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Reconveyance Fee	$359	per occurrence		Y
2	Subordination Fee	$417	per occurrence		Y

Electric Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Solar Energy Program - Meter Upgrade Charges				
1	Residential PV Net-Meter	$856.54			N
2	Business PV Net-Meter (<10kW system size)	$2,028.76			N
3	Business PV Net & PBI Meter (10-100kW system size, up to 200amp PBI panel)	$2,756.27		[a]	N
4	Business PV Net & PBI Meter (10-100kW system size, >200amp PBI panel)	$4,535.68		[a]	N
5	Variance Review Request	$211.40	per hour		N
6	Plan Reviews or Field Meets Exceeding the Initial and Subsequent Submittal Limit	$211.40	per hour	[b]	N
	Other Service Fees				
7	Pedestal Meter Fee	$584.35			N
8	Temporary Power Meter Set				
	a) Temp Power Meter Set Fee - Residential	$584.35			N
	b) Temp Power Meter Set Fee - Commercial	Actual Cost			N
9	Extension of Facilities	Actual Cost			N
10	Svc Connections and Facilities on Customer's Premises	Actual Cost			N
11	Meter Test				
	a) Test - More than six-months since prior test	$0.00			N
	b) Test - Within six-months of meter install or prior test	Actual Cost			N
12	Overhead-to-Underground Conversion of Overhead Utilities	Actual Cost			N
13	Small Cell Plan Check Fee	$782.12			N
14	Technology Fee	3%			N

** Note regarding annual inflationary adjustment: For items billed at actual cost or items billed at average labor and material rates, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

* All meter upgrade costs must be paid prior to receiving interconnection approval to operate the PV system.

[a] Customer is required to supply a dedicated working phone line and monitoring for the duration of the PBI payment term. See the construction standards for phone line requirements.

[b] The initial and first resubmittal plan review and the initial and first resubmittal field inspections are included in the basic Meter Upgrade Charge.

Environmental Utilities Fees

	Fee Description	FY 22-23 Fee	Note	Y'rly In'fltr
	Water			
1	Construction Water			
	a) Fire Hydrant Application Fee	$267		Y
	b) Usage Rate	Current rate per Ccf		N
	c) Meter and Backflow Rental			
	i) Monthly Rental Charge	$104		Y
	ii) Initial Deposit	$2,518		Y
2	Meter Installation	Actual Cost		Y
3	Service Connections	Actual Cost		Y
4	Tap	Actual Cost		Y
5	Abandon Water Service Line	Actual Cost		Y
6	Installation of Facilities in Subdivisions/Other Dev'lpmts	Actual Cost		Y
	Water Conservation			
7	Water - Water Efficient Landscape Review	Actual Cost		Y
	Backflow Prevention Inspection and Cross-Connection Control			
8	Backflow Prevention Assembly - Installation, Repair, Replacement	Actual Cost	[a]	Y
9	Backflow Prevention Assembly - Reinspection Fee	$71	[b]	Y
	Well Water			
10	Well Permit			
	a) First Well	$296	[c]	Y
	b) Each Additional Well	$148	[c]	Y
	c) Soil Boring (no well)	$296		Y
	Sewer			
11	Private Sewage Disposal System - Plan Review and Inspection	Actual Cost		Y
12	Building Sewers and Connections			
	a) Residential and Commercial Service	Actual Cost		Y
	b) Service Establishments Producing Industrial Waste	Actual Cost		Y
13	Review of Grease, Oil, and Grit Interceptors	Actual Cost		Y
14	Rate-of-Flow Controller Facility			
	a) Installation	Actual Cost		Y
	b) Re-inspection	Actual Cost		Y
15	Industrial Waste Manhole - Plan Review and Inspection	Actual Cost		Y
16	Closed Circuit TV for Inspection and Warranty Service	Actual Cost		Y
17	Vactor Service for Cleaning of New Infrastructure for Final Acceptance	Actual Cost		Y
18	Fabrication of Special Fittings	Actual Cost		Y
19	Fats, Oils, and Grease Program (FOG) - Costs incurred by the City as a result of required on-site sampling and analysis	Actual Cost		Y
20	FOG Program Violation Appeal Cost Reimbursement			
	a) Public Utilities Commission	Actual Cost		Y
	b) City Council	Actual Cost		Y

Environmental Utilities Fees

	Fee Description	FY 22-23 Fee	Note	Y'rly In'fltr
	Recycled Water			
21	Recycled Water - Cost of Meter and Installation	Actual Cost		Y
22	Recycled Water for Construction			
	a) Fire Hydrant Application Fee	$267		Y
	b) Usage Rate	Current rate per Ccf		N
	c) Meter Rental			
	i) Monthly Rental Charge	$104		Y
	ii) Initial Deposit	$2,090		Y
23	Recycled Water - Plan Review and Inspection	Actual Cost		Y
	Industrial Wastewater			
24	On-Site Sampling	Actual Cost		Y
	Other Fees			
25	Plan Review	Actual Cost		Y
26	On-site Inspections	Actual Cost		Y
27	Water Warranty Inspections	Actual Cost		Y
28	Wastewater Warranty Inspections	Actual Cost		Y
29	Cross Connection Testing	Actual Cost		Y
30	Cross Connection Testing for Backflows	Actual Cost		Y
31	Water Continuity Testing	Actual Cost		Y
32	Spark Testing	Actual Cost		Y
33	Mapping	Actual Cost		Y
34	Standby	Actual Cost		Y
35	Disposal of Chlorinated or Contaminated Water	Actual Cost		Y
36	Tee Installation	Actual Cost		Y
37	401 Transition Pipe	Actual Cost		Y
38	Pipe Coating	Actual Cost		Y

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Installation, repair, or replacement of a backflow prevention assembly shall be performed by a licensed contractor, or with customer approval, by City personnel. The cost to the City for materials and labor at the prevailing wage shall be paid by the owner
[b] Reinspection fee is the fee required to be paid upon finding by an inspector that the backflow prevention assembly is defective or not in compliance backflow prevention assembly standards.
[c] Fee is 50% refundable if denied.

Fire & Life Safety Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Permits to Operate (Type of Permit Activity)				
1	Amusement Building	$356			Y
2	Carnivals and Fairs	$356			Y
3	Combustible Dust Operations	$356			Y
4	Covered Mall Buildings	$356			Y
5	Exhibits and Trade Shows	$356			Y
6	Explosives or Blasting Agents	$890			Y
7	Mobile Fueling	$356			Y
8	Recreational or Bon Fire	$180			Y
9	Theatrical Fire Performance	$356			Y
10	High Pile Storage	$356			Y
11	Hot Work Operations	$356			Y
12	Industrial Ovens	$356			Y
13	Lumber Yards	$356			Y
14	Misc. Combustible Storage	$356			Y
15	Places of Assembly				
	a) Less than 300 occupant load	$356			Y
	b) 300 - 999 occupant load	$534			Y
	c) 1,000 or more occupant load	$710			Y
16	Commercial Day Care Facility				
	a) 7 - 49 persons	$356			Y
	b) 50 - 149 persons	$534			Y
	c) 150 or more persons	$710			Y
17	Institutional				
	a) Less than 6 patients	$356			Y
	b) 6 or more patients	$534			Y
	c) Detention facilities	$710			Y
18	Apartments/Hotels/Motels				
	a) 3 - 16 units	$270			Y
	b) 17 - 32 units	$356			Y
	c) 33 or more units	$534			Y
19	Large Family Day Care				
	a) Pre-inspection (at hourly rate)	$180	per hour		Y
20	850 Inspections				
	a) 850 Inspection (at hourly rate)	$180	per hour		Y
21	Residential Care Facilities				
	a) 7 or more residents	$534			Y
	b) Pre-inspection (at hourly rate)	$180	per hour		Y
22	Temporary Membrane Structures (Tents/Canopies)				
	a) 401 - 1,499 SF	$270			Y
	b) 1,500 - 2,999 SF	$356			Y
	c) 3,000 - 5,999 SF	$534			Y
	d) 6,000 or more SF	$710			Y

Fire & Life Safety Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Plan Review				
	• Including Inspection Service				
	• Plan Review Conducted by City Staff				
23	Fire Alarm System				
	a) New Installation	$1,596			Y
	b) New installation with Two Way Communication	$1,596			Y
	c) Tenant Improvement	$710			Y
	d) Tenant Improvement: One Device Only	$180			Y
	e) Large Project > 50 Notification Devices	$4,246			Y
	f) High Rise	$6,366			Y
24	Fire Sprinkler System - New Installation				
	a) 1 - 99 heads	$2,126			Y
	b) 100 - 199 heads	$2,654			Y
	c) 200 or more heads	$3,540			Y
25	Fire Sprinkler System - Tenant Improvement				
	a) < 5 Sprinkler Heads Only	$180			Y
	b) 6 - 50 heads	$710			Y
	c) 51 or more heads	$1,418			Y
26	Fire Stand Pipe System	$1,418			Y
27	Fire Pump System	$2,654			Y
28	Hood and Duct System				
	a) New System	$1,240			Y
	b) Tenant Improvement	$358			Y
29	Special Suppression System (Clean agent, Co2, etc.)	$1,772			Y
30	Compressed Gas System				
	a) Hazardous Material	$710			Y
	b) Medical Gas	$710			Y
31	Smoke Management Systems	$4,246			Y
32	Spray Booths (Includes fire protection system)	$1,418			Y
33	Radio Amplification System	$4,246			Y
	Plan Review				
	• Including Inspection Service				
	• Plan Review Conducted by City Approved Consultant				
34	Third Party Plan Review (fee is in addition to fees shown below in this section)	pass-through of consultant fee		[a]	N
35	Fire Alarm System				
	a) New Installation	$1,076			Y
	b) New Installation with Two Way Communication	$1,076			Y
	c) Tenant Improvement	$478			Y
	d) Large Project > 50 Notification Devices	$2,868			Y
	e) High Rise	$4,296			Y

Fire & Life Safety Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
36	Fire Sprinkler System - New Installation				
	a) 1 - 99 heads	$1,434			Y
	b) 100 - 199 heads	$1,792			Y
	c) 200 or more heads	$2,388			Y
37	Fire Sprinkler System - Tenant Improvement				
	a) 6 - 50 heads	$478			Y
	b) 51 or more heads	$958			Y
38	Fire Stand Pipe System	$958			Y
39	Fire Pump System	$1,792			Y
40	Hood and Duct System				
	a) New System	$838			Y
	b) Tenant Improvement	$242			Y
41	Special Suppression System (Clean agent, Co2, etc.)	$1,196			Y
42	Compressed Gas System				
	a) Hazardous Material	$478			Y
	b) Medical Gas	$478			Y
43	Smoke Management Systems	$2,868			Y
44	Spray Booths (Includes fire protection system)	$958			Y
45	Radio Amplification System	$2,868			Y
	Fireworks				
46	Fireworks - Public Display (High/Low Level & Ground Devices)				
	a) 200 or less devices	$1,066			Y
	b) 201 or more devices	$1,240			Y
47	Fireworks - Retail Stand	$356			Y
48	Fireworks - Special Pyrotechnic Effects	$710			Y
	Hazardous Materials				
49	Flammable or Combustible Liquids/Solids				
	a) Class I > 5 gal, II or IIIA > 25 gal (inside storage)	$356			Y
	b) ≥ 100 lbs	$356			Y
50	Hazardous Materials Storage, Use, or Handling (55 Gallons Liquid, 200 Cu Ft Gas, 500 Lbs. Solid)			[b]	
	a) Carbon Dioxide System	$356			Y
	b) 1 - 10 chemicals	$356			Y
	c) 11 - 20 chemicals	$710			Y
	d) 21 or more chemicals	$1,066			Y
51	Hazardous Waste Generator				
	a) Hazardous Waste Generator Fee < 55 gal	$356			Y
	b) Hazardous Waste Generator Fee 55 - 500 gal	$534			Y
	c) Hazardous Waste Generator Fee 501 - 2,500 gal	$710			Y
	d) Hazardous Waste Generator Fee > 2,500 gal	$1,066			Y

Fire & Life Safety Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
52	Tiered Permitting				
	a) Permit by Rule (PBR)	$1,066			Y
	b) Conditionally Authorized	$534			Y
	c) Conditionally Exempt	$534			Y
53	Liquefied Petroleum Gas (LPG)				
	a) Annual tank ≥ 499 gal	$356			Y
	b) Tank installation (plan review and inspection)				
	i) Commercial	$710			Y
	ii) Residential	$356			Y
54	State of California Surcharge CALARP	$270			N
55	State of California Surcharge Hazardous Materials	$84			N
56	Review of Hazardous Materials Risk Management Plans	$180	per hour		Y
57	Review of Hazardous Materials Emergency Response Plans	$180	per hour		Y
58	Hazardous Materials Emergency Spill Response	Actual Cost			Y
59	Hazardous Materials Oversight of Remediation	$180	per hour		Y
	Underground Storage Tanks				
60	Annual Permit	$1,772			Y
61	Tank Installation (plan review and inspection)				
	a) First tank	$3,540			Y
	b) Each additional tank	$534			Y
62	Transfer of Ownership	$356			Y
63	Tank Removal or Abandonment	$1,772			Y
64	System Modification	$710			Y
65	UST System Cold Start	$356			Y
66	UST Piping Upgrade	$1,418			Y
67	State of California UST Surcharge (per tank)	$20			N
	Aboveground Storage Tanks				
68	Annual Permit				
	a) Annual Permit: 1,320 to 10,000 gallons	$356			Y
	b) Annual Permit: 10,000 to 100,000 gallons	$534			Y
	c) Annual Permit: 100,000 to 1,000,000 gallons	$710			Y
	d) Annual Permit ≥ 1,000,000 gallons	$1,066			Y
69	Tank Installation (plan review and inspection)				
	a) First tank	$710			Y
	b) Each additional tank	$180			Y
70	Transfer of Ownership	$356			Y
71	Tank Removal or Abandonment	$710			Y
72	System Modification	$534			Y
73	State of California APSA Surcharge	$26			N

Fire & Life Safety Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Administrative Fees				
74	Copy of Incident Report (per incident)	$18			Y
75	Media Reproduction (audio, video, photographic)	Actual Cost			Y
76	Emergency Response Caused by DUI	Actual Cost			Y
77	Weed Abatement Administrative Parcel Fee	$356			Y
78	Code Appeal (per hour)	$180			Y
79	Fire Flow / Hydrant Test	$534			Y
80	Fire & Life Safety Division Hourly Rate	$180	per hour		Y
81	Minimum Intake Fee	$180			Y
82	Voluntary Inspection	$356			Y
83	Technical Report (alternate material or method request)	$710			Y
84	Inspection Requests (after normal business hours)	$534			Y
85	Administrative Fee (excessive resubmittals and inspections)	$448			Y
86	Expedited Plan Review Fee (per hour)	$202	per hour		Y
87	Re-inspection Fee	$356			Y
88	Administrative Fee (work without a permit)	$534			Y
89	Code Review or Design Consultation (per hour)	$180			Y
90	False Alarm Fee	$448			Y
91	Fire Extinguisher Training	$534			Y
92	Late Payment Penalty for Permits				
	a) 30 days past due	$50			N
	b) 60 days past due	$100			N
	c) 90 days past due	$200			N

[a] Third party plan review, when available, shall be assessed and paid at time of permit application. The fee for this service is the hourly or flat rate charged by the consulting firm performing the review. This fee is in addition to the permit Administration Fees identified in the "Plan Review (Including Inspection Service) Plan Review Conducted by City Approved Consultant" of this fee schedule for the additional resources required to facilitate the process.
[b] Fee includes Hazardous Waste Generator < 55 gal.

General Information
* All fees or charges shall be calculated at one (1) hour minimum unless otherwise specified.
* All fees for specified services shall be calculated by the Fire Department.
* When required, no permit or approval shall be issued until facility or process is brought into compliance with applicable codes and the required service fee is paid in full.
* When a requester fails to cancel a requested inspection prior to the scheduled time of inspection, the standard inspection fee shall be charged, with a one hour minimum fee.

Emergency Medical Services First Responder Fee

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Emergency Medical Services First Responder Fee	$353.71			Y

Police Department Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Alarm Permit Application				
	a) Initial permit application	$35	for two-year permit		N
	b) Renewal permit application	$15	for two-year permit		N
	c) Late Filing Fees				
	i) Less than 30 days late	$5			N
	ii) 30 Days	$20			N
	iii) 60 Days	$40			N
	iv) 90 Days	$80			N
	v) 91+ Days				
	a) Base Fee	$80			N
	b) Administrative Citation	TBD			N
	c) Fine	$100			N
2	Excessive False Alarms:				
	a) First false alarm				
	i) Burglary	$0	flat fee	[a]	N
	ii) Duress/robbery	$0	flat fee	[a]	N
	b) Second false alarm				
	i) Burglary	$60	flat fee	[a]	N
	ii) Duress/robbery	$60	flat fee	[a]	N
	c) Third false alarm				
	i) Burglary	$85	flat fee	[a]	N
	ii) Duress/robbery	$85	flat fee	[a]	N
	d) Fourth false alarm				
	i) Burglary	$100	flat fee	[a]	N
	ii) Duress/robbery	$150	flat fee	[a]	N
	e) Fifth and subsequent false alarms				
	i) Burglary	$150	flat fee	[a]	N
	ii) Duress/robbery	$200	flat fee	[a]	N
3	Appeal of Decision to Deny, Suspend, or Revoke an Alarm Permit	$75	flat fee		N
4	Citation Sign-Off (Non-Roseville Issued Citations)	$10	per request		Y
5	Traffic Collision Report	$10	per request		Y
6	Traffic Camera Footage & Photos				
	a) Footage and Photos	$25	per request		Y
	b) Digital Storage Device	$8	per request		Y
7	Digital Media Storage Device				
	a) CD / DVD	$2	per request		Y
	b) Flash Drive	$8	per request		Y
8	Impounded Vehicle Release Fee	$185	per vehicle	[b]	Y
9	Vehicle Tow Hearing	$90	per request		Y
10	Criminal Background / Good Conduct Letter (aka Records Check and Clearance Letter)	$20	per request		N
11	Commercial Indoor Firing Range Permit	$118	flat fee		Y

Police Department Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
12	Retail Firearms Dealer License				
	a) Initial permit application	$118	flat fee		Y
	b) Renewal permit application	$118	flat fee		Y
13	Adult-oriented Business				
	a) Initial permit application				
	i) Permit fee	$308	flat fee		Y
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$308	flat fee		Y
14	Entertainment Permit				
	a) Initial permit application				
	i) Permit fee	$236	flat fee		Y
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$236	flat fee		Y
15	Ice Cream Vendor Permit Application				
	a) Initial permit application				
	i) Permit fee	$47	flat fee		Y
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$47	flat fee		Y
16	Massage Business Permit Application			[d]	
	a) Initial permit application				
	i) Permit fee	$145	flat fee		Y
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$35	flat fee		Y
17	Pawnbroker/Secondhand Dealer				
	a) Initial permit application				
	i) Permit fee	$118	flat fee		Y
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$76	flat fee		Y

Police Department Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
18	Taxicab Driver Permit Application				
	a) Initial permit application				
	i) Permit fee	$50	flat fee		N
	ii) Dept of Justice fee	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	flat fee	[c]	N
	b) Renewal permit application				
	i) Permit fee	$50	flat fee		N
19	Range Rental				
	a) 4 hour rental	$212	per 4-hr rental		Y
	b) 8 hour rental	$425	per 8-hr rental		Y
20	Noise Violation	actual cost of enforcement	per separate offense following first citation		Y
21	Extraordinary Law Enforcement Services (multiple responses to disturbance w/in 12-hrs)	actual cost of enforcement	per separate offense following first warning		Y
22	Supplemental Law Enforcement Services				
	a) Hourly Rates for Police Dept Personnel				
	i) Community Service Officers	$50	per hour		Y
	ii) Police Officers	$86	per hour		Y
	iii) Sergeants	$104	per hour		Y
	iv) Dispatchers	$67	per hour		Y
	b) Hourly Rates for Marked Vehicles				
	i) Base Rate	$25	per hour		N
	ii) Per mile rate, for each mile over 50	$0.585	per mile	[e]	N
23	Concealed Weapon License	n/a - issued by Placer County Sheriff		[f]	N

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Fines are determined by the combined number of both burglary and duress/robbery false alarms. Reimbursement may be waived by the police chief where uncommon circumstances not considered an emergency resulted in false alarm and where the permittee has undertaken to correct alarm system deficiencies.

[b] This fee shall be collected only from the registered owner or agent of the registered owner. This fee shall not apply to vehicles impounded as the result of automobile accidents, abatement program, or lien sale, unless the sale is sufficient in amount to pay the lienholder's total charges and administrative costs.

[c] This fee is not established by the City of Roseville. It may be collected on behalf of, or directly by, a third party (e.g. vendor; other public agency). The fee schedule is intended to mirror amounts adopted by third parties. If the amount charged by a third party changes, the amounts collected by the City on behalf of the third party are presumed to change simultaneously. Amounts shown in the fee schedule will be updated as soon as practicable after the City receives notice of the fee change.

[d] Fee amounts shown are for non-state certified massage therapist applications. There is no fee for State-certified massage therapists/practitioners registering to provide massage services or activities within the City of Roseville.

[e] Set to match IRS standard mileage rates.

[f] Any Roseville resident wishing to apply for a license to carry a concealed weapon shall be directed to the Placer County Sheriff's Office for permit application and the permit process.

Animal Licensing and Permit Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Animal License (Dog or Cat)				
	a) 1 Year				
	i) Certified altered animal	$24	each		Y
	ii) Non-altered animal	$48	each		Y
	iii) Senior Discount	$5 off standard fee	each		N
	b) 2 Years				
	i) Certified altered animal	$47	each		Y
	ii) Non-altered animal	$95	each		Y
	iii) Senior Discount	$10 off standard fee	each		N
	c) 3 Years				
	i) Certified altered animal	$70	each		Y
	ii) Non-altered animal	$142	each		Y
	iii) Senior Discount	$15 off standard fee	each		N
	d) Transfer of active license from other jurisdiction	$0	each		Y
2	Delinquent Penalty for Failure to Renew License within 15 days of Expiration				
	a) Altered dog	$5	flat fee		N
	b) Unaltered dog	$10	flat fee		N
3	Lost License or Tag	$5	flat fee		N
4	Rabies Test	Pass-through of actual cost	flat fee		N
5	Kennel License				
	a) Initial	$127	each		Y
	b) Renewal	$63	each		Y
6	Special Animal Permit				
	a) Initial	$63	each		Y
	b) Renewal	$63	each		Y
7	Voluntary Disposal Fee				
	a) Dogs and Other Animals Commonly Considered Pets	$42	per animal/litter		Y
	b) Wild Animals	$42	per animal		Y
8	Appeal of Decision to Destroy Vicious Animal	$100	flat fee		N

* Per RMC 7.16.070, license fees are waived for: service dog owned by a person with a need for assistance; dog used by any law enforcement personnel; dog owned by any government entity or political subdivision

Oversize Vehicle Permit Fees and Building Moving Permit Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Oversize Vehicle Permit				
	a) Single trip permit	$16	per vehicle	[a]	N
	b) Annual permit	$90	per vehicle	[a]	N
2	Building Moving Permit				
	a) Base Fee	$30	per request		Y
	b) Costs of plan review, utility and street light moving, tree trimming, traffic directing, etc.	actual costs	per request		Y

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Oversize vehicle permit fees set to match fees adopted by California Department of Transportation (CalTrans).

Parking Permit Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Residential Parking Permit	$0	per vehicle		N
2	Merchant Parking Permit				
	a) January 1st through December 31st	$20	per vehicle		N
	b) July 1st through December 31st	$10	per vehicle		N

* Permit is valid only for the calendar year issued. A merchant parking permit is issued to a specific vehicle and is not transferable. A valid merchant parking permit decal must be appropriately displayed on the left rear bumper or left rear window of the permittee's vehicle.

Special Event, Film, and Banner Permit Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Special Event Permit				
	a) Application Fee				
	i) Event that requires limited site/plan review, no closures, etc. (i.e. park rentals/activities, misc. events, etc.)	$160	per event	[a]	Y
	ii) Event that requires, but not limited to, street/parking lot closures, site/plan review, trail use, etc. (i.e. fun runs, festivals, parking garage, etc.)	$300	per event	[a]	Y
	b) Service Charges	actual costs			Y
	c) Park/facility rental fee	varies by location	per event		N
2	Photography and Filming Permit				
	a) Application Fee				
	i) Cast and Crew Totaling One to Three Persons	$160	per permit	[a],[b]	Y
	ii) Cast and Crew Totaling Four or More Persons; or with Street Closure	$300	per permit	[a],[b]	Y
	b) Service Charges	actual costs			Y
3	Banner Permit	$70			Y

[a] Application fees are non-refundable.

[b] Non-commercial photography and photography/film not requiring exclusivity does not need a permit. The Department Director may waive fees for bona fide student film/photography projects and non-profit projects. The permitting process for filming/photography is still applicable for these projects (i.e. permit is required). Service charges are still applicable.

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

Parks, Recreation, & Libraries Department Fees

	Fee Description	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Parks, Recreation, & Libraries Department Program, Class, Facility Use, and Service Fees	See Note		[a]	N
2	Capital Replacement Fee	Not to exceed 10% of program fee	per registration		N

[a] See Department for Recreation Guide and Programs, Events, and Classes information, Facility Use, and Service Fees. Information is updated seasonally. Fees are approved by the Department Director. Fees are established and updated using the Departmental Pricing Policy.

City of Roseville
User and Regulatory Fee Study

- March 2022 -

ClearSource
Financial Consulting

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Executive Summary

The purpose of this study is to identify the City's current cost of providing fee-related services and activities and to update the City's Schedule of User and Regulatory Fees (fee schedule). Any fee updates adopted as part of this study are intended for use during Fiscal Year 2022-23. Recovering the costs of providing fee-related services directly influences the City's goal of maintaining fiscal stability while continuing to provide high-quality essential services.

The fee schedule is intended to be reviewed annually, with staff conducting biannual studies to identify the city's cost of providing fee-related services based on current labor rates and service delivery methods. In the interim year, fees are authorized to be adjusted based on the CPI change from October to October of the immediately preceding year.

Annual review and adjustment of fees provides multiple benefits, including:

- Increasing the availability of General Fund revenues to be used for services and activities available to all Roseville residents and businesses, such as public safety services.
- Keeping pace with general cost inflation.
- Avoiding fee spikes that are more likely to occur when municipalities leave fees unchanged for a multiyear period.
- Providing fee payers, city staff, and city policymakers with a pattern of consistency that provides information for forecasting and decision-making purposes.
- Encouraging generational equity among fee payers by avoiding long-term stagnation of fees followed by significant fee increases.

Fee Categories that Were Examined in this Study Include

This study specifically examined the following categories of fees:

- **Planning Fees**, such as entitlement review and review for compliance with the zoning code
- **Engineering Fees**, such as encroachment and public improvement review
- **Building Fees**, such as permitting of new construction or modifications to existing structures
- **Utility Fees**, such as requests for new water or electric meters
- **Police Fees**, such as vehicle impound and animal licensing fees
- **Fire Fees**, such as annual inspections conducted to ensure compliance with the fire code
- **Recreation Fees**, such as swimming and other sports program related fees
- **Facility Rental Fees**, such as requests for rental of meetings spaces, or picnic shelters

Fee/Fine Categories that Were Not Examined in this Study

This study specifically excluded examination of the following:

- **Assessments**
- **Development Impact Fees**
- **Fines or Penalties**
- **Franchise Fees**
- **Taxes**
- **Utility Rates and Services Charges**

These items are subject to different approval thresholds or are not subject to the same cost of service limitations as the fees examined as part of this study. Consequently, they are specifically excluded from the scope of this study.

Primary Recommendations for City Council Consideration

The following provides a summary of primary changes the City Council is being asked to consider based on this study.

Table 1 – Summary of Changes to Fees Examined

Description	Count	Percentage	Note
Fees Proposed to Remain Unchanged	179	41%	[a]
Fees Proposed to Increase by 5% or Less	245	57%	
Fees Proposed to Increase by More than 5%	6	1%	
New Fees Proposed	3	1%	
Total Fees Examined	433	100%	

* Amounts in the percentage column are rounded for illustrative purposes.

[a] For this table, fees include fee multipliers that City staff may use to aid in the calculation of fees. Modification of fee multipliers directly influences total fees, consequently they are included in this table.

No new development fees are proposed.

Fees Proposed to Remain Unchanged or Increase by 5% or Less

Ninety-eight percent (98%) of user and regulatory fees are proposed to remain unchanged or increase by five percent or less (5%). Any modifications to fees are simply meant to avoid degradation of existing cost recovery levels per hour of City service provided.

Fees Proposed to Increase by More than Five Percent (5%)

There are six fees proposed to increase by more than 5%. The fees are listed below

Electric Fees

1) Residential PV Net-Meter:
    - Current fee: $782; Proposed fee: $857 (100% recovery)
2) Business PV Net-Meter (<10kW system size)
    - Current fee: $1,659; Proposed fee: $2,029 (100% recovery)
3) Pedestal Meter Fee
    - Current fee: $332; Proposed fee: $584 (100% recovery)
4) Temp Power Meter Set - Residential
    - Current fee: $270; Proposed fee: $584 (100% recovery)

Photography & Filming Permits and Special Event Application Fees

Staff is working to increase cost recovery for these services. The cost recovery increases will be phased-in over a multi-year period. Fees for FY 22/23 are proposed to increase by $25.

5) Photography & Filming Permit Application Fee
    - For cast and crew up to three persons:
        - Current fee $135; Proposed fee $160 (75% cost recovery)
    - For cast and crew of four or more persons, or with street closures:
        - Current fee $275; Proposed fee $300 (25% cost recovery)

    Note: Non-commercial photography and photography/film not requiring exclusivity does not need a permit. The Department Director may waive fees for bona fide student film/photography projects and non-profit projects.
6) Special Event Permit Application Fee
    - Event requiring limited site plan review, no street closures, etc.:
        - Current fee $135; Proposed fee $160 (37% cost recovery)
    - Event that requires, but not limited to, street/parking lot closures, site/plan review, trail use, etc. (i.e. fun runs, festivals, parking garage, etc.):
        - Current fee $275; Proposed fee $300 (17% cost recovery)

New Fee Proposed

Three new fees are proposed.

1) Police Department Citation Sign-Off Fee (Only Applies to Sign-offs for non-Roseville issued citations)
    - The proposed fee is $10. Similar fees are collected by neighboring agencies. Adding a minor fee for service will help offset costs of Roseville staff to sign-off on non-Roseville issued citations. Roseville Police Department will continue to review and sign-off for Roseville issued citations free of charge for Roseville residents.
2) Change of Address Fee
    - The proposed fee is $460. The proposed fee targets full cost recovery. The fee applies to discretionary actions processed subsequent to initial development. The service is currently provided without a corresponding fee to offset the costs of service.
3) Street Name Change Fee
    - The proposed fee is $828. The proposed fee targets full cost recovery. The fee applies to discretionary actions processed subsequent to initial development. The service is currently provided without a corresponding fee to offset the costs of service.

Revenue Impact of Proposed Fee Changes

The anticipated revenue impact of the proposed changes included in the fee schedule update is $469,000. This change assumes approximately 5% increase in revenue from the fees included in the City's fee schedule and expenditure offsets related to deposit-based billings.

It is important to note that while adjusting fees and billing rates will provide a fiscal impact in the form of additional revenue, the revenue is not intended to be used to fund new services, rather the revenue is intended to offset the costs of providing existing services that are recoverable from fees. Consequently, while fees may rise annually, typically labor costs (the primary driver of fee-related costs) also rise annually. Recalibration of these fees simply provides an offset of existing expenditures/needs rather than a source of funding for expanded service levels.

Legislative Guidance

The objectives of the study, the methodology used to complete the study, and the proposed fees were significantly influenced by Article 13C of the California Constitution and Section 66014 of the California Government Code.

Article 13C states that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burdens on, or benefits received from, the governmental activity. Additionally, Article 13C identifies the following as items that are *not* defined as taxes:

1) A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
2) A charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.
3) A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.
4) A charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.
5) A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law.
6) A charge imposed as a condition of property development.
7) Assessments and property-related fees imposed in accordance with the provisions of Article XIII D.

Section 66014(a) of the California Government Code includes the following, "Notwithstanding any other provision of law, when a local agency charges fees for zoning variances; zoning changes; use permits; building inspections; building permits; …the processing of maps under the provisions of the Subdivision Map Act…; or planning services…; those fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

Study Methodology and Data Sources

The study calculated the estimated reasonable cost of providing fee-related services and activities (services). The majority of these services are commonly identified as development review services. Broad categories of development review services include, project entitlement review, review of requests for land dedications, parcel mergers, lot line adjustments, encroachment in the public right-of-way, and building permitting, plan review, and inspection services. Additionally, the City collects fees for recreation programs, administrative services, vehicle impound release, etc.

Generally, the estimated reasonable cost of providing the fee-related services and activities examined in the study can be calculated as the product of the estimated labor time required to process a typical request for service and the composite fully-burdened hourly labor rate of the division responsible for providing services. The estimated reasonable cost of service also includes costs or fees imposed by outside agencies or contract service providers used by the City to provide the requested services.

A combination of sources was used to complete the analysis and develop the findings and recommendations of this study. The data sources included, but were not limited to:

- Adopted revenue and expenditures budgets and personnel salary and benefit information.
- Historical project volume and revenues from fees.
- Current schedule of fees for each department.
- Citywide cost allocation plan.
- Interviews with City staff.

The following page provides a summary of the steps utilized to complete this study.

Summary of methodology used to calculate estimated costs of service and cost recovery levels

Step One

Identify annual hours spent providing fee services for each division → This information is developed and tested using a combination of interviews, questionnaires, historical project information, and historical revenue information.

Step Two

Identify annual cost of providing fee services for each division → This information is developed and tested using a combination of information found in the City's adopted budget, expenditure history, and the overhead cost plan.

Step Three

Calculate the estimated hourly rate using information from Steps 1 and 2 → ***Annual cost ÷ Annual hours = Hourly rate***

Step Four

Estimate labor time required to process individual request for service → This information is developed and tested using a combination of interviews, questionnaires, commonly-used measures, and information developed in Step 1.

Step Five

Calculate estimated cost of service using information from Steps 3 and 4 → ***Hourly rate * Labor hours = Cost of service***

Step Six

Calculate current cost recovery level for a specific service → ***Current fee ÷ Cost of service = Current Cost recovery***

Step Seven

Use laws, industry standards, goals and policies, and historical trends to determine targeted cost recovery → ***Proposed fee ÷ Cost of service = Targeted Cost Recovery***

Step Eight

Test to confirm forecast revenue from fees will not exceed program costs → Use historical permit volume and proposed fees to forecast anticipated revenue from fees. Forecast revenues should not exceed program costs.

Appendices

The appendices provide detailed analytical findings from the study, including the amount of cost, or estimated cost, required to provide the services for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including General Fund revenues. For any fees targeted to recover less than 100% of the estimated reasonable cost of service, it is anticipated that General Fund revenues of the City will fund the difference between the targeted recovery level and 100% recovery of the estimated cost of service unless the fee-related services are provided by Enterprise Funds (e.g. Electric fees and Environmental Utilities fees). These amounts are identified in the appendices.

Appendix A – Summary of Current and Proposed Fees

CITY OF ROSEVILLE CALIFORNIA

Illustration of Current and Proposed Fees

Effective July 1, 2022 through June 30, 2023

Fee Category		Page
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11	Environmental Utilities Fees	26
12	Fire & Life Safety Fees	28
13	Emergency Medical Services First Responder Fee	32
14	Police Department Fees	33
15	Animal Licensing and Permit Fees	36
16	Oversize Vehicle Permit Fees and Building Moving Permit Fees	37
17	Parking Permit Fees	38
18	Special Event, Film, and Banner Permit Fees	39
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Administrative Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	City-Wide Records					
1	Documents					
	a) 8.5 x 11 - Black and White					
	i) 0 - 9 Copies	No Charge	No Charge			N
	ii) 10+ Copies	$0.10	$0.10	per page		N
	b) 8.5 x 14 and 11 x 17 - Black and White	$0.20	$0.20	per page		N
	c) Color Copies					
	i) 8.5 x 11	$0.50	$0.50	per page		N
	ii) 11 x 17	$1	$1	per page		N
	iii) 18 x 24	$2	$2	per page		N
	iv) 24 x 36	$3	$3	per page		N
2	Photos	$0.50	$0.50	per copy		N
3	Recordings	$6	$6	each		N
4	Digital Media (e.g. USB Flash Drive)	$8	$8	each		N
5	Agenda Subscription					
	a) 6 Months	$20	$20			N
	b) 12 Months	$40	$40			N
6	Budget Book					
	a) Available on City website	No charge	No charge			N
	b) Hardcopy	Actual cost or per page fee	Actual cost or per page fee			N
7	Requests Requiring Special Programming or Formatting	Actual cost	Actual cost		[a]	N
	Passport					
8	Passport Processing Fee	$35	$35		[b]	N
9	Passport Photo Fee	$12	$12			Y
10	Passport Express Postage	Actual postage cost	Actual postage cost			N
	Notary					
11	Notary Charge	$15	$15	each		N
	Subpoena					
12	Subpoena Fees	Fees Vary - See Note	Fees Vary - See Note		[b]	N
	Election					
13	Candidate Nomination Filing Fee	$25	$25	per filing	[b]	N
14	Fee for Late Filing of Reports of Campaign Contributions and Expenditures	See Note	See Note		[c]	N
	Amplified Sound					
15	Sound Permit	$25	$25			Y
	Franchise Application					
16	Franchise Application Fee					
	a) Refuse Hauler	$260	$260	two-year term		N
	b) Community Antenna Television System	$100	$100			N
	c) All Others	$150	$150			N

[a] Fee for preparation of reports/formats that need to be generated by the City because they are not typically maintained. Amounts charged will include a pass-through of any vendor costs incurred.

[b] Maximum fees established by State/Federal agencies.

[c] See Roseville Municipal Code Fine Schedule and/or Roseville Municipal Bail Schedule.

Revenue and Finance Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Finance Administrative Fee - Special Financing District Formation or Annexation	$2,500	$2,500	per request	[a]	N

[a] Amount represents initial, upfront fee amount collected. Additional fees will apply depending on district type and requested action.

City of Roseville
Schedule of User and Regulatory Fees

Revenue and Finance Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Short Term Rental Application Fee	$185	$185	per application		N
2	Short Term Rental Renewal Fee	$85	$85	per application		N
3	Delinquent fee (percentage of renewal fee)	60% (or $51)	60% (or $51)		[a]	N

[a] Delinquent fees are charged if the renewal fee is received more than 30 days past original expiration date.

Utility Customer Billing, Accounting, and Service Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Y'rly In'fltr
1	Reestablishment Fee - Residential Electric			
	a) During Normal Hours	$40	$40	N
	b) After Hours	$85	$85	N
2	Reestablishment Fee - Commercial Electric			
	a) During Normal Hours	$150	$150	N
	b) After Hours	$175	$175	N
3	Reestablishment Fee - Water	$150	$150	N
4	Returned Check/ABD/ACH Fee (for first dishonored check or EFT)	$25	$25	N
5	Subsequent Returned Check/ABD/ACH Fee (after the first dishonored check or EFT)	$35	$35	N
6	Late Payment Fee	5% of late balance	5% of late balance	N
7	Unauthorized Service Reconnect Fee	$50	$50	N
8	Utility Bill Reprint Fee	$1	$1	N
9	Access Fee	$50	$50	N
10	Same Day Service	Equal to Reestablishment Fee	Equal to Reestablishment Fee	N

Planning (Entitlement) Fees

	Fee Description	FY 21-22 Fixed Fee	FY 21-22 Deposit	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
	Appeals						
1	Planning Director's Decision	$1,570		$1,648		[a]	Y
2	PC/DC Decision to City Council	$1,470		$1,543		[a]	Y
	Annexations						
1	Annex/PZ/Detach/SOI		$20,000		$20,000		Y
	Development Agreements (DA)						
1	Adoption of DA		$20,000		$20,000		Y
2	Amendment of DA		$20,000		$20,000		Y
3	Associated with Affordable Housing	$2,860		$3,003			Y
4	Associated with Single Topic Item	$6,472		$6,796			Y
5	Development Agreement Review/Compliance Fee	$1,834		$1,925		[b]	Y
	Environmental Review						
1	Exemption Without Initial Study	$399		$419			Y
2	Exemption With Initial Study	$972		$1,021			Y
3	Negative Declaration with No Mitigation	$1,493		$1,567			Y
4	Tiered Negative Declaration with Mitigation	$2,974		$3,122			Y
5	EIR Deposit		$20,000		$20,000		Y
	General Plan Amendment (GPA)						
1	GPA 10 Acres or Less, Map/Text		$10,000		$10,000		Y
2	GPA 10+ Acres, Map/Text		$17,000		$17,000		Y
3	GPA - Text Policy Amend		$15,000		$15,000		Y
	Public Utility Easement Abandonment						
1	Summary Vacation	$3,306		$3,472			Y
2	General Vacation	$4,934		$5,181			Y
	Signs						
1	Standard Sign Permit	$274		$288			Y
2	Planned Sign Permit Program	$1,115		$1,171			Y
3	Sign Permit/Program - Public Hearing Required	$2,399		$2,519			Y
4	Administrative Permit for Sign Exception (Variance)	$2,209		$2,320			Y
5	PSP Minor Modification	$313		$329			Y
	Specific Plan Amendment (SPA)						
1	SPA Adoption, Map/Text		$30,000		$30,000		Y
2	SPA 10 Acres or Less, Map/Text		$10,000		$10,000		Y
3	SPA 10+ Acres, Map/Text		$20,000		$20,000		Y
4	SPA Text/Policy Deposit		$15,000		$15,000		Y
	Subdivisions/Condominiums						
1	Grading Plan - Minor	$3,445		$3,617			Y
2	Grading Plan - Major		$8,000		$8,000		Y
3	Lot Line Adjustment	$3,445		$3,617			Y
4	Extension to a Tentative Map	$3,445		$3,617			Y
5	Voluntary Merger	$3,445		$3,617			Y
6	Reversion to Acreage	$5,030		$5,282			Y
7	Minor Modification to a Tentative Map		$2,000		$2,000		Y
8	Major Modification to a Tentative Map		$10,000		$10,000		Y
9	Tentative Parcel Map, 4 or Fewer Lots		$6,000		$6,000		Y
10	Tentative Parcel Map, 5 - 99 Lots		$11,000		$11,000		Y
11	Tentative Parcel Map, 100 - 499 Lots		$16,000		$16,000		Y
12	Tentative Parcel Map, 500+ Lots		$24,000		$24,000		Y

Planning (Entitlement) Fees

	Fee Description	FY 21-22 Fixed Fee	FY 21-22 Deposit	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
	Zoning Ordinance Entitlements						
1	Administrative Permit	$1,376		$1,445			Y
2	Conditional Use Permit		$9,000		$9,000		Y
3	CUP Modification		$5,000		$5,000		Y
4	CUP Extension	$6,114		$6,419			Y
5	Design Review Permit (DRP)		$8,000		$8,000		Y
6	DRP - Modification		$5,000		$5,000		Y
7	DRP - Extension	$5,528		$5,804			Y
8	DRP - Minor	$233		$244			Y
9	DRP - Additions or New Construction (DTSP Only)	$233		$244			Y
10	DRP - Façade Improvements (DTSP Only)	$233		$244			Y
11	DRP - Predesign (DTSP Only)	$233		$244			Y
12	DRP - Residential Subdivision with Other Permit	$6,114		$6,419			Y
13	Flood Encroachment Permit		$8,000		$8,000		Y
14	MPP Stage 1 or Stages 1 & 2		$20,000		$20,000		Y
15	MPP Modification		$7,000		$7,000		Y
16	MPP Stage 2, Extend of Stage 1 and/or 2		$7,000		$7,000		Y
17	MPP Administrative Modification	$1,789		$1,879			Y
18	Planned Development Permit		$11,000		$11,000		Y
19	TP Admin - Approved at Public Counter	$229		$240			Y
20	TP - Req. Public Hearing for SFD or 10 Trees or Less	$4,127		$4,333			Y
21	TP - Req. Public Hearing for DRP/TM or 11+ Trees	$6,354		$6,671			Y
22	Administrative Variance	$1,375		$1,443			Y
23	Variance to Develop Standards - Req. Public Hearing	$4,604		$4,834			Y
24	Variance to Parking Standards	$5,791		$6,081			Y
25	Wireless Telecommunications Facilities Permit		$1,200		$1,200		Y
26	Zoning Clearance	$157		$165			Y
27	Zoning Interpretation - Hearing Required	$3,650		$3,832			Y
28	Zoning Interpretation - Non Hearing Item	$143		$150			Y
	Zoning Ordinance Amendments						
1	Ordinance Text Amend (Zoning, Subdivision, Sign)		$10,000		$10,000		Y
2	Zoning Map Change (RZ) 10 Acres or Less		$10,000		$10,000		Y
3	Zoning Map Change (RZ) 10+ Acres		$17,000		$17,000		Y
	Other						
1	Pre-Application Meetings		$4,000		$4,000	[c]	Y
2	New Non-Residential Plan Check	15% of Bldg PC		15% of Bldg PC		[d]	N
3	Commercial Plan Check - TI	$175		$184		[d]	Y
4	Change of Address Fee			$460			Y
5	Street Name Change Fee			$828			Y
6	Planning Department Plot Plan Review (Bundles of 10)	$175		$184			Y
7	Radius List Prep-Previously Developed Area	$145		$152			Y
8	Preparation Undeveloped Area/Mailing	$373		$392			Y
9	Farmer's Market Permit	$547		$575			Y
10	Home Occupation Permit	$157		$165			Y
11	Parking In-Lieu Fee (DTSP Only)	$9,680		$9,680		[e]	N
12	In-Lieu Tree Mitigation Fee (Per Inch)	$124		$124		[f]	N
13	CUP - Vernon St. and Historical District Only	$1,566		$1,644			Y
14	Technology Fee	3.0%		3.0%			N

Planning (Entitlement) Fees

Fee Description	FY 21-22 Fixed Fee	FY 21-22 Deposit	FY 22-23 Fixed Fee	FY 22-23 Deposit	Note	Y'rly In'fltr
Full Cost Deposits and Deposit Replenishment						

Applicants for Full Cost Entitlement Applications shall pay for all City staff time required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule (as determined by the Development Services Director) will be subject to a full cost reimbursement agreement to be approved by the City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Initial deposits as shown on the fee schedule will be collected and held by the City in a deposit account at the time the application is submitted. The cost of staff time will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.

When more than one Full Cost application is submitted, the sum total of the initial full cost deposit amount can be reduced by 20%.

Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. The deposit account will be held open for 90 days after project approval for City to complete any miscellaneous clean up items and to account for all project related costs. Any deposit amounts remaining after final project close out will be returned to applicant. In the event that the deposit account is exhausted prior to final close out, the balance owed to the City will be credited against the plan check and inspection fee deposit at time of improvement plan review.

As may be required by the Development Services Department for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

** Note regarding annual inflationary adjustment: The Initial deposit amounts will not be inflated annually, but the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

Planning (Entitlement) Fees

Refund Policy
Application fees are not refundable except as follows: A. Refund of 100% shall be made if a determination is made by the Development Services Director that the permit and associated fee are not required by the City of Roseville Municipal Code or adopted City Resolution. B. If an applicant requests to withdraw a fixed fee application prior to the PEM, refund of 50% of the applicable fee shall be refunded. C. No refund of application fees shall be made after a Project Evaluation Meeting has been held, unless a fee waiver is approved by the Roseville City Council.

[a] Appeals - This fee reimburses the administrative costs associated with an appeal. Applicants for Citywide Full Cost Entitlements shall continue to pay for all City staff time and materials, consistent with the full cost reimbursement agreement, required to complete the processing of an application in the event of an appeal.

[b] Development Agreement Review/Compliance Fee pertains to individual development agreements. Fee will be distributed to landowners on a pro-rata basis.

[c] Pre Application Meetings – The City will provide up to 2 meetings with staff to discuss the initial project review and City policies relative to the proposed project. Additional meetings and staff review prior to a formal application shall be billed on a time and material basis. The project proponent will be asked to submit the pre application deposit and a full cost reimbursement agreement. Staff will record all time against the deposit account. Balances remaining in the deposit account will be applied to the application deposit account or refunded within 60 days. Negative balances will be due in full along with the application deposit or fee at time of Entitlement Application submittal.

[d] Non-Residential - Per Building Code, this includes Commercial and Multi-family developments. Plan Check Fees to be assessed as part of Building Department Plan Check Fee. This fee shall be 15% of the building Plan Check Fee for New Non-Residential construction (Commercial and Multi-family). Fee to be collected with Building's Plan Check Fee.

[e] Parking In-Lieu Fee is an optional fee that non-residential uses in the Downtown Specific Plan Area can utilize instead of providing required parking on-site. Fees for the 1st stall will be 10% of the parking in-lieu fee, 2nd stall 25%, 3rd Stall 50%, 4th stall 75% and 5 or more stalls 100% of the in-lieu fee.

[f] In-Lieu Tree Mitigation Fee for the removal of protected trees is calculated per inch of the diameter at breast height of the tree.

Development Services Engineering and Encroachment Permit Fees

	Fee Description	FY 21-22 Fee	Initial Deposit	FY 22-23 Fee	Initial Deposit	Fee Paid	Bond Amount [a]	Note	Y'rly In'fltr
1	Final Subdivision Map	Billed hourly based on total labor hrs	$2,500 plus $10 per lot	Billed hourly based on total labor hrs	$2,500 plus $10 per lot	At submittal			Y
2	Final Parcel Map								
	a) base fee	$1,455		$1,528		At submittal		[b]	Y
	b) per lot fee	$58		$61		At submittal		[b]	Y
3	Lot Line Adjustment (per adjusted line)	$262		$275		At submittal		[c]	Y
4	Improvement Plan Check/Inspection	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	2.5% at submittal 2.5% at plan approval	100% of improvements		Y
5	Grading Plan								
	a) Subdivision, Commercial, or Industrial Sites	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	Billed hourly based on total labor hrs $1,000 minimum	5% of Eng. cost est. 2.5% at submittal 2.5% at plan approval	2.5% at submittal 2.5% at plan approval	10% of erosion control and grading		Y
	b) All Other Sites								
	i) Up to 500 Cubic Yards	$349	$100 at submittal	$367	$100 at submittal	$100 at submittal remainder due at permit issuance	10% of erosion control and grading		Y
	ii) Greater than 500 Cubic Yards	Billed hourly based on total labor hrs	$1,000 at submittal	Billed hourly based on total labor hrs	$1,000 at submittal	$1,000 at submittal balance due prior to final signoff	10% of erosion control and grading		Y
6	Encroachment Permit:								
	a) Dumpster	$70		$73		At submittal	$0		Y
	b) Sidewalk	5% of Project Cost $70 minimum		5% of Project Cost $150 minimum		At submittal	$1,000 / contractor		N
	c) Driveway	5% of Project Cost $70 minimum		5% of Project Cost $150 minimum		At submittal	$500/resident $1,000/c'ntrctr		N
	d) Lane Closure	$175		$183		At submittal	$0		Y
	e) Swim Pool Access	$175		$183		At submittal	TBD by Director		Y
	f) Monitoring Wells	5% of Project Cost $70 minimum		5% of Project Cost $150 minimum		At submittal	$2,000 per well		N
	g) All Others	Billed hourly based on total labor hrs	5% of Eng. cost est. 2.5% at submittal 2.5% at plan appr'vl; $1,000 minimum	Billed hourly based on total labor hrs	5% of Eng. cost est. 2.5% at submittal 2.5% at plan appr'vl; $1,000 minimum	2.5% at submittal 2.5% at plan appr'vl	100% of improvements		Y
7	Technology Fee	3% of permit fee		3% of permit fee		At permit issuance			N

** Note regarding annual inflationary adjustment: The Initial deposit amounts will not be inflated annually, but the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Bond amounts paid at permit issuance.

[b] Final parcel map fee collected as base fee plus per lot fee.

[c] Lot line adjustment fee is fee for each adjusted line.

Trench Cut Recovery Fees

	Fee Description	FY 21-22 Permit Fee	FY 21-22 Trench Cut Fee	FY 22-23 Permit Fee	FY 22-23 Trench Cut Fee	Cut Fee Unit	Note	Y'rly In'fltr
	Trench Cuts Requiring Pmt. of Admin. Permit Fee Only							
1	Street scheduled for resurfacing within next fiscal year	$349	$0.00	$367	$0.00			Y
2	Proposed excavation includes an overlay	$349	$0.00	$367	$0.00			Y
3	Proposed excavation for a CIP	$349	$0.00	$367	$0.00			Y
4	Street pavement quality index (PQI) 0-4	$349	$0.00	$367	$0.00			Y
	All Other Trench Cuts							
5	Longitudinal Cut							
	a) Cut within 3' of lane line							
	i) PQI: 4.1 - 6.5	$349	$15.08	$367	$15.84	per LF		Y
	ii) PQI: 6.6 - 8.4	$349	$20.11	$367	$21.12	per LF		Y
	iii) PQI: 8.5 or greater	$349	$25.14	$367	$26.40	per LF		Y
	b) Cut within one lane width							
	i) PQI: 4.1 - 6.5	$349	$11.31	$367	$11.88	per LF		Y
	ii) PQI: 6.6 - 8.4	$349	$15.08	$367	$15.84	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$349	$18.86	$367	$19.80	per LF	[a]	Y
6	Traverse Cut							
	i) PQI: 4.1 - 6.5	$349	$9.20	$367	$9.66	per LF		Y
	ii) PQI: 6.6 - 8.4	$349	$12.26	$367	$12.87	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$349	$15.31	$367	$16.08	per LF	[a]	Y
7	Cut is a Patch							
	i) PQI: 4.1 - 6.5	$349	$10.18	$367	$10.69	per LF		Y
	ii) PQI: 6.6 - 8.4	$349	$13.58	$367	$14.25	per LF		Y
	iii) PQI: 8.5 or greater *(moratorium street)*	$349	$16.97	$367	$17.82	per LF	[a]	Y

[a] Moratorium streets require director approval for trenching.

Building Fees

A. Construction Valuation Table - Table A is the construction valuation table adopted for the purpose of establishing permit fees as construction valuation is a factor in the cost of providing permitting services. These valuations correlate to the square footage costs of permitting, plan review, and inspection services based upon the hourly rate for building services identified in this fee schedule.

Table A - Construction Valuation

	Group	FY21/22 Valuation		FY22/23 Valuation		Unit	Y'rly In'fltr
		A	B				
1	A-1 Assembly, theaters, with stage	$93.60	$46.80	$93.60	$46.80	per SF	N
2	A-1 Assembly, theaters, without stage	$93.60	$46.80	$93.60	$46.80	per SF	N
3	A-2 Assembly, nightclubs	$93.60	$46.80	$93.60	$46.80	per SF	N
4	A-2 Assembly, restaurants, bars, banquet halls	$111.80	$55.90	$111.80	$55.90	per SF	N
5	A-3 Assembly, churches	$93.60	$46.80	$93.60	$46.80	per SF	N
6	A-3 Assembly, general, community halls, libraries, museums	$88.40	$44.20	$88.40	$44.20	per SF	N
7	A-4 Assembly, arenas	$105.30	$52.65	$105.30	$52.65	per SF	N
8	B Business	$88.40	$44.20	$88.40	$44.20	per SF	N
9	E Educational	$94.90	$47.45	$94.90	$47.45	per SF	N
10	F-1 Factory and Industrial, moderate hazard	$49.40	$24.70	$49.40	$24.70	per SF	N
11	F-2 Factory and Industrial, low hazard	$49.40	$24.70	$49.40	$24.70	per SF	N
12	H-1 High Hazard, explosives	$49.40	$24.70	$49.40	$24.70	per SF	N
13	H-2,3,4 - High Hazard	$49.40	$24.70	$49.40	$24.70	per SF	N
14	H-5 - HPM	$79.30	$39.65	$79.30	$39.65	per SF	N
15	I-1 Institutional, supervised environment	$126.72	$63.36	$126.72	$63.36	per SF	N
16	I-2 Institutional, hospitals	$131.29	$65.65	$131.29	$65.65	per SF	N
17	I-2 Institutional, nursing homes	$249.09	$124.55	$249.09	$124.55	per SF	N
18	I-3 Institutional, restrained	$145.80	$72.90	$145.80	$72.90	per SF	N
19	I-4 Institutional, day care facilities	$126.72	$63.36	$126.72	$63.36	per SF	N
20	M Mercantile	$62.40	$31.20	$62.40	$31.20	per SF	N
21	R-1 Residential, hotels	$97.50	$48.75	$97.50	$48.75	per SF	N
22	R-2 Residential, multiple-family	$100.18	$50.09	$100.18	$50.09	per SF	N
23	R-3 Residential, one- and two-family	$110.00	$55.00	$110.00	$55.00	per SF	N
24	R-4 Residential, care/assisted living facilities	$106.60	$53.30	$106.60	$53.30	per SF	N
25	S-1 Storage, moderate hazard	$42.90	$21.45	$42.90	$21.45	per SF	N
26	S-2 Storage, low hazard	$41.60	$20.80	$41.60	$20.80	per SF	N
27	U Utility, miscellaneous	$32.50	$16.25	$32.50	$16.25	per SF	N

Building Fees

B. Determination of Construction Valuations - The building official shall determine construction valuations as follows:

1 **New Construction.** New construction shall be based upon the square footage of the proposed project multiplied by the amount stated in **Column A of Table A** corresponding to the occupancy group, as determined by the building official, for a total construction value.

2 **Improvements.** Improvements to existing buildings shall be based upon the square footage of the proposed improvements multiplied by the amount stated in **Column B of Table A** corresponding to the occupancy group, as determined by the building official, for a total construction value.

C. Commercial Building Valuations - Minimum commercial building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1 **Tenant Improvements Processed Over the Counter (OTC Permits).** Tenant Improvement OTC permits shall have a minimum valuation of $8,000.

2 **Tenant Improvements Requiring Plan Submittal.** Tenant Improvements (TIs) requiring plan submittal shall have a minimum valuation based upon Column B of Table A. For purposes of this section, a tenant improvement is defined as any improvement, maintenance or other updating on commercial property; improvement, maintenance or other updating on multi-family property; improvement, maintenance or other updating on residential care facilities and model home sales complexes, including sales trailers.

3 **Commercial Photovoltaic.** Commercial photovoltaic permits shall be based on a set valuation of $40,000.

4 **Electrical Service Upgrade.** Electrical service upgrade permit fees shall have a minimum valuation of $3,000.

5 **Commercial Reroofing.** Commercial reroofing permits shall have a minimum valuation of $423.17 per 100 square feet of roof area or a total minimum valuation of $20,000.

6 **OTC Permits for Commercial Projects.** OTC permits for commercial projects such as demolition, electrical, mechanical, plumbing and other work not otherwise defined shall have a minimum valuation of $3,000.

7 **OTC Permits for Commercial Projects.** OTC permits for commercial projects such as demolition, electrical, mechanical, plumbing and other work not otherwise defined shall have a minimum valuation of $3,000.

8 **Cell Towers - Change out of Antennas Only.** Cell towers requiring change-out of antennas only shall be considered a TI remodel with a minimum valuation of $3,000.

9 **Cell Towers - Major Remodel.** Cell towers undergoing a major remodel shall have a minimum valuation of $8,000.

10 **Shelves and Racking.** Permits for shelves and racking shall be considered a TI remodel. Construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

11 **Stucco or Siding on Multi-Family.** For permits for stucco or siding on multi-family units, construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the linear footage of exterior home and garage x 1 SF (= remodel SF) by the amount stated in Column B of Table A for the R-2, Residential Multi-Family Occupancy Group.

12 **Stair Repair on Multi-Family.** For permits for stair repair on multi-family units, construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage of the stair area(s) x number of floors of the building(s) by the amount stated in Column B of Table A for the R-2, Residential Multi-Family Occupancy Group.

13 **Pool Replaster and Repairs.** For permits for commercial pool replaster and/or repairs, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the pool square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

14 **Electronic Gates.** For permits for electronic gates, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the lineal footage of the gate and replacement fence x 1 SF (=SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

15 **Facade Remodel.** For permits for facade remodel, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the lineal footage of the facade x 1 SF (=SF) by the amount stated in Column B of Table A for the Occupancy Group listed on the certificate of occupancy.

16 **Spray Booth.** For permits for spray booth installation, the construction valuation for fee setting purposes shall be the GREATER OF $8,000 OR the construction valuation calculated by multiplying the square footage of the booth area by the amount stated in Column B of Table A for the F, Factory and Industrial Occupancy Group.

17 **Parking Lot Restriping: Site Work.** Permits for parking lot restriping shall have a minimum valuation of $8,000.

Building Fees

18 **ADA Upgrades.** Permits for ADA upgrades shall have a minimum valuation of $8,000.

19 **Barrier Removal.** Permits for barrier removal shall have a minimum valuation of $8,000.

20 **Crane install runways.** Permits for crane install runways shall have a minimum valuation of $8,000.

21 **Construction Trailer.** For permits for construction trailers hooking up to water/sewer and/or electric, the construction valuation for fee setting purposes shall be calculated by multiplying the trailer square footage by the amount stated in Column B of Table A for the B, Business Occupancy Group.

22 **Commercial Charging Station.** For permits for commercial charging stations, the construction valuation for fee setting purposes shall be based on the construction valuation provided by the applicant with a minimum valuation of $8,000.

23 **Emergency Generator to Cell Site.** Permits for emergency generators to cell sites shall have a minimum valuation of $8,000.

24 **Pumpkin Lot/Tree Lot.** Permits for pumpkin or tree lots shall have a minimum valuation of $8,000.

D. Residential Building Valuations - Minimum residential building valuations are stated below for the purposes of establishing minimum permit fees to cover the cost of service for the project listed. The higher valuation shall be assessed unless otherwise stated.

1 **Custom, Non-listed Patio Covers.** Custom, non-listed patio covers shall have minimum valuation based upon new construction valuation of Column A of Table A.

2 **Pre-Engineered, Listed Patio Covers.** Pre-engineered, listed patio covers shall have a set valuation of $3,000 for the purposes of establishing the building permit fee. The patio construction contract valuation shall be reported on the permit application if such amount exceeds $3,000.

3 **Swimming Pools.** Swimming pools shall have a set valuation of $25,000 for the purposes of establishing the building permit fee. The swimming pool construction contract valuation shall be reported on the permit application if such amount exceeds $25,000.

4 **Residential Remodel.** Residential remodel permits shall have a minimum valuation based upon Column B of Table A.

5 **Residential Additions.** Residential additions shall have a minimum valuation based upon Column A of Table A (new construction).

6 **Combination of Residential Remodel and Residential Addition.** With respect to a permit application for a combination residential remodel and residential addition subsection (D)(3) shall apply with respect to the residential remodel portion and subsection (D)(4) shall apply with respect to the residential addition (new construction) portion for a total construction valuation for the permit.

7 **Photovoltaic.** Photovoltaic permits shall be based upon a set valuation of $18,000 for the purposes of establishing the permit fee.

8 **Reroof.** Reroof permits for residential structures shall have a minimum valuation of $239.49 per 100 square feet of roof area or a total minimum valuation of $2,400.

9 **Plumbing OTC Permits.** OTC permits pertaining to plumbing shall have a minimum valuation of $900.

10 **Mechanical, Electrical, Car Charging Stations, Demolition and Other OTC Permits Not Specified in this Section.** OTC permits for mechanical, electrical, car charging stations, demolition, and other permits not specified in this section shall have a minimum valuation of $2,400.

11 **Stucco or Siding.** For permits for stucco or siding on residential units, construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the linear footage of exterior home and garage x 1 SF (= remodel SF) by the amount stated in Column B of Table A for the R-3, Residential, One- and Two-Family Occupancy Group.

12 **Fence or Retaining Wall.** For permits for residential fences or retaining walls, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the linear footage of fence or wall x 1 SF (= SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

13 **Windows.** Permits for residential windows shall have a minimum valuation of $2,400.

14 **Freestanding Fireplace.** Permits for a freestanding fireplace shall have a minimum valuation of $2,400.

15 **BBQ.** Permits for a barbeque (BBQ) shall have a minimum valuation of $2,400.

16 **Pool Replaster and Repairs.** For permits for residential pool replaster and/or repairs, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the pool square footage by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

Building Fees

17 **Shed.** For permits for residential sheds, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the square footage of the shed (= SF) by the amount stated in Column A of Table A for the U, Utility, Miscellaneous Occupancy Group.

18 **Deck Repair.** For permits for deck repair, the construction valuation for fee setting purposes shall be the GREATER OF $2,400 OR the construction valuation calculated by multiplying the square footage of the deck area being repaired (= SF) by the amount stated in Column B of Table A for the U, Utility, Miscellaneous Occupancy Group.

19 **Fire Repair.** For permits for residential fire repair, the construction valuation for fee setting purposes shall be calculated in the same manner as a residential remodel.

Building Fees

E. Permit Fees - Subject to any applicable minimum permit fees stated elsewhere in this schedule, Table B and B.1, shall apply for the purpose of establishing minimum permit fees.

Table B - Permit Fees

Total Valuation	FY 21-22 Permit Fee				FY 22-23 Permit Fee				Y'rly In'fltr
$1 to $500	$58.20				$61.10				Y
$501 to $1,000	$58.20	for the first $500	plus	$2.91 for each add'l $100 or fraction thereof, to and including $1,000	$61.10	for the first $500	plus	$2.94 for each add'l $100 or fraction thereof, to and including $1,000	Y
$1,001 to $3,000	$72.75	for the first $1,000	plus	$3.20 for each add'l $100 or fraction thereof, to and including $3,000	$75.82	for the first $1,000	plus	$3.24 for each add'l $100 or fraction thereof, to and including $3,000	Y
$3,001 to $25,000	$136.75	for the first $3,000	plus	$12.80 for each add'l $1,000 or fraction thereof, to and including $25,000	$140.53	for the first $3,000	plus	$12.94 for each add'l $1,000 or fraction thereof, to and including $25,000	Y
$25,001 to $50,000	$418.35	for the first $25,000	plus	$10.47 for each add'l $1,000 or fraction thereof, to and including $50,000	$425.23	for the first $25,000	plus	$10.59 for each add'l $1,000 or fraction thereof, to and including $50,000	Y
$50,001 to $100,000	$680.10	for the first $50,000	plus	$7.27 for each add'l $1,000 or fraction thereof, to and including $100,000	$689.88	for the first $50,000	plus	$7.35 for each add'l $1,000 or fraction thereof, to and including $100,000	Y
$100,001 to $500,000	$1,043.60	for the first $100,000	plus	$5.81 for each add'l $1,000 or fraction thereof, to and including $500,000	$1,057.39	for the first $100,000	plus	$5.88 for each add'l $1,000 or fraction thereof, to and including $500,000	Y
$500,001 to $1,000,000	$3,367.60	for the first $500,000	plus	$4.37 for each add'l $1,000 or fraction thereof, to and including $1,000,000	$3,407.04	for the first $500,000	plus	$4.42 for each add'l $1,000 or fraction thereof, to and including $1,000,000	Y
$1,000,001 and up	$5,552.60	for the first $1,000,000	plus	$2.33 for each additional $1,000 or fraction thereof	$5,616.14	for the first $1,000,000	plus	$2.35 for each additional $1,000 or fraction thereof	Y

Production Home Permit Fees - Building permits for production homes (those homes that are one and two family homes having an approved master plan, which is a complete set of building plans from which multiple homes may be constructed) shall have a minimum permit fee as calculated in Table B.1.

Table B.1 - Production Home Permit Fees

Total Valuation	FY 21-22 Permit Fee				FY 22-23 Permit Fee				Y'rly In'fltr
$0 to $120,000	$1,376.93				$1,445.77				Y
$120,001 and up	$1,376.93	for the first $120,000	plus	$9.31 for each add'l $11,000 or fraction thereof	$1,445.77	for the first $120,000	plus	$9.78 for each add'l $11,000 or fraction thereof	Y

Building Fees

F. Administration Fee - In addition to the permit fee, an administration fee is established for the city to recover the cost of permit application processing, permit issuance, and plan review and shall be applied as follows:

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Y'rly In'fltr
1	Permits Requiring Plan Submittal for Review	95% of the Building Permit Fee	95% of the Building Permit Fee	N
2	Over the Counter Permits Requiring Minimal or No Plan Review	25% of the Hourly Rate or Actual Cost (for time in excess of 1/2 hour)	25% of the Hourly Rate or Actual Cost (for time in excess of 1/2 hour)	N
3	Tenant Improvement Environmental Utilities Review			
	a) Same Use[1]	$358	$376	Y
	b) Change of Use[2]	$977	$1,026	Y
4	Production Home Permits	37% of the Building Permit Fee	37% of the Building Permit Fee	N
5	Plans Submitted for the Purposes of Being Mastered	95% of the Building Permit Fee (based on SF valuation of proposed design)	95% of the Building Permit Fee (based on SF valuation of proposed design)	N
6	Emergency Water Heater Repair	Exempt From the Admin Fee (allocated one inspection visit. If add'l visits are required re-inspection fees apply for add'l visits)	Exempt From the Admin Fee (allocated one inspection visit. If add'l visits are required re-inspection fees apply for add'l visits)	N

Determination of Tenant Improvement (TI) Environmental Utilities Review Fee:

[1]"Same Use" fee applies to any tenant improvement that requires review (by applicable statute) by the Placer County Department of Environmental Health (typical uses include restaurants, hair salons, and medical/dental offices), or tenant improvements that result in changes to equipment such as (but not limited to) triple compartment sinks, sewer lines within kitchen and maintenance areas, grease waste capturing equipment and tanks, water services including fire, domestic and irrigation, and exterior trash enclosures, etc. The fee does not apply to tenant improvements that do not involve new or modifications to existing plumbing. Examples of tenant improvements where the same use fee would not apply include: addition of new fixtures (sinks, toilets, etc) where no modification to plumbing is proposed, and addition or relocation of interior walls where no new or modification to existing plumbing is proposed. The fee shall also not apply to minor tenant improvements charged the minimum building permit fee based on project valuation.

[2] "Change of Use" fee applies to tenant improvements that result in a change from one use to another, such as (but not limited to) office/retail to restaurant, or office/retail to dental/medical office. The change in use fee also applies to plan review of modifications to commercial landscaping for compliance with water efficient landscape requirements.

Building Fees

G. Additional Time and Materials Fees and Refunds and Appeals - Building permits are subject to additional time and material fees where the cost of service provided by city exceeds the amount collected at application. Such fees shall be calculated as follows:

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Additional Services (1/2 hour minimum)	$190	$190	per hour	[a]	Y
2	Re-inspections (per scheduled stop)	$111	$111	per stop	[b]	Y
3	Inspections Outside of Normal Business Hours	$190	$190	per hour	[c]	Y
4	Work Commenced without a Permit	$190	$190	minimum	[d]	Y
5	Certificate of Occupancy (1 hour minimum)	$190	$190	per hour	[e]	Y
6	Permit Extension or Reinstatement of an Expired Permit	$190	$190	per hour	[f]	Y
7	Third Party Plan Review (fee is in addition to City Administration Fee in Section F)	pass through of consultant fee	pass through of consultant fee		[g]	N
8	Fees for Services Not Listed in this Schedule	Actual Cost	Actual Cost		[h]	N
9	Refunds and Appeals					
	a) Fees erroneously paid by applicant or collected or charged by the agency	100% refund	100% refund		[i][l]	N
	b) When no work has been commenced	up to 75% refund	up to 75% refund		[j][l]	N
	c) Expired permit applications and permits	0% refund	0% refund		[k][l]	N

[a] Additional Services (e.g. administrative and plan review) Fees shall be assessed at time of permit issuance and/or prior to final inspection at application. Additional service is defined as follows:

1. Plan Reviews in excess of three (3) submittals to city for review and approval.

2. Plan Review by city departments other than the development services department for projects affecting other City services and not covered by any fees set forth in this section.

3. Other staff time and resources for the purposes of facilitating and approving permit applications and permits.

4. Expedited plan review, when available, and additional resources required to facilitate the expedited plan review process, including consultants and/or other city departments and divisions whose assistance is required for plan approval.

[b] Re-inspections may be assessed based on any of the following:

1. Inspections which are not ready at the time of the scheduled inspection, as determined by a city inspector.

2. Failure by applicant to complete inspection items from previous correction notices.

3. Inspections additional to the inspection with respect to emergency water heater permits.

[c] Inspections outside of normal business hours will be subject to a 2-hour minimum for evening work and a 4-hour minimum for weekend work.

[d] Whenever any work for which a permit is required has been commenced without first applying for a building permit and receiving permission by the building official, a minimum fee for investigation and administration shall be assessed in addition to the full cost of any required permits.

[e] The fee for a certificate of occupancy shall be a minimum of one hour, and any additional costs beyond one hour of staff time to approve such certificates.

[f] Permit applications and permits shall expire per the provisions of the California Building Code. Reinstatement and extensions may be granted provided that all costs incurred by the city to date of the request are paid for by the permit applicant. For this purpose, cost is defined as the hours expended for review and administration multiplied by the hourly rate.

[g] Third party plan review, when available, shall be assessed and paid at time of permit application. The fee for this service is the hourly or flat rate charged by the consulting firm performing the review. This fee is in addition to the permit Administration Fees identified in "Section F" of this fee schedule for the additional resources required to facilitate the process.

[h] Fees for services not otherwise listed in this schedule shall be determined by the building official and based upon the actual cost of providing the service.

[i] The building official may authorize refunding of any fee paid, or portion thereof, which was erroneously paid by applicant or collected by city.

Building Fees

[j] The building official may authorize refunding of not more than seventy-five percent (75%) of fees paid when no work has been done under a permit application or an issued permit in accordance with the adopted California Code of Regulations. In no case shall the refund exceed the cost of services provided to date of cancellation of permit issuance.

[k] Permit applications and building permits that have expired as defined in the California Building Code shall not be subject to any refund.

[l] A building permit applicant may, upon payment of the requested permit fees to city and otherwise complying with California Government Code Section 66022, protest the requested amount to the city council by lodging an appeal with the building official. City staff shall schedule the appeal to be heard by the city council as soon as reasonably practicable.

Building Fees

H. Technology Fee, General Plan Maintenance Fee, Strong Motion Impact Fee, SB 1473 Fee

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Note	Y'rly In'fltr
1	Technology Fee (applicable to building permits, fire permits, improvement plan, and entitlement fees)	3%	3%	[a]	N
2	General Plan Update Fee	$0.50 per $1,000 valuation, not to exceed $20,000	$0.50 per $1,000 valuation, not to exceed $20,000		N
3	Strong Motion Impact (SMI) Fee Calculation				
	a) Residential	$0.50 or valuation x .00013	$0.50 or valuation x .00013	[b]	N
	b) Commercial	$0.50 or valuation x .00028	$0.50 or valuation x .00028	[b]	N
4	Building Standards Administration Special Revolving Fund (SB 1473) Fee Calculation				
	Valuation:				
	a) $1 - $25,000	$1	$1	[b]	N
	b) $25,001 - $50,000	$2	$2	[b]	N
	c) $50,001 - $75,000	$3	$3	[b]	N
	d) $75,001 - $100,000	$4	$4	[b]	N
	e) Every $25,000 or fraction thereof above $100,000	Add $1	Add $1	[b]	N
5	"SCIP" Administrative Fee				
	a) Per Single Family Dwelling Permit	$496	$515	[c]	Y - See Note
	b) Per Non-Residential Building Permit	$1,388	$1,441	[c]	Y - See Note

[a] "Building permit" means the permit issued or required by the city for the construction or modification of any structure pursuant to and as defined by the building code. "Fire permit" means the permit issued or required by the city for the construction or ongoing operations of a structure or business pursuant to and as defined by the fire code. "Improvement plan" means the permit issued or required by the city for the construction of any public or private site improvements as defined by the city's improvement and construction standards. "Entitlement" means those approvals provided under Title 19, Zoning.

[b] Fee set by State.

[c] In accordance with Resolution No. 19-92, the Statewide Community Infrastructure Program "SCIP" Administrative Fee shall increase annually by 2% or the change in the consumer price index from October to October.

Building Fees

I. Findings Regarding Permit Fees for Residential Rooftop Solar Energy Systems - Pursuant to Section 66015 of the California Government Code (Fees for Rooftop Solar Energy Systems), the city council finds that the reasonable cost to issue a permit for a residential rooftop solar energy system exceeds $450 plus $15 per kilowatt (kW) for each kW above 15 because issuance of the permit requires all of the following:

1. One-half (1/2) hour administration time for application and data input
2. 1/2 hour administration time for permit issuance and one hour plan review time including up to two (2) submittals
3. Typically 2 inspections at a minimum of 1/2 hour of staff time
4. Other applicable fees assessed by the State of California and by the Roseville Electric Department pursuant to the Roseville Electric Solar Energy Program Meter Upgrade Charges, as amended from time to time

This higher fee results in a quick and streamlined approval process.

Development Impact Fee Deferral and SCIP Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Development Impact Fee Deferral					
	a) Residential	$297	$312	per deferral		Y
	b) Non-Residential					
	i) Administrative Fee	$831	$873	per deferral		Y
	ii) Interest Charge on Deferred Fees	equal to unearned interest based on City's 10-yr avg pooled interest rate	equal to unearned interest based on City's 10-yr avg pooled interest rate	per deferral	[a]	N

[a] Fee deferral will result in a loss of interest income on monies deferred over the construction timeframe. The interest charge is intended to cover these costs.

Housing Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Reconveyance Fee	$346	$359	per occurrence		Y
2	Subordination Fee	$402	$417	per occurrence		Y

Electric Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Solar Energy Program - Meter Upgrade Charges					
1	Residential PV Net-Meter	$782.02	$856.54			N
2	Business PV Net-Meter (<10kW system size)	$1,659.21	$2,028.76			N
3	Business PV Net & PBI Meter (10-100kW system size, up to 200amp PBI panel)	$2,715.88	$2,756.27		[a]	N
4	Business PV Net & PBI Meter (10-100kW system size, >200amp PBI panel)	$4,419.92	$4,535.68		[a]	N
5	Variance Review Request	$203.66	$211.40	per hour		N
6	Plan Reviews or Field Meets Exceeding the Initial and Subsequent Submittal Limit	$203.66	$211.40	per hour	[b]	N
	Other Service Fees					
7	Pedestal Meter Fee	$331.67	$584.35			N
8	Temporary Power Meter Set					
	a) Temp Power Meter Set Fee - Residential	$269.90	$584.35			N
	b) Temp Power Meter Set Fee - Commercial	Actual Cost	Actual Cost			N
9	Extension of Facilities	Actual Cost	Actual Cost			N
10	Svc Connections and Facilities on Customer's Premises	Actual Cost	Actual Cost			N
11	Meter Test					
	a) Test - More than six-months since prior test	$0.00	$0.00			N
	b) Test - Within six-months of meter install or prior test	Actual Cost	Actual Cost			N
12	Overhead-to-Underground Conversion of Overhead Utilities	Actual Cost	Actual Cost			N
13	Small Cell Plan Check Fee	$767.89	$782.12			N
14	Technology Fee	3%	3%			N

** Note regarding annual inflationary adjustment: For items billed at actual cost or items billed at average labor and material rates, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

* All meter upgrade costs must be paid prior to receiving interconnection approval to operate the PV system.

[a] Customer is required to supply a dedicated working phone line and monitoring for the duration of the PBI payment term. See the construction standards for phone line requirements.

[b] The initial and first resubmittal plan review and the initial and first resubmittal field inspections are included in the basic Meter Upgrade Charge.

Environmental Utilities Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Note	Y'rly In'fltr
	Water				
1	Construction Water				
	a) Fire Hydrant Application Fee	$257	$267		Y
	b) Usage Rate	Current rate per Ccf	Current rate per Ccf		N
	c) Meter and Backflow Rental				
	i) Monthly Rental Charge	$100	$104		Y
	ii) Initial Deposit	$1,500	$2,518		Y
2	Meter Installation	Actual Cost	Actual Cost		Y
3	Service Connections	Actual Cost	Actual Cost		Y
4	Tap	Actual Cost	Actual Cost		Y
5	Abandon Water Service Line	Actual Cost	Actual Cost		Y
6	Installation of Facilities in Subdivisions/Other Dev'lpmts	Actual Cost	Actual Cost		Y
	Water Conservation				
7	Water - Water Efficient Landscape Review	Actual Cost	Actual Cost		Y
	Backflow Prevention Inspection and Cross-Connection Control				
8	Backflow Prevention Assembly - Installation, Repair, Replacement	Actual Cost	Actual Cost	[a]	Y
9	Backflow Prevention Assembly - Reinspection Fee	$69	$71	[b]	Y
	Well Water				
10	Well Permit				
	a) First Well	$286	$296	[c]	Y
	b) Each Additional Well	$143	$148	[c]	Y
	c) Soil Boring (no well)	$286	$296		Y
	Sewer				
11	Private Sewage Disposal System - Plan Review and Inspection	Actual Cost	Actual Cost		Y
12	Building Sewers and Connections				
	a) Residential and Commercial Service	Actual Cost	Actual Cost		Y
	b) Service Establishments Producing Industrial Waste	Actual Cost	Actual Cost		Y
13	Review of Grease, Oil, and Grit Interceptors	Actual Cost	Actual Cost		Y
14	Rate-of-Flow Controller Facility				
	a) Installation	Actual Cost	Actual Cost		Y
	b) Re-inspection	Actual Cost	Actual Cost		Y
15	Industrial Waste Manhole - Plan Review and Inspection	Actual Cost	Actual Cost		Y
16	Closed Circuit TV for Inspection and Warranty Service	Actual Cost	Actual Cost		Y
17	Vactor Service for Cleaning of New Infrastructure for Final Acceptance	Actual Cost	Actual Cost		Y
18	Fabrication of Special Fittings	Actual Cost	Actual Cost		Y
19	Fats, Oils, and Grease Program (FOG) - Costs incurred by the City as a result of required on-site sampling and analysis	Actual Cost	Actual Cost		Y
20	FOG Program Violation Appeal Cost Reimbursement				
	a) Public Utilities Commission	Actual Cost	Actual Cost		Y
	b) City Council	Actual Cost	Actual Cost		Y
	Recycled Water				
21	Recycled Water - Cost of Meter and Installation	Actual Cost	Actual Cost		Y
22	Recycled Water for Construction				
	a) Fire Hydrant Application Fee	$257	$267		Y
	b) Usage Rate	Current rate per Ccf	Current rate per Ccf		N
	c) Meter Rental				
	i) Monthly Rental Charge	$100	$104		Y
	ii) Initial Deposit	$1,500	$2,090		Y
23	Recycled Water - Plan Review and Inspection	Actual Cost	Actual Cost		Y
	Industrial Wastewater				
24	On-Site Sampling	Actual Cost	Actual Cost		Y

Environmental Utilities Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Note	Y'rly In'fltr
	Other Fees				
25	Plan Review	Actual Cost	Actual Cost		Y
26	On-site Inspections	Actual Cost	Actual Cost		Y
27	Water Warranty Inspections	Actual Cost	Actual Cost		Y
28	Wastewater Warranty Inspections	Actual Cost	Actual Cost		Y
29	Cross Connection Testing	Actual Cost	Actual Cost		Y
30	Cross Connection Testing for Backflows	Actual Cost	Actual Cost		Y
31	Water Continuity Testing	Actual Cost	Actual Cost		Y
32	Spark Testing	Actual Cost	Actual Cost		Y
33	Mapping	Actual Cost	Actual Cost		Y
34	Standby	Actual Cost	Actual Cost		Y
35	Disposal of Chlorinated or Contaminated Water	Actual Cost	Actual Cost		Y
36	Tee Installation	Actual Cost	Actual Cost		Y
37	401 Transition Pipe	Actual Cost	Actual Cost		Y
38	Pipe Coating	Actual Cost	Actual Cost		Y

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Installation, repair, or replacement of a backflow prevention assembly shall be performed by a licensed contractor, or with customer approval, by City personnel. The cost to the City for materials and labor at the prevailing wage shall be paid by the owner or customer.
[b] Reinspection fee is the fee required to be paid upon finding by an inspector that the backflow prevention assembly is defective or not in compliance backflow prevention assembly standards.
[c] Fee is 50% refundable if denied.

Fire & Life Safety Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Permits to Operate (Type of Permit Activity)					
1	Amusement Building	$342	$356			Y
2	Carnivals and Fairs	$342	$356			Y
3	Combustible Dust Operations	$342	$356			Y
4	Covered Mall Buildings	$342	$356			Y
5	Exhibits and Trade Shows	$342	$356			Y
6	Explosives or Blasting Agents	$856	$890			Y
7	Mobile Fueling	$342	$356			Y
8	Recreational or Bon Fire	$172	$180			Y
9	Theatrical Fire Performance	$342	$356			Y
10	High Pile Storage	$342	$356			Y
11	Hot Work Operations	$342	$356			Y
12	Industrial Ovens	$342	$356			Y
13	Lumber Yards	$342	$356			Y
14	Misc. Combustible Storage	$342	$356			Y
15	Places of Assembly					
	a) Less than 300 occupant load	$342	$356			Y
	b) 300 - 999 occupant load	$514	$534			Y
	c) 1,000 or more occupant load	$684	$710			Y
16	Commercial Day Care Facility					
	a) 7 - 49 persons	$342	$356			Y
	b) 50 - 149 persons	$514	$534			Y
	c) 150 or more persons	$684	$710			Y
17	Institutional					
	a) Less than 6 patients	$342	$356			Y
	b) 6 or more patients	$514	$534			Y
	c) Detention facilities	$684	$710			Y
18	Apartments/Hotels/Motels					
	a) 3 - 16 units	$260	$270			Y
	b) 17 - 32 units	$342	$356			Y
	c) 33 or more units	$514	$534			Y
19	Large Family Day Care					
	a) Pre-inspection (at hourly rate)	$172	$180	per hour		Y
20	850 Inspections					
	a) 850 Inspection (at hourly rate)	$172	$180	per hour		Y
21	Residential Care Facilities					
	a) 7 or more residents	$514	$534			Y
	b) Pre-inspection (at hourly rate)	$172	$180	per hour		Y
22	Temporary Membrane Structures (Tents/Canopies)					
	a) 401 - 1,499 SF	$260	$270			Y
	b) 1,500 - 2,999 SF	$342	$356			Y
	c) 3,000 - 5,999 SF	$514	$534			Y
	d) 6,000 or more SF	$684	$710			Y
	Plan Review					
	• Including Inspection Service					
	• Plan Review Conducted by City Staff					
23	Fire Alarm System					
	a) New Installation	$1,536	$1,596			Y
	b) New installation with Two Way Communication	$1,536	$1,596			Y
	c) Tenant Improvement	$684	$710			Y
	d) Tenant Improvement: One Device Only	$172	$180			Y
	e) Large Project > 50 Notification Devices	$4,090	$4,246			Y
	f) High Rise	$6,132	$6,366			Y

Fire & Life Safety Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
24	Fire Sprinkler System - New Installation					
	a) 1 - 99 heads	$2,048	$2,126			Y
	b) 100 - 199 heads	$2,556	$2,654			Y
	c) 200 or more heads	$3,410	$3,540			Y
25	Fire Sprinkler System - Tenant Improvement					
	a) < 5 Sprinkler Heads Only	$172	$180			Y
	b) 6 - 50 heads	$684	$710			Y
	c) 51 or more heads	$1,366	$1,418			Y
26	Fire Stand Pipe System	$1,366	$1,418			Y
27	Fire Pump System	$2,556	$2,654			Y
28	Hood and Duct System					
	a) New System	$1,194	$1,240			Y
	b) Tenant Improvement	$344	$358			Y
29	Special Suppression System (Clean agent, Co2, etc.)	$1,706	$1,772			Y
30	Compressed Gas System					
	a) Hazardous Material	$684	$710			Y
	b) Medical Gas	$684	$710			Y
31	Smoke Management Systems	$4,090	$4,246			Y
32	Spray Booths (Includes fire protection system)	$1,366	$1,418			Y
33	Radio Amplification System	$4,090	$4,246			Y
	Plan Review • Including Inspection Service • Plan Review Conducted by City Approved Consultant					
34	Third Party Plan Review (fee is in addition to fees shown below in this section)	pass-through of consultant fee	pass-through of consultant fee		[a]	N
35	Fire Alarm System					
	a) New Installation	$1,036	$1,076			Y
	b) New Installation with Two Way Communication	$1,036	$1,076			Y
	c) Tenant Improvement	$460	$478			Y
	d) Large Project > 50 Notification Devices	$2,762	$2,868			Y
	e) High Rise	$4,138	$4,296			Y
36	Fire Sprinkler System - New Installation					
	a) 1 - 99 heads	$1,380	$1,434			Y
	b) 100 - 199 heads	$1,726	$1,792			Y
	c) 200 or more heads	$2,300	$2,388			Y
37	Fire Sprinkler System - Tenant Improvement					
	a) 6 - 50 heads	$460	$478			Y
	b) 51 or more heads	$922	$958			Y
38	Fire Stand Pipe System	$922	$958			Y
39	Fire Pump System	$1,726	$1,792			Y
40	Hood and Duct System					
	a) New System	$806	$838			Y
	b) Tenant Improvement	$232	$242			Y
41	Special Suppression System (Clean agent, Co2, etc.)	$1,152	$1,196			Y
42	Compressed Gas System					
	a) Hazardous Material	$460	$478			Y
	b) Medical Gas	$460	$478			Y
43	Smoke Management Systems	$2,762	$2,868			Y
44	Spray Booths (Includes fire protection system)	$922	$958			Y
45	Radio Amplification System	$2,762	$2,868			Y

Fire & Life Safety Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Fireworks					
46	Fireworks - Public Display (High/Low Level & Ground Devices)					
	a) 200 or less devices	$1,026	$1,066			Y
	b) 201 or more devices	$1,194	$1,240			Y
47	Fireworks - Retail Stand	$342	$356			Y
48	Fireworks - Special Pyrotechnic Effects	$684	$710			Y
	Hazardous Materials					
49	Flammable or Combustible Liquids/Solids					
	a) Class I > 5 gal, II or IIIA > 25 gal (inside storage)	$342	$356			Y
	b) ≥ 100 lbs	$342	$356			Y
50	Hazardous Materials Storage, Use, or Handling (55 Gallons Liquid, 200 Cu Ft Gas, 500 Lbs. Solid)				[b]	
	a) Carbon Dioxide System	$342	$356			Y
	b) 1 - 10 chemicals	$342	$356			Y
	c) 11 - 20 chemicals	$684	$710			Y
	d) 21 or more chemicals	$1,026	$1,066			Y
51	Hazardous Waste Generator					
	a) Hazardous Waste Generator Fee < 55 gal	$342	$356			Y
	b) Hazardous Waste Generator Fee 55 - 500 gal	$514	$534			Y
	c) Hazardous Waste Generator Fee 501 - 2,500 gal	$684	$710			Y
	d) Hazardous Waste Generator Fee > 2,500 gal	$1,026	$1,066			Y
52	Tiered Permitting					
	a) Permit by Rule (PBR)	$1,026	$1,066			Y
	b) Conditionally Authorized	$514	$534			Y
	c) Conditionally Exempt	$514	$534			Y
53	Liquefied Petroleum Gas (LPG)					
	a) Annual tank ≥ 499 gal	$342	$356			Y
	b) Tank installation (plan review and inspection)					
	i) Commercial	$684	$710			Y
	ii) Residential	$342	$356			Y
54	State of California Surcharge CALARP	$270	$270			N
55	State of California Surcharge Hazardous Materials	$84	$84			N
56	Review of Hazardous Materials Risk Management Plans	$172	$180	per hour		Y
57	Review of Hazardous Materials Emergency Response Plans	$172	$180	per hour		Y
58	Hazardous Materials Emergency Spill Response	Actual Cost	Actual Cost			Y
59	Hazardous Materials Oversight of Remediation	$172	$180	per hour		Y
	Underground Storage Tanks					
60	Annual Permit	$1,706	$1,772			Y
61	Tank Installation (plan review and inspection)					
	a) First tank	$3,410	$3,540			Y
	b) Each additional tank	$514	$534			Y
62	Transfer of Ownership	$342	$356			Y
63	Tank Removal or Abandonment	$1,706	$1,772			Y
64	System Modification	$684	$710			Y
65	UST System Cold Start	$342	$356			Y
66	UST Piping Upgrade	$1,366	$1,418			Y
67	State of California UST Surcharge (per tank)	$20	$20			N

Fire & Life Safety Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
	Aboveground Storage Tanks					
68	Annual Permit					
	a) Annual Permit: 1,320 to 10,000 gallons	$342	$356			Y
	b) Annual Permit: 10,000 to 100,000 gallons	$514	$534			Y
	c) Annual Permit: 100,000 to 1,000,000 gallons	$684	$710			Y
	d) Annual Permit ≥ 1,000,000 gallons	$1,026	$1,066			Y
69	Tank Installation (plan review and inspection)					
	a) First tank	$684	$710			Y
	b) Each additional tank	$172	$180			Y
70	Transfer of Ownership	$342	$356			Y
71	Tank Removal or Abandonment	$684	$710			Y
72	System Modification	$514	$534			Y
73	State of California APSA Surcharge	$26	$26			N
	Administrative Fees					
74	Copy of Incident Report (per incident)	$16	$18			Y
75	Media Reproduction (audio, video, photographic)	Actual Cost	Actual Cost			Y
76	Emergency Response Caused by DUI	Actual Cost	Actual Cost			Y
77	Weed Abatement Administrative Parcel Fee	$342	$356			Y
78	Code Appeal (per hour)	$172	$180			Y
79	Fire Flow / Hydrant Test	$514	$534			Y
80	Fire & Life Safety Division Hourly Rate	$172	$180	per hour		Y
81	Minimum Intake Fee	$172	$180			Y
82	Voluntary Inspection	$342	$356			Y
83	Technical Report (alternate material or method request)	$684	$710			Y
84	Inspection Requests (after normal business hours)	$514	$534			Y
85	Administrative Fee (excessive resubmittals and inspections)	$430	$448			Y
86	Expedited Plan Review Fee (per hour)	$194	$202	per hour		Y
87	Re-inspection Fee	$342	$356			Y
88	Administrative Fee (work without a permit)	$514	$534			Y
89	Code Review or Design Consultation (per hour)	$172	$180			Y
90	False Alarm Fee	$430	$448			Y
91	Fire Extinguisher Training	$514	$534			Y
92	Late Payment Penalty for Permits					
	a) 30 days past due	$50	$50			N
	b) 60 days past due	$100	$100			N
	c) 90 days past due	$200	$200			N

[a] Third party plan review, when available, shall be assessed and paid at time of permit application. The fee for this service is the hourly or flat rate charged by the consulting firm performing the review. This fee is in addition to the permit Administration Fees identified in the "Plan Review (Including Inspection Service) Plan Review Conducted by City Approved Consultant" of this fee schedule for the additional resources required to facilitate the process.

[b] Fee includes Hazardous Waste Generator < 55 gal.

General Information
* All fees or charges shall be calculated at one (1) hour minimum unless otherwise specified.
* All fees for specified services shall be calculated by the Fire Department.
* When required, no permit or approval shall be issued until facility or process is brought into compliance with applicable codes and the required service fee is paid in full.
* When a requester fails to cancel a requested inspection prior to the scheduled time of inspection, the standard inspection fee shall be charged, with a one hour minimum fee.

Emergency Medical Services First Responder Fee

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Emergency Medical Services First Responder Fee	$353.71	$353.71			Y

Police Department Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Alarm Permit Application					
	a) Initial permit application	$35	$35	for two-year permit		N
	b) Renewal permit application	$15	$15	for two-year permit		N
	c) Late Filing Fees					
	i) Less than 30 days late	$5	$5			N
	ii) 30 Days	$20	$20			N
	iii) 60 Days	$40	$40			N
	iv) 90 Days	$80	$80			N
	v) 91+ Days					
	a) Base Fee	$80	$80			N
	b) Administrative Citation	TBD	TBD			N
	c) Fine	$100	$100			N
2	Excessive False Alarms:					
	a) First false alarm					
	i) Burglary	$0	$0	flat fee	[a]	N
	ii) Duress/robbery	$0	$0	flat fee	[a]	N
	b) Second false alarm					
	i) Burglary	$60	$60	flat fee	[a]	N
	ii) Duress/robbery	$60	$60	flat fee	[a]	N
	c) Third false alarm					
	i) Burglary	$85	$85	flat fee	[a]	N
	ii) Duress/robbery	$85	$85	flat fee	[a]	N
	d) Fourth false alarm					
	i) Burglary	$100	$100	flat fee	[a]	N
	ii) Duress/robbery	$150	$150	flat fee	[a]	N
	e) Fifth and subsequent false alarms					
	i) Burglary	$150	$150	flat fee	[a]	N
	ii) Duress/robbery	$200	$200	flat fee	[a]	N
3	Appeal of Decision to Deny, Suspend, or Revoke an Alarm Permit	$75	$75	flat fee		N
4	Citation Sign-Off (Non-Roseville Issued Citations)	n/a	$10	per request		Y
5	Traffic Collision Report	$10	$10	per request		Y
6	Traffic Camera Footage & Photos					
	a) Footage and Photos	$25	$25	per request		Y
	b) Digital Storage Device	$8	$8	per request		Y
7	Digital Media Storage Device					
	a) CD / DVD	$2	$2	per request		Y
	b) Flash Drive	$8	$8	per request		Y
8	Impounded Vehicle Release Fee	$175	$185	per vehicle	[b]	Y
9	Vehicle Tow Hearing	$89	$90	per request		Y
10	Criminal Background / Good Conduct Letter (aka Records Check and Clearance Letter)	$20	$20	per request		N
11	Commercial Indoor Firing Range Permit	$113	$118	flat fee		Y
12	Retail Firearms Dealer License					
	a) Initial permit application	$113	$118	flat fee		Y
	b) Renewal permit application	$113	$118	flat fee		Y
13	Adult-oriented Business					
	a) Initial permit application					
	i) Permit fee	$294	$308	flat fee		Y
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$294	$308	flat fee		Y

Police Department Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
14	Entertainment Permit					
	a) Initial permit application					
	i) Permit fee	$225	$236	flat fee		Y
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$225	$236	flat fee		Y
15	Ice Cream Vendor Permit Application					
	a) Initial permit application					
	i) Permit fee	$44	$47	flat fee		Y
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$44	$47	flat fee		Y
16	Massage Business Permit Application				[d]	
	a) Initial permit application					
	i) Permit fee	$138	$145	flat fee		Y
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$33	$35	flat fee		Y
17	Pawnbroker/Secondhand Dealer					
	a) Initial permit application					
	i) Permit fee	$113	$118	flat fee		Y
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$72	$76	flat fee		Y
18	Taxicab Driver Permit Application					
	a) Initial permit application					
	i) Permit fee	$50	$50	flat fee		N
	ii) Dept of Justice fee	$32	$32	flat fee	[c]	N
	iii) LiveScan fingerprint rolling fee	actual cost	actual cost	flat fee		N
	iv) Additional FBI fingerprinting fee, if applicable	$17	$17	flat fee	[c]	N
	b) Renewal permit application					
	i) Permit fee	$50	$50	flat fee		N
19	Range Rental					
	a) 4 hour rental	$202	$212	per 4-hr rental		Y
	b) 8 hour rental	$404	$425	per 8-hr rental		Y
20	Noise Violation	actual cost of enforcement	actual cost of enforcement	per separate offense following first citation		Y
21	Extraordinary Law Enforcement Services (multiple responses to disturbance w/in 12-hrs)	actual cost of enforcement	actual cost of enforcement	per separate offense following first warning		Y

Police Department Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
22	Supplemental Law Enforcement Services					
	a) Hourly Rates for Police Dept Personnel					
	i) Community Service Officers	$49	$50	per hour		Y
	ii) Police Officers	$83	$86	per hour		Y
	iii) Sergeants	$101	$104	per hour		Y
	iv) Dispatchers	$65	$67	per hour		Y
	b) Hourly Rates for Marked Vehicles					
	i) Base Rate	$25	$25	per hour		N
	ii) Per mile rate, for each mile over 50	$0.58	$0.585	per mile	[e]	N
22	Concealed Weapon License	n/a - issued by Placer County Sheriff	n/a - issued by Placer County Sheriff		[f]	N

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Fines are determined by the combined number of both burglary and duress/robbery false alarms. Reimbursement may be waived by the police chief where uncommon circumstances not considered an emergency resulted in false alarm and where the permittee has undertaken to correct alarm system deficiencies.

[b] This fee shall be collected only from the registered owner or agent of the registered owner. This fee shall not apply to vehicles impounded as the result of automobile accidents, abatement program, or lien sale, unless the sale is sufficient in amount to pay the lienholder's total charges and administrative costs.

[c] This fee is not established by the City of Roseville. It may be collected on behalf of, or directly by, a third party (e.g. vendor; other public agency). The fee schedule is intended to mirror amounts adopted by third parties. If the amount charged by a third party changes, the amounts collected by the City on behalf of the third party are presumed to change simultaneously. Amounts shown in the fee schedule will be updated as soon as practicable after the City receives notice of the fee change.

[d] Fee amounts shown are for non-state certified massage therapist applications. There is no fee for State-certified massage therapists/practitioners registering to provide massage services or activities within the City of Roseville.

[e] Set to match IRS standard mileage rates.

[f] Any Roseville resident wishing to apply for a license to carry a concealed weapon shall be directed to the Placer County Sheriff's Office for permit application and the permit process.

Animal Licensing and Permit Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Animal License (Dog or Cat)					
	a) 1 Year					
	i) Certified altered animal	$23	$24	each		Y
	ii) Non-altered animal	$47	$48	each		Y
	iii) Senior Discount	$5 off standard fee	$5 off standard fee	each		N
	b) 2 Years					
	i) Certified altered animal	$46	$47	each		Y
	ii) Non-altered animal	$91	$95	each		Y
	iii) Senior Discount	$10 off standard fee	$10 off standard fee	each		N
	c) 3 Years					
	i) Certified altered animal	$68	$70	each		Y
	ii) Non-altered animal	$136	$142	each		Y
	iii) Senior Discount	$15 off standard fee	$15 off standard fee	each		N
	d) Transfer of active license from other jurisdiction	$0	$0	each		Y
2	Delinquent Penalty for Failure to Renew License within 15 days of Expiration					
	a) Altered dog	$5	$5	flat fee		N
	b) Unaltered dog	$10	$10	flat fee		N
3	Lost License or Tag	$5	$5	flat fee		N
4	Rabies Test	Pass-through of actual cost	Pass-through of actual cost	flat fee		N
5	Kennel License					
	a) Initial	$121	$127	each		Y
	b) Renewal	$60	$63	each		Y
6	Special Animal Permit					
	a) Initial	$60	$63	each		Y
	b) Renewal	$60	$63	each		Y
7	Voluntary Disposal Fee					
	a) Dogs and Other Animals Commonly Considered Pets	$40	$42	per animal/litter		Y
	b) Wild Animals	$40	$42	per animal		Y
8	Appeal of Decision to Destroy Vicious Animal	$100	$100	flat fee		N

* Per RMC 7.16.070, license fees are waived for: service dog owned by a person with a need for assistance; dog used by any law enforcement personnel; dog owned by any government entity or political subdivision

Oversize Vehicle Permit Fees and Building Moving Permit Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Oversize Vehicle Permit					
	a) Single trip permit	$16	$16	per vehicle	[a]	N
	b) Annual permit	$90	$90	per vehicle	[a]	N
2	Building Moving Permit					
	a) Base Fee	$29	$30	per request		Y
	b) Costs of plan review, utility and street light moving, tree trimming, traffic directing, etc.	actual costs	actual costs	per request		Y

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

[a] Oversize vehicle permit fees set to match fees adopted by California Department of Transportation (CalTrans).

Parking Permit Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Residential Parking Permit	$0	$0	per vehicle		N
2	Merchant Parking Permit					
	a) January 1st through December 31st	$20	$20	per vehicle		N
	b) July 1st through December 31st	$10	$10	per vehicle		N

* Permit is valid only for the calendar year issued. A merchant parking permit is issued to a specific vehicle and is not transferable. A valid merchant parking permit decal must be appropriately displayed on the left rear bumper or left rear window of the permittee's vehicle.

Special Event, Film, and Banner Permit Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Special Event Permit					
	a) Application Fee					
	i) Event that requires limited site/plan review, no closures, etc. (i.e. park rentals/activities, misc. events, etc.)	$135	$160	per event	[a]	Y
	ii) Event that requires, but not limited to, street/parking lot closures, site/plan review, trail use, etc. (i.e. fun runs, festivals, parking garage, etc.)	$275	$300	per event	[a]	Y
	b) Service Charges	actual costs	actual costs			Y
	c) Park/facility rental fee	varies by location	varies by location	per event		N
2	Photography and Filming Permit					
	a) Application Fee					
	i) Cast and Crew Totaling One to Three Persons	$135	$160	per permit	[a],[b]	Y
	ii) Cast and Crew Totaling Four or More Persons; or with Street Closure	$275	$300	per permit	[a],[b]	Y
	b) Service Charges	actual costs	actual costs			Y
3	Banner Permit	$65	$70			Y

[a] Application fees are non-refundable.

[b] Non-commercial photography and photography/film not requiring exclusivity does not need a permit. The Department Director may waive fees for bona fide student film/photography projects and non-profit projects. The permitting process for filming/photography is still applicable for these projects (i.e. permit is required). Service charges are still applicable.

** Note regarding annual inflationary adjustment: For items billed at actual cost, the underlying hourly billing rates should inflate annually by the change in hourly labor rates and/or indirect cost rate multipliers.*

Parks, Recreation, & Libraries Department Fees

	Fee Description	FY 21-22 Fee	FY 22-23 Fee	Unit	Note	Y'rly In'fltr
1	Parks, Recreation, & Libraries Department Program, Class, Facility Use, and Service Fees	See Note	See Note		[a]	N
2	Capital Replacement Fee	Not to exceed 10% of program fee	Not to exceed 10% of program fee	per registration		N

[a] See Department for Recreation Guide and Programs, Events, and Classes information, Facility Use, and Service Fees. Information is updated seasonally. Fees are approved by the Department Director. Fees are established and updated using the Departmental Pricing Policy.

Appendix B – Fee-Related Cost of Service Analysis

CITY OF ROSEVILLE CALIFORNIA

User and Regulatory Fees

Fee-Related Cost of Service Analysis

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Fee-Related Cost of Service Analysis

- Administrative Fees (City Clerk) -

City of Roseville

User and Regulatory Fee Study

City Clerk Department - Calculation of Targeted Hourly Rates and Indirect Cost Rate Multipliers ***(for Public Records Requests)***

Labor Allocation Statistics

Direct Service Units (functional units for fee-setting purposes)	Est. FTE	Notes
City Clerk - Administration	8.00	
Total	8.00	

Calculation of Estimated Expenditures for Direct Services Units

Direct Service Units (Functional Units) - City Clerk Administration

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
36001	City Clerk	8.00	$ 629,756	$ 361,361	$ 173,755	$ -	$ 1,164,872	[a],[b],[c]
Total		8.00	$ 629,756	$ 361,361	$ 173,755	$ -	$ 1,164,872	

Calculation of Targeted Hourly Rate

Direct Services for Fee-Related Cost of Service (Functional Units)

City Clerk Administration

Center #	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [b]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [c]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
36001	City Clerk	8.00	$ 1,164,872	2,080	320	1,760	0%	1,760	14,080	**$ 83**	[d],[e]
Total		8.00	$ 1,164,872	2,080	320	1,760	0%	1,760	14,080	**$ 83**	

Calculation of Estimated ICR Multiplier

Center #	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
36001	City Clerk	8.00	$ 629,756	2,080	16,640	$ 38	$ 83	**2.19**	$ 1,164,872	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures and estimated citywide overhead based on conservative estimates developed for purposes of this analysis only (see footnotes [a],[b], and [c] for additional details regarding estimates for recurring non-labor and citywide overhead expenditures).

[a] The calculated hourly rate is intended to comply with Government Code 6253(b). The hourly rate shown represents only the labor costs of City Clerk personnel that typically perform reproduction services. Estimated non-labor and citywide overhead costs are deliberately excluded.

[b] In accordance with footnote [a], estimated recurring non-labor only include the Division's direct share of insurance, IT, and facilities costs, etc. attributable to the division.

[c] In accordance with footnote [a], the hourly rate calculation for public records requests, exlcudes the division's share of allocated citywide overhead costs.

[d] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[e] Indirect activities and services may include mandatory rest periods, meetings, training, and other administrative activities. However, these amounts have been excluded in order to err on the side of caution in an effort to comply with Government Code 6253(b) regarding requests for public records. The hourly rate shown represents only the labor costs of City Clerk personnel that typically perform reproduction services.

City of Roseville
User and Regulatory Fee Study
City Clerk Department - Passport Center Calculation of Targeted Hourly Rates and Indirect Cost Rate Multipliers

Statistical Information

Description	Total	Notes
Estimated Citywide Overhead as a Percent of Salaries for Fee-Related Services Hourly Rate Calculation	10%	[a]

Labor Allocation Statistics

Direct Service Units (functional units for fee-setting purposes)	Est. FTE	Notes
Passport Center	4.00	
Total	4.00	

Calculation of Estimated Expenditures for Direct Services Units

Direct Service Units (Functional Units)

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
36020	Passport Center	4.00	$ 169,524	$ 133,278	$ 109,181	$ 16,952	$ 428,935	
Total		4.00	$ 169,524	$ 133,278	$ 109,181	$ 16,952	$ 428,935	

Calculation of Targeted Hourly Rate

Direct Services for Fee-Related Cost of Service (Functional Units)

Center #	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [b]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [c]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
36020	Passport Center	4.00	$ 428,935	2,080	320	1,760	15%	1,496	5,984	**$ 72**	[b],[c]
Total		4.00	$ 428,935	2,080	320	1,760	15%	1,496	5,984	**$ 72**	

Calculation of Estimated ICR Multiplier

Center #	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
36020	Passport Center	4.00	$ 169,524	2,080	8,320	$ 20	$ 72	**3.52**	$ 428,935	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead based on conservative estimates developed for purposes of this analysis only (see footnote [a] for additional details regarding estimates for citywide overhead).

[a] Amount is intended to serve as a reasonable, conservative, estimate of central service support received by the City Clerk Department from other central service units, such as finance, attorney, city manager, etc. The City's existing overhead cost allocation plan allocates central service costs to direct service units. Consequently, there is no formal allocation of citywide overhead to the City Clerk. While, the City Clerk Department primarily operates as a central service unit, for certain fee-related services the department provides direct services. The overhead allocation is intended to provide an estimate of support received by the City Clerk Department that enables staff to perform direct services, when requested.

[b] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[c] Indirect activities and services may include mandatory rest periods, meetings, training, and other administrative activities.

City of Roseville
User and Regulatory Fee Study
Administrative Fees
Calculation of the Estimated Costs of Providing Fee Related Services

		Cost of Service												
	Fee Description	Est. Labor Cost	+ Paper	+ Toner, Postage, Other	= Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	City-Wide Records											
1	Documents											
	a) 8.5 x 11 - Black and White											
	i) 0 - 9 Copies	$0.23	+ $0.01	+ $0.03	= $0.27	[a],[b],[c]	No Charge		No Charge			
	ii) 10+ Copies	$0.23	+ $0.01	+ $0.03	= $0.27	[a],[b],[c]	$0.10	37%	$0.10	37%	$0.00	0%
	b) 8.5 x 14 and 11 x 17 - Black and White	$0.46	+ $0.05	+ $0.06	= $0.57	[d],[e],[c]	$0.20	35%	$0.20	35%	$0.00	0%
	c) Color Copies											
	i) 8.5 x 11	$0.46	+ $0.01	+ $0.25	= $0.72	[b],[c],[d]	$0.50	70%	$0.50	70%	$0.00	0%
	ii) 11 x 17	$0.69	+ $0.05	+ $0.50	= $1.23	[f],[e],[c]	$1.00	81%	$1.00	81%	$0.00	0%
	iii) 18 x 24	$1.38	+ $0.10	+ $0.99	= $2.47	[g]	$2.00	81%	$2.00	81%	$0.00	0%
	iv) 24 x 36	$2.76	+ $0.19	+ $1.98	$4.93	[h]	$3.00	61%	$3.00	61%	$0.00	0%
2	Photos	$0.46	+ $0.01	+ $0.25	= $0.72	[b],[c],[d]	$0.50	70%	$0.50	70%	$0.00	0%
3	Recordings	$20.68	+ $0.00	+ $0.54	= $21.22	[i],[j]	$6.00	28%	$6.00	28%	$0.00	0%
4	Digital Media (e.g. USB Flash Drive)	$0.00	+ $0.00	+ $8.00	= $8.00	[k]	$8.00		$8.00	100%		0%
5	Agenda Subscription											
	a) 6 Months	$82.73	+ $0.65	+ $5.64	= $89.02	[l]	$20.00	22%	$20.00	22%	$0.00	0%
	b) 12 Months	$165.46	+ $1.30	+ $11.28	= $178.04	[m]	$40.00	22%	$40.00	22%	$0.00	0%
6	Budget Book											
	a) Available on City website						No charge		No charge			
	b) Hardcopy		varies				Actual cost or per page fee	100%	Actual cost or per page charge	100%		
7	Requests Requiring Special Programming or Formatting		varies			[n]	Actual cost	100%	Actual cost	100%		
	Passport											
8	Passport Processing Fee		n/a			[o]	$35.00	n/a	$35.00	n/a	$0.00	0%
9	Passport Photo Fee	$11.95	+ $0.01	+ $0.25	= $12.21	[p]	$12.00	98%	$12.00	98%	$0.00	0%
10	Passport Express Postage		actual cost			[q]	Actual	100%	Actual	100%		
	Notary											
11	Notary Charge		n/a			[r]	$15.00	n/a	$15.00	n/a	$0.00	0%
	Subpoena										$0.00	
12	Subpoena Fees		varies			[r]	Fees Vary -		varies			
	Election											
13	Candidate Nomination Filing Fee		n/a			[r]	$25.00	n/a	$25.00	n/a	$0.00	0%
14	Fee for Late Filing of Reports of Campaign Contributions and Expenditures		n/a			[s]	See Note		See Note			

City of Roseville
User and Regulatory Fee Study
Administrative Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost of Service: Est. Labor Cost	+ Paper	+ Toner, Postage, Other	= Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	Amplified Sound											
15	Sound Permit	$27.58			= $27.58	[t]	$25.00	91%	$25.00	91%	$0.00	0%
	Franchise Application											
16	Franchise Application Fee											
	a) Refuse Hauler	not examined as part of this study				[u]	$260.00		$260.00		$0.00	0%
	b) Community Antenna Television	not examined as part of this study				[u]	$100.00		$100.00		$0.00	0%
	c) All Others	not examined as part of this study				[u]	$150.00		$150.00		$0.00	0%

[a] Assumes 10 seconds per page.
[b] Assumes $50 plus tax for 5,000 sheets of paper.
[c] Source: Xerox - US Cost per page assuming varying levels of coverage.
[d] Assumes 20 seconds per page processing time.
[e] Assumes $22 per 500 sheets of paper.
[f] Assumes 30 seconds per page processing time.
[g] Non-standard request. Estimates based on twice the 11x17 amount.
[h] Non-standard request. Estimates based on twice the 18x24 amount.
[i] Assumes 15 minutes per request.
[j] Assumes $25 plus tax for 50 re-writeable CDs.
[k] Assumes $8 per flash drive (e.g. 32GB flash drive).
[l] Assumes 5 minutes per agenda mailing, plus 5 pages per agenda, plus standard postage rates for two meetings per month for six months.
[m] Assumes 5 minutes per agenda mailing, plus 5 pages per agenda, plus standard postage rates for two meetings per month for twelve months.
[n] Amounts vary depending on request.
[o] Processing fee is payable separately from amount payable to US Department of State.
[p] Assumes ten minutes per typical request and conservative estimate for materials costs.
[q] City will pass-through any requested express postage costs.
[r] Maximum fees established by other governmental entities.
[s] See Roseville Municipal Code Fine Schedule and/or Roseville Municipal Bail Schedule.
[t] Assumes 20 minutes per request.
[u] Franchise application fees are not examined as part of this study. Certain reviews are now conducted by the State.

Fee-Related Cost of Service Analysis

- Utility Billing, Accounting, and Meter Reading Services -

City of Roseville
User and Regulatory Fee Study
Utility Customer Services - Billing, Accounting, and Meter Reading Services - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated Expenditures for Departmental Overhead and Direct Services Units

Department Overhead

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Total	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
74181	Water UBS - Admin	1.53	$ 146,626	$ 78,967	$ 132,819	**$ 358,412**	$ 13,333	$ 2,751	$ (73,217)	$ 301,279	**$ 14,663**	**$ 373,075**	
Total		1.53	$ 146,626	$ 78,967	$ 132,819	$ 358,412	$ 13,333	$ 2,751	$ (73,217)	$ 301,279	$ 14,663	$ 373,075	

Direct Services for Fee-Related Cost of Service (Functional Units)

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Total Est. Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Total	Est. Alloc. of Dept. Overhead	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
74182	Water UBS - Field Srv	3.13	$ 177,785	$ 152,826	$ 55,254	**$ 385,865**	$ 59,182	$ 3,655	$ (50,678)	$ 398,024	**$ 155,396**	**$ 17,779**	**$ 559,039**	
74183	Water UBS - Billing	1.19	$ 87,124	$ 49,963	$ 32,760	**$ 169,847**	$ 14,868	$ 1,909	$ (29,290)	$ 157,334	**$ 59,175**	**$ 8,712**	**$ 237,734**	[a]
74184	Water UBS - Customer Svc	3.19	$ 172,185	$ 106,351	$ 37,195	**$ 315,731**	$ 9,999	$ 3,960	$ (11,053)	$ 318,637	**$ 158,504**	**$ 17,219**	**$ 491,453**	
Total		7.50	$ 437,094	$ 309,140	$ 125,209	$ 871,443	$ 84,049	$ 9,524	$ (91,021)	$ 873,995	$ 373,075	$ 43,709	$ 1,288,227	

Calculation of Estimated Fully-Burdened Hourly Rates

Direct Services for Fee-Related Cost of Service (Functional Units)

Center #	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [b]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [c]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
74182	Water UBS - Field Srv	3.13	$ 559,039	2,080	320	1,760	13%	1,540	4,813	**$ 116**	
74183	Water UBS - Billing	1.19	$ 237,734	2,080	320	1,760	13%	1,540	1,833	**$ 130**	
74184	Water UBS - Customer Svc	3.19	$ 491,453	2,080	320	1,760	13%	1,540	4,909	**$ 100**	
Total		7.50	$ 1,288,227	2,080	320	1,760	13%	1,540	11,554	**$ 111**	

Calculation of Estimated ICR Multiplier

Center #	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
74182	Water UBS - Field Srv	3.13	$ 177,785	2,080	6,500	$ 27	$ 116	**4.25**	$ 559,039	
74183	Water UBS - Billing	1.19	$ 87,124	2,080	2,475	$ 35	$ 130	**3.69**	$ 237,734	
74184	Water UBS - Customer Svc	3.19	$ 172,185	2,080	6,630	$ 26	$ 100	**3.86**	$ 491,453	
Total		7.50	$ 437,094	2,080	15,605	$ 28	$ 111	**3.98**	$ 1,288,227	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead assumes 10% of direct salaries (conservative allocation to account for divisional restructuring).

[a] Adjustment to exclude distorting expenses. This is intended to serve as a conservative estimate and corresponds to recurring services and supplies share for the budget unit.

[b] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[c] Amounts shown are intended to serve as conservative estimates. Indirect activities and services may include mandatory rest periods, meetings, training, public information and assistance, and other administrative activities.

City of Roseville
User and Regulatory Fee Study
Utility Customer Services - Billing, Accounting, and Meter Reading Services
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hours: Util Bill Svc	Util Field Svcs	Elec Meter Wrkr	EU Meter Wrkr	Total	Estimated Cost of Service: Util Bill Svc	Util Field Svcs	Elec Meter Wrkr	EU Meter Wrkr	Total	Current Fee	Current Recovery	Proposed Fee	Proposed Recovery	Proposed Fee Change
	Service Fees	Re-establishment fees, late payment fees, access fees, etc. were not examined as part of this study.					Re-establishment fees, late payment fees, access fees, etc. were not examined as part of this study.									
1	Reestablishment Fee - Residential Electric															
	a) During Normal Hours											$40	n/a	$40	n/a	$0
	b) After Hours	While the current costs of re-establishing service are significantly higher than fees charged, over the next few years significant technological changes are anticipated that will reduce the cost of shut-off and re-activation of service.					While the current costs of re-establishing service are significantly higher than fees charged, over the next few years significant technological changes are anticipated that will reduce the cost of shut-off and re-activation of service.					$85	n/a	$85	n/a	$0
2	Reestablishment Fee - Commercial Electric															
	a) During Normal Hours											$150	n/a	$150	n/a	$0
	b) After Hours											$175	n/a	$175	n/a	$0
3	Reestablishment Fee - Water											$150	n/a	$150	n/a	$0
4	Returned Check/ABD/ACH Fee (for first											$25	n/a	$25	n/a	$0
5	Subsequent Returned Check/ABD/ACH Fee	Certain items listed are intended to include a behavior modification component (e.g. late payment fee).					Certain items listed are intended to include a behavior modification component (e.g. late payment fee).					$35	n/a	$35	n/a	$0
6	Late Payment Fee											5% of late balance	n/a	5% of late balance	n/a	$0
7	Unauthorized Service Reconnect Fee											$50	n/a	$50	n/a	$0
8	Utility Bill Reprint Fee											$1	n/a	$1	n/a	$0
9	Access Fee											$50	n/a	$50	n/a	$0
10	Same Day Service											Equal to Reestablishment Fee	n/a	Equal to Reestablishment Fee	n/a	$0

* Maximum returned check fees are governed by State law.

Fee-Related Cost of Service Analysis

- Development Services Fees (Planning, Engineering, Building) -

City of Roseville
User and Regulatory Fee Study
Development Services Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated Expenditures for Departmental Overhead and Direct Services Units

Department Overhead

Center	Description	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Total	Est. C'wide Overhead	Total Dept Costs for Hrly Rate Calc	Allocation to Direct Svc Units	Allocated Amount	Notes
66001	Dev Svcs - Admin	$ 289,763	$ 164,128	$ 123,061	**$ 576,952**	$ -	$ (11,692)	$ (37,500)	$ 527,760	**$ 388,655**	**$ 965,607**	100%	$ 965,607	
66010	Dev Svcs - Business Svcs	$ 969,022	$ 610,395	$ 215,222	**$ 1,794,639**	$ -	$ (40,010)	$ (134,000)	$ 1,620,629	**$ 136,871**	**$ 1,931,510**	100%	$ 1,931,510	
Total		$ 1,258,785	$ 774,523	$ 338,283	$ 2,371,591	$ -	$ (51,702)	$ (171,500)	$ 2,148,389	$ 525,526	$ 2,897,117		$ 2,897,117	

Allocation of Department Overhead to Direct Service Units

Org Key	Description	Allocated Amount	Planning	Building Inspection	Engineering	Code Enforcement	Total	Notes
66001	Dev Svcs - Admin	$ 965,607	30%	30%	30%	10%	100%	[a]
66010	Dev Svcs - Business Svcs	$ 1,931,510	15%	55%	25%	5%	100%	[b]
Total		$ 2,897,117						

Org Key	Description	Allocated Amount	Planning	Building Inspection	Engineering	Code Enforcement	Total	Notes
66001	Dev Svcs - Admin	$ 965,607	$ 289,682	$ 289,682	$ 289,682	$ 96,561	$ 965,607	
66010	Dev Svcs - Business Svcs	$ 1,931,510	$ 289,727	$ 1,062,331	$ 482,878	$ 96,576	$ 1,931,510	
Total		$ 2,897,117	$ 579,409	$ 1,352,013	$ 772,560	$ 193,136	$ 2,897,117	

Direct Service Unit Costs of Service (Functional Units)

Org Key	Description	Est. Full-Time Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Total Est. Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Total	Est. Alloc. of Dept. Overhead	Est. C'wide Overhead	Total Dept Costs for Hrly Rate Calc	Notes
66020	Bldg Inspection	$ 1,912,355	$ 1,234,856	$ 617,592	**$ 3,764,803**	$ 686,207	$ (92,726)	$ (4,500)	$ 4,353,784	**$ 1,352,013**	**$ 446,709**	**$ 5,563,525**	[c]
66030	Code Enforcement	$ 400,474	$ 245,142	$ 192,700	**$ 838,316**	$ 123,030	$ (21,511)	$ -	$ 939,835	**$ 193,136**	**$ 68,786**	**$ 1,100,238**	
66040	Planning	$ 985,361	$ 593,923	$ 245,702	**$ 1,824,986**	$ 5,668	$ (41,723)	$ (550,000)	$ 1,238,931	**$ 579,409**	**$ 346,436**	**$ 2,750,831**	
66050	Engineering	$ 2,198,881	$ 1,286,691	$ 532,046	**$ 4,017,618**	$ 108,040	$ (99,444)	$ (2,414,037)	$ 1,612,177	**$ 772,560**	**$ 322,337**	**$ 5,112,515**	
Total		$ 5,497,071	$ 3,360,612	$ 1,588,040	$ 10,445,723	$ 922,945	$ (255,404)	$ (2,968,537)	$ 8,144,727	$ 2,897,117	$ 1,184,268	$ 14,527,108	

Calculation of Estimated Fully-Burdened Hourly Rates

Calculation of Direct Service Hours

Org Key	Description	Total FTE	Total Annual Hours Per FTE	Adjust for Typical Leave	Productive Hours Per FTE	Direct Hours %	Total Hours	Productive Hours	Direct Hours	Notes
66020	Bldg Inspection	23.00	2,080	(216)	1,864	67%	47,840	42,872	28,724	[d]
66030	Code Enforcement	5.00	2,080	(216)	1,864	75%	10,400	9,320	6,990	[d]
66040	Planning	9.90	2,080	(216)	1,864	70%	20,592	18,454	12,918	[d]
66050	Engineering	21.25	2,080	(216)	1,864	65%	44,200	39,610	25,747	[d]
Total										

City of Roseville
User and Regulatory Fee Study
Development Services Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Fully-Burdened Hourly Rates

Org Key	Description	Est. Recurring Exp Excluding Part-Time Help	Direct Hours	Est. Fully-Burdened Hourly Rate	Notes
66020	Bldg Inspection	$ 5,563,525	28,724	**$ 194**	
66030	Code Enforcement	$ 1,100,238	6,990	**$ 157**	
66040	Planning	$ 2,750,831	12,918	**$ 213**	
66050	Engineering	$ 5,112,515	25,747	**$ 199**	
Total					

City of Roseville
User and Regulatory Fee Study
Development Services Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated ICR Multiplier

Org Key	Description	Est. FTE	Est. Salaries and Wages [a]	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming Total Annual Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier at Fully-Burdened Hourly Rate	Notes
66020	Bldg Inspection	23.00	$ 1,912,355	2,080	47,840	$ 40	$ 194	**4.85**	
66030	Code Enforcement	5.00	$ 400,474	2,080	10,400	$ 39	$ 157	**4.09**	
66040	Planning	9.90	$ 985,361	2,080	20,592	$ 48	$ 213	**4.45**	
66050	Engineering	21.25	$ 2,198,881	2,080	44,200	$ 50	$ 199	**3.99**	

Estimated Cost Recovery for Divisions that Rely Primarily on Hourly Billing via ICR

Org Key	Description	Current ICR Used for Hourly Billings	Calculated ICR at Full Cost Recovery	Estimated Cost Recovery	Current ICR	Proposed ICR	Current Cost Recovery	Proposed Cost Recovery	Notes
66040	Planning	**3.15**	**4.45**	71%	**3.15**	**3.31**	71%	74%	
66050	Engineering	**3.13**	**3.99**	78%	**3.13**	**3.29**	78%	82%	

Estimated Cost Recovery for Divisions that Rely Primarily on Uniform Underlying Hourly Rate for Fee Setting

Org Key	Description	Current Hourly Rate Used for Fee Setting	Est. Fully-Burdened Hourly Rate	Estimated Cost Recovery	Current Hourly Rate Used for Fee Setting	Proposed Hourly Rate Used for Fee Setting	Current Cost Recovery	Proposed Cost Recovery	Notes
66020	Bldg Inspection	**$ 190**	**$ 194**	98%	**$ 190**	**$ 194**	98%	100%	

Source: Expenditures are based on FY 21/22 adopted budget. Estimated citywide overhead based on Citywide overhead cost allocation plan for use in FY 22/23. Estimated labor and FTE information based on FY 21/22 position budgeting data.

[a] Allocation assumes 60% to Planning and Engineering and 40% to Building and Code Enforcement. Although Building has the highest permit volume, the most significant time required from personnel in the Administration division occurs in the project planning and land development stages.

[b] Allocation assumes 80% of development services GIS and business services benefit to Building and Engineering. Remainder to Planning and Code Enforcement.

[c] Includes budget unit (Center) 66021 - Contract Building Plan Review.

[d] Amounts intended to serve as reasonable estimates developed for purposes of this analysis. Amount will vary annually, and by employee. Amount based on FY 21/22 position allocation, historical allocations for City of Roseville, and consultant experience working with similar municipalities.

City of Roseville
User and Regulatory Fee Study
Development Services Department - Cost Recovery Analysis

Planning Fees

Description	FY 19/20	FY 20/21	FY 21/22	Average
Total Expense	$1,889,887	$2,037,325	$2,115,120	$2,014,110
Total Revenue	$1,409,156	$1,573,247	$1,174,200	$1,385,534
Cost Recovery	75%	77%	56%	69%
General Fund Subsidy	$480,731	$464,078	$940,920	$628,576

Dev Svcs Engineering Fees

Description	FY 19/20	FY 20/21	FY 21/22	Average
Total Expense	$3,383,379	$3,627,858	$4,083,230	$3,698,156
Total Revenue	$2,847,589	$3,321,277	$3,013,037	$3,060,634
Cost Recovery	84%	92%	74%	83%
General Fund Subsidy	$535,790	$306,581	$1,070,193	$637,521

Building Permit and Plan Check Fees

Description	FY 19/20	FY 20/21	FY 21/22	Average
Total Expense	$5,095,394	$5,618,909	$6,006,702	$5,573,668
Total Revenue	$4,475,003	$6,080,931	$4,771,900	$5,109,278
Cost Recovery	88%	108%	79%	92%
General Fund Subsidy	$620,392	($462,022)	$1,234,802	$464,391

Total Fee-Related Services

Description	FY 19/20	FY 20/21	FY 21/22	Average
Total Expense	$10,368,660	$11,284,092	$12,205,052	$11,285,934
Total Revenue	$8,731,747	$10,975,455	$8,959,137	$9,555,446
Cost Recovery	84%	97%	73%	85%
General Fund Subsidy	$1,636,912	$308,637	$3,245,915	$1,730,488

See individual cost recovery worksheeets for details.

City of Roseville
User and Regulatory Fee Study
Development Services Department - Cost Recovery Analysis - FY 19/20 Cost Recovery

Expenses

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
5000 - 5500 Accounts	$554,546	$1,417,835	$3,213,511	$614,066	$609,879	$1,688,514	$3,409,383	$11,507,734
Allocated Citywide Overhead	$130,320	$73,775	$241,972	$0	$39,402	$244,643	$241,478	$971,590
Adjust for Dev Svcs Alloc	($684,866)		$205,459.80		$68,486.60	$205,460	$205,460	$0
Adjust for Business Services Alloc		($1,491,610)	$820,385.50		$74,580.50	$223,742	$372,903	$0
Total	$0	$0	$4,481,328	$614,066	$792,348	$2,362,358	$4,229,223	$12,479,324

Revenues and Expenditure Offsets

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
4151 - Permit Fees - Building Permits			$2,628,521					$2,628,521
4201 - Permit Fees - Inspection			$11,912					$11,912
4202 - Permit Fees - Plan Check			$1,163,503	$542,530		$195,918	$10,303	$1,912,254
4204 - Permit Fees - Planning						$261,476		$261,476
4205 - Permit Fees - Engineering							$155,337	$155,337
4207 - Permit Fees - General Plan Update						$199,760		$199,760
4273 - Franchise Fees							$319,080	$319,080
4381 - Witness Fees	$0							$0
4390 - Administrative Fees		$0	$28,269			$2	$40	$28,311
4401 - Federal Grants	$112		$719			$9		$840
4430 - SB 1186 - Disability Access			$37,520					$37,520
4590 - Other Fines or Penalties			$0		$3,588			$3,588
4790 - Other Revenue	$6,791	$0	$0	$0	$0	$0	$0	$6,791
Fixed Fee Revenue	$6,903	$0	$3,870,444	$542,530	$3,588	$657,165	$484,760	$5,565,390
5911 - Reimbursed Cost - Charged							$0	$0
5912 - Reimbursed Cost - Received							($186,000)	($186,000)
5980 - Internal Labor - Raw Cost Reimbursement	($12,889)	-19361	($5,555.00)			($254,381)	($715,195)	($1,007,381)
5981 - Internal Labor - Burden Reimbursement	($25,081)	-36746	($12,153.00)			($475,732)	($1,434,145)	($1,983,857)
Secondary Labor Reimbursements	($37,970)	($56,107)	($17,708)	$0	$0	($730,113)	($2,335,340)	($3,177,238)
Secondary Labor Adjusted	$37,970	$56,107	$17,708	$0	$0	$730,113	$2,335,340	$3,177,238
Subtotal	$44,873	$56,107	$3,888,152	$542,530	$3,588	$1,387,278	$2,820,100	$8,742,628
Adjust for Dev Svcs Alloc	($44,873)		$13,461.90		$4,487.30	$13,462	$13,462	$0
Adjust for Business Services Alloc		($56,107)	$30,858.85		$2,805.35	$8,416	$14,027	$0
Total	$0	$0	$3,932,473	$542,530	$10,881	$1,409,156	$2,847,589	$8,742,628

Share of Division Dedicated to Private Dev (e.g., Fee Related Services)	95%	95%	100%	100%	0%	80%	80%	

Total Expense	$0	$0	$4,481,328	$614,066	$0	$1,889,887	$3,383,379	$10,368,660
Total Revenue	$0	$0	$3,932,473	$542,530	$10,881	$1,409,156	$2,847,589	$8,742,628
Cost Recovery	n/a	n/a	88%	88%	n/a	75%	84%	84%
General Fund Subsidy	$0	$0	$548,856	$71,536	($10,881)	$480,731	$535,790	$1,626,032

Alloc to Direct Services	Dev Svcs Admin	Business Services
Building Inspection	30%	55%
Code Enforcement	10%	5%
Planning	30%	15%
Dev Svcs Engineering	30%	25%
Total	100%	100%

City of Roseville
User and Regulatory Fee Study
Development Services Department - Cost Recovery Analysis - FY 20/21 Cost Recovery

Expenses

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
5000 - 5500 Accounts	$577,215	$1,664,429	$3,598,739	$482,436	$620,176	$1,741,348	$3,553,052	$12,237,395
Allocated Citywide Overhead	$169,559	$108,258	$338,724	$0	$50,084	$315,372	$314,567	$1,296,564
Adjust for Dev Svcs Alloc	($746,774)		$224,032		$74,677	$224,032	$224,032	$0
Adjust for Business Services Alloc		($1,772,687)	$974,978		$88,634	$265,903	$443,172	$0
Total	$0	$0	$5,136,473	$482,436	$833,572	$2,546,656	$4,534,823	$13,533,959

Revenues and Expenditure Offsets

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
4151 - Permit Fees - Building Permits			$3,896,268					$3,896,268
4201 - Permit Fees - Inspection			$7,662					$7,662
4202 - Permit Fees - Plan Check			$1,508,993	$438,195		$249,610	$13,507	$2,210,305
4204 - Permit Fees - Planning						$273,452		$273,452
4205 - Permit Fees - Engineering							$184,948	$184,948
4207 - Permit Fees - General Plan Update						$272,906		$272,906
4273 - Franchise Fees							$307,385	$307,385
4381 - Witness Fees	$682							$682
4390 - Administrative Fees		$13,263	$12,488			$28,692	$4,697	$59,140
4401 - Federal Grants	$0		$3,291					$3,291
4430 - SB 1186 - Disability Access			$38,263					$38,263
4590 - Other Fines or Penalties					$2,905			$2,905
4790 - Other Revenue	$0	$0	$0	$0	$0	$0	$0	$0
Fixed Fee Revenue	$682	$13,263	$5,466,965	$438,195	$2,905	$824,660	$510,537	$7,257,207
5911 - Reimbursed Cost - Charged							$0	$0
5912 - Reimbursed Cost - Received							($154,851)	($154,851)
5980 - Internal Labor - Raw Cost Reimbursement	($25,821)	-26509	($39,372.00)			($321,231)	($883,674)	($1,296,607)
5981 - Internal Labor - Burden Reimbursement	($43,634)	-40433	($71,245.00)			($394,284)	($1,731,123)	($2,280,719)
Secondary Labor Reimbursements	($69,455)	($66,942)	($110,617)	$0	$0	($715,515)	($2,769,648)	($3,732,177)
Secondary Labor Adjusted	$69,455	$66,942	$110,617	$0	$0	$715,515	$2,769,648	$3,732,177
Subtotal	$70,137	$80,205	$5,577,582	$438,195	$2,905	$1,540,175	$3,280,185	$10,989,384
Adjust for Dev Svcs Alloc	($70,137)		$21,041.10		$7,013.70	$21,041	$21,041	$0
Adjust for Business Services Alloc		($80,205)	$44,112.75		$4,010.25	$12,031	$20,051	$0
Total	$0	$0	$5,642,736	$438,195	$13,929	$1,573,247	$3,321,277	$10,989,384

Share of Division Dedicated to Private Dev (e.g., Fee Related Services)	95%	95%	100%	100%	0%	80%	80%	

Total Expense	$0	$0	$5,136,473	$482,436	$0	$2,037,325	$3,627,858	$11,284,092
Total Revenue	$0	$0	$5,642,736	$438,195	$13,929	$1,573,247	$3,321,277	$10,989,384
Cost Recovery	n/a	n/a	110%	91%	n/a	77%	92%	97%
General Fund Subsidy	$0	$0	($506,263)	$44,241	($13,929)	$464,078	$306,581	$294,708

Alloc to Direct Services	Dev Svcs Admin	Business Services
Building Inspection	30%	55%
Code Enforcement	10%	5%
Planning	30%	15%
Dev Svcs Engineering	30%	25%
Total	100%	100%

City of Roseville
User and Regulatory Fee Study
Development Services Department - Cost Recovery Analysis - FY 21/22 Cost Recovery

Expenses

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
5000 - 5500 Accounts	$565,260	$1,754,629	$3,858,284	$500,000	$939,835	$1,788,931	$4,026,214	$13,433,153
Allocated Citywide Overhead	$179,331	$123,254	$392,205	$0	$81,971	$349,909	$384,975	$1,511,646
Adjust for Dev Svcs Alloc	($744,591)		$223,377		$74,459	$223,377	$223,377	$0
Adjust for Business Services Alloc		($1,877,883)	$1,032,836		$93,894	$281,683	$469,471	$0
Total	$0	$0	$5,506,702	$500,000	$1,190,159	$2,643,900	$5,104,037	$14,944,799

Revenues and Expenditure Offsets

Project	66001	66010	66020	66021	66030	66040	66050	
Description	Dev Svcs Admin	Business Services	Building Inspection	Contract Bldg PC	Code Enforcement	Planning	Dev Svcs Engineering	Total
4151 - Permit Fees - Building Permits			$2,700,000					$2,700,000
4201 - Permit Fees - Inspection			$10,000					$10,000
4202 - Permit Fees - Plan Check			$1,500,000	$500,000		$175,000	$24,500	$2,199,500
4204 - Permit Fees - Planning						$225,000		$225,000
4205 - Permit Fees - Engineering							$300,000	$300,000
4207 - Permit Fees - General Plan Update						$200,000		$200,000
4273 - Franchise Fees							$250,000	$250,000
4381 - Witness Fees	$0							$0
4390 - Administrative Fees		$13,000	$10,000			$6,500	$2,500	$32,000
4401 - Federal Grants	$0							$0
4430 - SB 1186 - Disability Access			$10,000					$10,000
4590 - Other Fines or Penalties			$2,500		$250			$2,750
4790 - Other Revenue	$0							$0
Fixed Fee Revenue	$0	$13,000	$4,232,500	$500,000	$250	$606,500	$577,000	$5,929,250
5911 - Reimbursed Cost - Charged							$4,000	$4,000
5912 - Reimbursed Cost - Received							($168,037)	($168,037)
5980 - Internal Labor - Raw Cost Reimbursement	($12,500)	-10000	($1,500.00)			($200,000)	($750,000)	($974,000)
5981 - Internal Labor - Burden Reimbursement	($25,000)	-20000	($3,000.00)			($350,000)	($1,500,000)	($1,898,000)
Secondary Labor Reimbursements	($37,500)	($30,000)	($4,500)	$0	$0	($550,000)	($2,414,037)	($3,036,037)
Secondary Labor Adjusted	$37,500	$30,000	$4,500	$0	$0	$550,000	$2,414,037	$3,036,037
Subtotal	$37,500	$43,000	$4,237,000	$500,000	$250	$1,156,500	$2,991,037	$8,965,287
Adjust for Dev Svcs Alloc	($37,500)		$11,250.00		$3,750.00	$11,250	$11,250	$0
Adjust for Business Services Alloc		($43,000)	$23,650.00		$2,150.00	$6,450	$10,750	$0
Total	$0	$0	$4,271,900	$500,000	$6,150	$1,174,200	$3,013,037	$8,965,287

Share of Division Dedicated to Private Dev (e.g., Fee Related Services)	95%	95%	100%	100%	0%	80%	80%	

Total Expense	$0	$0	$5,506,702	$500,000	$0	$2,115,120	$4,083,230	$12,205,052
Total Revenue	$0	$0	$4,271,900	$500,000	$6,150	$1,174,200	$3,013,037	$8,965,287
Cost Recovery	n/a	n/a	78%	100%	n/a	56%	74%	73%
General Fund Subsidy	$0	$0	$1,234,802	$0	($6,150)	$940,920	$1,070,193	$3,239,765

Alloc to Direct Services	Dev Svcs Admin	Business Services
Building Inspection	30%	55%
Code Enforcement	10%	5%
Planning	30%	15%
Dev Svcs Engineering	30%	25%
Total	100%	100%

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Planning Rates Currently Used for Project Billing

A	Core Svc Area	Planning								Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pntd	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier used for Project Billing**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**2.57**	**2.31**	**2.39**	**1.77**	**1.77**	**1.77**	**3.13**	**3.13**	**3.13**	**3.15**	**3.15**	**3.15**	**3.15**	**1.72**	**3.15**	**3.15**	**3.15**
E	**Hourly Rate used for Project Billing**	**$78**	**$110**	**$153**	**$145**	**$145**	**$182**	**$210**	**$251**	**$130**	**$123**	**$130**	**$88**	**$138**	**$66**	**$232**	**$206**	**$261**	**$110**	**$207**	**$262**	**$172**	**$67**	**$200**	**$119**	**$328**

Planning Rates At Full Cost Recovery

A	Core Svc Area	Planning								Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	Hourly Rate used for Project Billing if the City Targeted Full Cost Recovery	$110	$155	$216	$204	$204	$258	$296	$355	$196	$225	$255	$156	$244	$117	$295	$263	$332	$110	$207	$262	$172	$137	$286	$170	$467

Planning Rates At Proposed Cost Recovery

A	Core Svc Area	Planning								Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Proposed Cost Recovery**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**2.70**	**2.42**	**2.39**	**1.77**	**1.77**	**1.77**	**3.29**	**3.29**	**3.29**	**3.15**	**3.15**	**3.15**	**3.15**	**1.81**	**3.15**	**3.15**	**3.15**
E	Hourly Rate used for Project Billing at Proposed Cost Recovery	$81	$115	$161	$152	$152	$192	$220	$264	$137	$129	$130	$88	$138	$66	$243	$216	$274	$110	$207	$262	$172	$71	$201	$120	$328
E	**Cost Recovery Target**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**	**70%**	**58%**	**51%**	**57%**	**57%**	**57%**	**82%**	**82%**	**82%**	**100%**	**100%**	**100%**	**100%**	**51%**	**70%**	**70%**	**70%**

Current Cost Recovery

A	Core Svc Area	Planning								Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Billing	$78	$110	$153	$145	$145	$182	$210	$251	$130	$123	$130	$88	$138	$66	$232	$206	$261	$110	$207	$262	$172	$67	$200	$119	$328
D	Hourly Rates at Full Cost Recovery	$110	$155	$216	$204	$204	$258	$296	$355	$196	$225	$255	$156	$244	$117	$295	$263	$332	$110	$207	$262	$172	$137	$286	$170	$467
E	**Current Cost Recovery for Project Billing**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**	**66%**	**55%**	**51%**	**57%**	**57%**	**57%**	**78%**	**78%**	**78%**	**100%**	**100%**	**100%**	**100%**	**49%**	**70%**	**70%**	**70%**

Base hourly wage rate based on most recently adopted salary schedule. January 2022.

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rates

Planning Rates At Full Cost Recovery

A	Core Svc Area	Planning							
		Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr
B	Job Title								
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**

Estimated Costs for Required Meetings - At Full Cost Recovery

		Estimated Labor Hours									Est Cost of Svc (Hourly Rate for Fee Setting * Est Labor Hrs)										Discrete Costs				
	Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	Total	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	Total	+	Public Notice	SIRE Sys Cost	Total	=	Total Est Cost of Svc
PC	Planning Comm, Design Comm, or Subdivision Comm	8.25		1.00	1.50			0.50		11.25	$ 904	$ -	$ 216	$ 307	$ -	$ -	$ 148	$ -	$ 1,575	+	$ 50	$ 15	$ 65	=	$ 1,640
CC	Additional Public Hearing at City Council (legislative actions)	2.25			3.00			1.00	0.25	6.50	$ 246	$ -	$ -	$ 613	$ -	$ -	$ 296	$ 89	$ 1,245	+	$ -	$ -	$ -	=	$ 1,245
AR	Administrative Review (Public Hearing not Required)	4.50		0.25	1.50			0.50		6.75	$ 493	$ -	$ 54	$ 307	$ -	$ -	$ 148	$ -	$ 1,002	+	$ -	$ 15	$ 15	=	$ 1,017
NM	Neighborhood Meeting	0.50			3.75		3.00			7.25	$ 55	$ -	$ -	$ 767	$ -	$ 773	$ -	$ -	$ 1,595	+	$ -	$ -	$ -	=	$ 1,595
PN	Public Notice									0.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	+	$ 50	$ -	$ 50	=	$ 50

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rates

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	Plan Mgr	GIS Analyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	Total
	Appeals																											
1	Planning Director's Decision				9.5			4.5	1.0																			15.0
2	PC/DC Decision to City Council				10.0			3.5	1.5																			15.0
	Annexations																											
1	Annex/PZ/Detach/SOI			30.0	34.5			6.5	0.5																			71.5
	Development Agreements (DA)																											
1	Adoption of DA			10.0	14.0			5.0	1.5			3.0		3.5	1.0		15.0	4.0	7.0		14.0	7.0		2.0	5.0	5.5	5.0	102.5
2	Amendment of DA			10.0	14.0			5.0	1.5		0.5	3.0	0.5	2.0			15.0	4.0	7.0	0.5	14.0	7.0		2.0	5.0	5.5	5.0	101.5
3	Associated with Affordable Housing				10.0			2.5																				12.5
4	Associated with Single Topic Item			9.0	10.0			2.5																				21.5
5	Development Agreement	see separate worksheet																										
	Environmental Review																											
1	Exemption Without Initial Study	0.5			2.0																							2.5
2	Exemption With Initial Study	1.0			5.0																							6.0
3	Negative Declaration with No Mitigation	2.0			8.0																							10.0
4	Tiered Negative Declaration with	2.0			14.0			2.0																				18.0
5	EIR Deposit			18.0	34.0			6.5	0.5		0.5	3.0	0.5					4.0		0.5	7.0	1.0	24.0	2.0	3.0	3.5	3.5	111.5
	General Plan Amendment (GPA)																											
1	GPA 10 Acres or Less, Map/Text			18.0	26.0			5.0	0.5		0.5	3.0	0.5					10.0	4.0	0.5	5.0	4.0	8.0	2.0	6.5	7.0	7.0	107.5
2	GPA 10+ Acres, Map/Text			20.0	34.0			6.5	0.5		0.5	3.0	0.5	1.0				15.0	6.0	0.5	7.0	4.0	12.0	2.0	6.5	7.0	7.0	133.0
3	GPA - Text Policy Amend			18.0	34.0			6.5	0.5		0.5	3.0	0.5					10.0	4.0	0.5	5.0	1.0	8.0	2.0	3.0	3.5	3.5	103.5
	Public Utility Easement Abandonment																											
1	Summary Vacation				4.0			1.5	0.5		0.5		0.5	0.5		0.5				0.5	1.0	1.0	2.0			0.5		13.0
2	General Vacation				7.5			2.5	1.0		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5
	Signs																											
1	Standard Sign Permit	0.3	2.8																									3.0
2	Planned Sign Permit Program				5.0			1.0																				6.0
3	Sign Permit/Program - Public Hearing	4.5			8.0			2.0																				14.5
4	Administrative Permit for Sign Exception (Variance)				7.0			0.5	0.5																			8.0
5	PSP Minor Modification			2.0																								2.0
	Specific Plan Amendment (SPA)																											
1	SPA Adoption, Map/Text			22.0	34.0			6.5	0.5		0.5	3.0	0.5	2.0			15.0	20.0	5.0	0.5	20.0	7.0		2.0	10.0	11.0	11.0	170.5
2	SPA 10 Acres or Less, Map/Text			20.0	27.0			5.5	0.5		0.5	3.0	0.5	1.0			10.0	20.0			15.0	3.0	10.0	2.0				118.0
3	SPA 10+ Acres, Map/Text			26.0	34.0			7.0	0.5		0.5	3.0	0.5	4.0		1.5	10.0	28.0	3.0		20.0	3.0	15.0	2.0	6.5	7.0	7.0	178.5
4	SPA Text/Policy Deposit			22.0	34.5			8.0	0.5		0.5	3.0	0.5				5.0	15.0	2.0	0.5	5.0	2.0	10.0	2.0	6.5	7.0	7.0	131.0
	Subdivisions/Condominiums																											
1	Grading Plan - Minor				5.0			5.5	0.5		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5
2	Grading Plan - Major				22.0		0.5	4.0	1.0		0.5	2.0	0.5				7.0			0.5	2.0	1.0	5.0					46.0
3	Lot Line Adjustment				5.0			5.5	0.5		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5
4	Extension to a Tentative Map				5.0			5.5	0.5		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	PC	CC	AR	NM	PN
	Appeals					
1	Planning Director's Decision	Yes				
2	PC/DC Decision to City Council		Yes			
	Annexations					
1	Annex/PZ/Detach/SOI	Yes	Yes		Yes	
	Development Agreements (DA)					
1	Adoption of DA	Yes	Yes			
2	Amendment of DA	Yes	Yes			
3	Associated with Affordable Housing	Yes	Yes			
4	Associated with Single Topic Item	Yes	Yes			
5	Development Agreement					
	Environmental Review					
1	Exemption Without Initial Study					
2	Exemption With Initial Study					
3	Negative Declaration with No Mitigation					
4	Tiered Negative Declaration with					
5	EIR Deposit	Yes	Yes		Yes	
	General Plan Amendment (GPA)					
1	GPA 10 Acres or Less, Map/Text	Yes	Yes			
2	GPA 10+ Acres, Map/Text	Yes	Yes		Yes	
3	GPA - Text Policy Amend	Yes	Yes		Yes	
	Public Utility Easement Abandonment					
1	Summary Vacation			Yes		
2	General Vacation	Yes				
	Signs					
1	Standard Sign Permit					
2	Planned Sign Permit Program			Yes		
3	Sign Permit/Program - Public Hearing					Yes
4	Administrative Permit for Sign Exception (Variance)			Yes		
5	PSP Minor Modification					
	Specific Plan Amendment (SPA)					
1	SPA Adoption, Map/Text	Yes	Yes		Yes	
2	SPA 10 Acres or Less, Map/Text	Yes	Yes		Yes	
3	SPA 10+ Acres, Map/Text	Yes	Yes		Yes	
4	SPA Text/Policy Deposit	Yes	Yes		Yes	
	Subdivisions/Condominiums					
1	Grading Plan - Minor			Yes		
2	Grading Plan - Major	Yes				
3	Lot Line Adjustment			Yes		
4	Extension to a Tentative Map			Yes		

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	**Total Labor Svcs**
	Appeals																											
1	Planning Director's Decision	$ -	$ -	$ -	$ 1,943	$ -	$ -	$ 1,334	$ 355	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,631**
2	PC/DC Decision to City Council	-	-	-	2,045	-	-	1,037	532	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 3,614**
	Annexations																											
1	Annex/PZ/Detach/SOI	-	-	6,487	7,055	-	-	1,927	177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 15,646**
	Development Agreements (DA)																											
1	Adoption of DA	-	-	2,162	2,863	-	-	1,482	532	-	-	674	-	547	244	-	4,432	1,051	2,327	-	2,902	1,837	-	275	1,428	936	2,334	**$ 26,026**
2	Amendment of DA	-	-	2,162	2,863	-	-	1,482	532	-	98	674	127	313	-	-	4,432	1,051	2,327	55	2,902	1,837	-	275	1,428	936	2,334	**$ 25,828**
3	Associated with Affordable Housing	-	-	-	2,045	-	-	741	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 2,786**
4	Associated with Single Topic Item	-	-	1,946	2,045	-	-	741	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 4,732**
5	Development Agreement																											**$ 2,357**
	Environmental Review																											
1	Exemption Without Initial Study	55	-	-	409	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 464**
2	Exemption With Initial Study	110	-	-	1,022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,132**
3	Negative Declaration with No Mitigation	219	-	-	1,636	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,855**
4	Tiered Negative Declaration with	219	-	-	2,863	-	-	593	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 3,675**
5	EIR Deposit	-	-	3,892	6,953	-	-	1,927	177	-	98	674	127	-	-	-	-	1,051	-	55	1,451	262	4,120	275	857	596	1,634	**$ 24,149**
	General Plan Amendment (GPA)																											
1	GPA 10 Acres or Less, Map/Text	-	-	3,892	5,317	-	-	1,482	177	-	98	674	127	-	-	-	-	2,627	1,330	55	1,037	1,049	1,373	275	1,856	1,191	3,268	**$ 25,829**
2	GPA 10+ Acres, Map/Text	-	-	4,325	6,953	-	-	1,927	177	-	98	674	127	156	-	-	-	3,940	1,995	55	1,451	1,049	2,060	275	1,856	1,191	3,268	**$ 31,578**
3	GPA - Text Policy Amend	-	-	3,892	6,953	-	-	1,927	177	-	98	674	127	-	-	-	-	2,627	1,330	55	1,037	262	1,373	275	857	596	1,634	**$ 23,893**
	Public Utility Easement Abandonment																											
1	Summary Vacation	-	-	-	818	-	-	445	177	-	98	-	127	78	-	58	-	-	-	55	207	262	343	-	-	85	-	**$ 2,755**
2	General Vacation	-	-	-	1,534	-	-	741	355	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 4,933**
	Signs																											
1	Standard Sign Permit	27	427	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 455**
2	Planned Sign Permit Program	-	-	-	1,022	-	-	296	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,319**
3	Sign Permit/Program - Public Hearing	493	-	-	1,636	-	-	593	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 2,722**
4	Administrative Permit for Sign Exception (Variance)	-	-	-	1,431	-	-	148	177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,757**
5	PSP Minor Modification	-	-	432	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 432**
	Specific Plan Amendment (SPA)																											
1	SPA Adoption, Map/Text	-	-	4,757	6,953	-	-	1,927	177	-	98	674	127	313	-	-	4,432	5,254	1,662	55	4,146	1,837	-	275	2,856	1,872	5,136	**$ 42,550**
2	SPA 10 Acres or Less, Map/Text	-	-	4,325	5,521	-	-	1,630	177	-	98	674	127	156	-	-	2,955	5,254	-	-	3,110	787	1,717	275	-	-	-	**$ 26,806**
3	SPA 10+ Acres, Map/Text	-	-	5,622	6,953	-	-	2,075	177	-	98	674	127	625	-	175	2,955	7,355	997	-	4,146	787	2,575	275	1,856	1,191	3,268	**$ 41,933**
4	SPA Text/Policy Deposit	-	-	4,757	7,055	-	-	2,371	177	-	98	674	127	-	-	-	1,477	3,940	665	55	1,037	525	1,717	275	1,856	1,191	3,268	**$ 31,266**
	Subdivisions/Condominiums																											
1	Grading Plan - Minor	-	-	-	1,022	-	-	1,630	177	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 5,134**
2	Grading Plan - Major	-	-	-	4,499	-	129	1,186	355	-	98	449	127	-	-	-	2,068	-	-	55	415	262	858	-	-	-	-	**$ 10,501**
3	Lot Line Adjustment	-	-	-	1,022	-	-	1,630	177	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 5,134**
4	Extension to a Tentative Map	-	-	-	1,022	-	-	1,630	177	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 5,134**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Total Labor Svcs	+	PC	CC	AR	NM	PN	Total Mtgs	=	Total Est. Cost of Svc
	Appeals										
1	Planning Director's Decision	**$ 3,631**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 5,271**
2	PC/DC Decision to City Council	**$ 3,614**	+	$ -	$ 1,245	$ -	$ -	$ -	**$ 1,245**	=	**$ 4,859**
	Annexations										
1	Annex/PZ/Detach/SOI	**$ 15,646**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 20,126**
	Development Agreements (DA)										
1	Adoption of DA	**$ 26,026**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 28,911**
2	Amendment of DA	**$ 25,828**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 28,713**
3	Associated with Affordable Housing	**$ 2,786**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 5,671**
4	Associated with Single Topic Item	**$ 4,732**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 7,617**
5	Development Agreement	**$ 2,357**									**$ 2,357**
	Environmental Review										
1	Exemption Without Initial Study	**$ 464**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 464**
2	Exemption With Initial Study	**$ 1,132**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 1,132**
3	Negative Declaration with No Mitigation	**$ 1,855**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 1,855**
4	Tiered Negative Declaration with	**$ 3,675**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 3,675**
5	EIR Deposit	**$ 24,149**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 28,628**
	General Plan Amendment (GPA)										
1	GPA 10 Acres or Less, Map/Text	**$ 25,829**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 28,714**
2	GPA 10+ Acres, Map/Text	**$ 31,578**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 36,058**
3	GPA - Text Policy Amend	**$ 23,893**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 28,373**
	Public Utility Easement Abandonment										
1	Summary Vacation	**$ 2,755**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 3,772**
2	General Vacation	**$ 4,933**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 6,573**
	Signs										
1	Standard Sign Permit	**$ 455**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 455**
2	Planned Sign Permit Program	**$ 1,319**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 2,336**
3	Sign Permit/Program - Public Hearing	**$ 2,722**	+	$ -	$ -	$ -	$ -	$ 50	**$ 50**	=	**$ 2,772**
4	Administrative Permit for Sign Exception (Variance)	**$ 1,757**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 2,774**
5	PSP Minor Modification	**$ 432**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 432**
	Specific Plan Amendment (SPA)										
1	SPA Adoption, Map/Text	**$ 42,550**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 47,029**
2	SPA 10 Acres or Less, Map/Text	**$ 26,806**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 31,285**
3	SPA 10+ Acres, Map/Text	**$ 41,933**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 46,412**
4	SPA Text/Policy Deposit	**$ 31,266**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 35,746**
	Subdivisions/Condominiums										
1	Grading Plan - Minor	**$ 5,134**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 6,151**
2	Grading Plan - Major	**$ 10,501**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 12,141**
3	Lot Line Adjustment	**$ 5,134**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 6,151**
4	Extension to a Tentative Map	**$ 5,134**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 6,151**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Current Fixed Fee	Current Deposit	Fixed Fee / Deposit	Current Cost Recovery at Full ICRs	Final Cost Recovery Target	Proposed Fixed Fee	Proposed Deposit	Fixed Fee / Deposit	Proposed Cost Recovery at Full ICRs	Final Cost Recovery Target	Fixed Fee Change $	Deposit Change $	Fixed Fee Change %	Deposit Change %
	Appeals														
1	Planning Director's Decision	$1,570		Fixed	30%	30%	$1,648		Fixed	31%	30%	$78		5%	
2	PC/DC Decision to City Council	$1,470		Fixed	30%	30%	$1,543		Fixed	32%	30%	$73		5%	
	Annexations														
1	Annex/PZ/Detach/SOI		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
	Development Agreements (DA)														
1	Adoption of DA		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
2	Amendment of DA		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
3	Associated with Affordable Housing	$2,860		Fixed	50%	50%	$3,003		Fixed	53%	50%	$143		5%	
4	Associated with Single Topic Item	$6,472		Fixed	85%	100%	$6,796		Fixed	89%	100%	$324		5%	
5	Development Agreement	$1,834					$1,925								
	Environmental Review														
1	Exemption Without Initial Study	$399		Fixed	86%	100%	$419		Fixed	90%	100%	$20		5%	
2	Exemption With Initial Study	$972		Fixed	86%	100%	$1,021		Fixed	90%	100%	$49		5%	
3	Negative Declaration with No Mitigation	$1,493		Fixed	80%	100%	$1,567		Fixed	85%	100%	$75		5%	
4	Tiered Negative Declaration with	$2,974		Fixed	81%	100%	$3,122		Fixed	85%	100%	$149		5%	
5	EIR Deposit		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
	General Plan Amendment (GPA)														
1	GPA 10 Acres or Less, Map/Text		$10,000	Deposit	100%	100%		$10,000	Deposit	100%	100%		$0		0%
2	GPA 10+ Acres, Map/Text		$17,000	Deposit	100%	100%		$17,000	Deposit	100%	100%		$0		0%
3	GPA - Text Policy Amend		$15,000	Deposit	100%	100%		$15,000	Deposit	100%	100%		$0		0%
	Public Utility Easement Abandonment														
1	Summary Vacation	$3,306		Fixed	88%	100%	$3,472		Fixed	92%	100%	$165		5%	
2	General Vacation	$4,934		Fixed	75%	100%	$5,181		Fixed	79%	100%	$247		5%	
	Signs														
1	Standard Sign Permit	$274		Fixed	60%	50%	$288		Fixed	63%	50%	$14		5%	
2	Planned Sign Permit Program	$1,115		Fixed	48%	50%	$1,171		Fixed	50%	50%	$56		5%	
3	Sign Permit/Program - Public Hearing	$2,399		Fixed	87%	100%	$2,519		Fixed	91%	100%	$120		5%	
4	Administrative Permit for Sign Exception (Variance)	$2,209		Fixed	80%	100%	$2,320		Fixed	84%	100%	$110		5%	
5	PSP Minor Modification	$313		Fixed	72%	100%	$329		Fixed	76%	100%	$16		5%	
	Specific Plan Amendment (SPA)														
1	SPA Adoption, Map/Text		$30,000	Deposit	100%	100%		$30,000	Deposit	100%	100%		$0		0%
2	SPA 10 Acres or Less, Map/Text		$10,000	Deposit	100%	100%		$10,000	Deposit	100%	100%		$0		0%
3	SPA 10+ Acres, Map/Text		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
4	SPA Text/Policy Deposit		$15,000	Deposit	100%	100%		$15,000	Deposit	100%	100%		$0		0%
	Subdivisions/Condominiums														
1	Grading Plan - Minor	$3,445		Fixed	56%	100%	$3,617		Fixed	59%	100%	$172		5%	
2	Grading Plan - Major		$8,000	Deposit	100%	100%		$8,000	Deposit	100%	100%		$0		0%
3	Lot Line Adjustment	$3,445		Fixed	56%	100%	$3,617		Fixed	59%	100%	$172		5%	
4	Extension to a Tentative Map	$3,445		Fixed	56%	100%	$3,617		Fixed	59%	100%	$172		5%	

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rates

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	Plan Mgr	GIS Analyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	Total
5	Voluntary Merger				5.0			5.5	0.5		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5
6	Reversion to Acreage				10.5			2.0	0.3		0.5	3.0	0.5				6.0			0.5	4.0	1.0	10.0					38.3
7	Minor Modification to a Tentative Map				5.0			5.5	0.5		0.5	0.5	0.5	0.5		0.5	2.0			0.5	1.0	1.0	2.0		1.0	0.5		21.5
8	Major Modification to a Tentative Map				22.0		0.5	4.0	1.0		0.5	3.0	0.5				11.0			0.5	4.0	1.0	11.0					59.0
9	Tentative Parcel Map, 4 or Fewer Lots				10.5			2.0	0.3		0.5	3.0	0.5				7.0			0.5	2.0	1.0	5.0					32.3
10	Tentative Parcel Map, 5 - 99 Lots				22.0		0.5	4.0	1.0		0.5	3.0	0.5				15.0			0.5	4.0	1.0	10.0					62.0
11	Tentative Parcel Map, 100 - 499 Lots				33.5		1.0	7.0	1.0		0.5	3.0	0.5				20.0			0.5	7.0	1.0	19.0					94.0
12	Tentative Parcel Map, 500+ Lots			20.0	47.5		3.0	4.5	1.0		0.5	3.0	0.5				20.0			0.5	7.0	1.0	19.0		6.0	6.5	6.5	146.5
	Zoning Ordinance Entitlements																											
1	Administrative Permit				7.0			0.5	0.3		0.5		0.5															8.8
2	Conditional Use Permit				26.0			6.0	1.5		0.5	3.0	0.5				5.0	5.0		0.5	4.0	1.0	5.0		1.5	2.0	2.0	63.5
3	CUP Modification				18.0			4.0	1.0		0.5		0.5															24.0
4	CUP Extension				18.0			4.0	1.0		0.5		0.5															24.0
5	Design Review Permit (DRP)				34.0			5.5	0.5		0.5	3.0	0.5	2.0		2.5	12.0	0.5		0.5	3.0	1.0	9.0					74.5
6	DRP - Modification				18.0			4.0	1.0		0.5		0.5															24.0
7	DRP - Extension				18.0			4.0	1.0		0.5		0.5															24.0
8	DRP - Minor	1.0			1.0																							2.0
9	DRP - Additions or New Construction (DTSP																											
10	DRP - Façade Improvements (DTSP Only)																											
11	DRP - Predesign (DTSP Only)																											
12	DRP - Residential Subdivision with Other				18.0			4.0	1.0		0.5		0.5															24.0
13	Flood Encroachment Permit				22.0			6.0	1.5		0.5	1.0	0.5				2.0	8.0		0.5	1.0	1.0	1.0		1.5	2.0	2.0	50.5
14	MPP Stage 1 or Stages 1 & 2			18.0	59.0			5.0	1.0		0.5	3.0	0.5	4.0		1.5	10.0	25.0		0.5	10.0	3.0	20.0	2.0	6.5	7.0	7.0	183.5
15	MPP Modification				14.0			4.0	1.0		0.5	3.0	0.5	2.0		2.5	12.0	0.5		0.5	7.0	1.0	19.0					67.5
16	MPP Stage 2, Extend of Stage 1 and/or 2				14.0			4.0	1.0		0.5	3.0	0.5	2.0		2.5	12.0	0.5		0.5	7.0	1.0	19.0					67.5
17	MPP Administrative Modification				6.0			1.5	0.5		0.5		0.5															9.0
18	Planned Development Permit				34.0			6.0	0.5		0.5		0.5				2.0	10.0		0.5	2.0	2.0	6.0					64.0
19	TP Admin - Approved at Public Counter	1.0	1.0																									2.0
20	TP - Req. Public Hearing for SFD or 10				10.0			2.5	1.0																			13.5
21	TP - Req. Public Hearing for DRP/TM or 11+				22.0			3.0	1.0																			26.0
22	Administrative Variance				8.0			1.0	1.0																			10.0
23	Variance to Develop Standards - Req.				12.0			3.0	1.0																			16.0
24	Variance to Parking Standards				16.0			5.0	1.0																			22.0
25	Wireless Telecommunications Facilities																											
26	Zoning Clearance		1.5																									1.5
27	Zoning Interpretation - Hearing Required				8.0			2.0	1.0																			11.0
28	Zoning Interpretation - Non Hearing Item				1.5			0.5																				2.0
	Zoning Ordinance Amendments																											
1	Ordinance Text Amend (Zoning, Subdivision, Sign)			14.0	22.0			6.5	1.0		0.5	3.0	0.5				5.0	10.0	5.0	0.5	5.0	1.0	10.0	2.0	2.5	3.0	3.0	94.5

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	PC	CC	AR	NM	PN
5	Voluntary Merger			Yes		
6	Reversion to Acreage			Yes		
7	Minor Modification to a Tentative Map			Yes		
8	Major Modification to a Tentative Map	Yes				
9	Tentative Parcel Map, 4 or Fewer Lots			Yes		
10	Tentative Parcel Map, 5 - 99 Lots	Yes				
11	Tentative Parcel Map, 100 - 499 Lots	Yes				
12	Tentative Parcel Map, 500+ Lots	Yes				
	Zoning Ordinance Entitlements					
1	Administrative Permit			Yes		
2	Conditional Use Permit	Yes				
3	CUP Modification	Yes				
4	CUP Extension	Yes				
5	Design Review Permit (DRP)	Yes				
6	DRP - Modification	Yes				
7	DRP - Extension	Yes				
8	DRP - Minor					
9	DRP - Additions or New Construction (DTSP					
10	DRP - Façade Improvements (DTSP Only)					
11	DRP - Predesign (DTSP Only)					
12	DRP - Residential Subdivision with Other	Yes				
13	Flood Encroachment Permit	Yes				
14	MPP Stage 1 or Stages 1 & 2	Yes				
15	MPP Modification	Yes				
16	MPP Stage 2, Extend of Stage 1 and/or 2	Yes				
17	MPP Administrative Modification					
18	Planned Development Permit	Yes				
19	TP Admin - Approved at Public Counter					
20	TP - Req. Public Hearing for SFD or 10	Yes				
21	TP - Req. Public Hearing for DRP/TM or 11+	Yes				
22	Administrative Variance			Yes		
23	Variance to Develop Standards - Req.	Yes				
24	Variance to Parking Standards	Yes				
25	Wireless Telecommunications Facilities					
26	Zoning Clearance					
27	Zoning Interpretation - Hearing Required	Yes				
28	Zoning Interpretation - Non Hearing Item					
	Zoning Ordinance Amendments					
1	Ordinance Text Amend (Zoning, Subdivision, Sign)	Yes	Yes			

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	**Total Labor Svcs**
5	Voluntary Merger	-	-	-	1,022	-	-	1,630	177	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 5,134**
6	Reversion to Acreage	-	-	-	2,147	-	-	593	89	-	98	674	127	-	-	-	1,773	-	-	55	829	262	1,717	-	-	-	-	**$ 8,364**
7	Minor Modification to a Tentative Map	-	-	-	1,022	-	-	1,630	177	-	98	112	127	78	-	58	591	-	-	55	207	262	343	-	286	85	-	**$ 5,134**
8	Major Modification to a Tentative Map	-	-	-	4,499	-	129	1,186	355	-	98	674	127	-	-	-	3,250	-	-	55	829	262	1,888	-	-	-	-	**$ 13,353**
9	Tentative Parcel Map, 4 or Fewer Lots	-	-	-	2,147	-	-	593	89	-	98	674	127	-	-	-	2,068	-	-	55	415	262	858	-	-	-	-	**$ 7,387**
10	Tentative Parcel Map, 5 - 99 Lots	-	-	-	4,499	-	129	1,186	355	-	98	674	127	-	-	-	4,432	-	-	55	829	262	1,717	-	-	-	-	**$ 14,363**
11	Tentative Parcel Map, 100 - 499 Lots	-	-	-	6,850	-	258	2,075	355	-	98	674	127	-	-	-	5,910	-	-	55	1,451	262	3,262	-	-	-	-	**$ 21,377**
12	Tentative Parcel Map, 500+ Lots	-	-	4,325	9,713	-	773	1,334	355	-	98	674	127	-	-	-	5,910	-	-	55	1,451	262	3,262	-	1,713	1,106	3,035	**$ 34,193**
	Zoning Ordinance Entitlements																											
1	Administrative Permit	-	-	-	1,431	-	-	148	89	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,894**
2	Conditional Use Permit	-	-	-	5,317	-	-	1,778	532	-	98	674	127	-	-	-	1,477	1,313	-	55	829	262	858	-	428	340	934	**$ 15,025**
3	CUP Modification	-	-	-	3,681	-	-	1,186	355	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,447**
4	CUP Extension	-	-	-	3,681	-	-	1,186	355	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,447**
5	Design Review Permit (DRP)	-	-	-	6,953	-	-	1,630	177	-	98	674	127	313	-	292	3,546	131	-	55	622	262	1,545	-	-	-	-	**$ 16,426**
6	DRP - Modification	-	-	-	3,681	-	-	1,186	355	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,447**
7	DRP - Extension	-	-	-	3,681	-	-	1,186	355	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,447**
8	DRP - Minor	110	-	-	204	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 314**
9	DRP - Additions or New Construction (DTSP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10	DRP - Façade Improvements (DTSP Only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	DRP - Predesign (DTSP Only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	DRP - Residential Subdivision with Other	-	-	-	3,681	-	-	1,186	355	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,447**
13	Flood Encroachment Permit	-	-	-	4,499	-	-	1,778	532	-	98	225	127	-	-	-	591	2,101	-	55	207	262	172	-	428	340	934	**$ 12,351**
14	MPP Stage 1 or Stages 1 & 2	-	-	3,892	12,065	-	-	1,482	355	-	98	674	127	625	-	175	2,955	6,567	-	55	2,073	787	3,434	275	1,856	1,191	3,268	**$ 41,955**
15	MPP Modification	-	-	-	2,863	-	-	1,186	355	-	98	674	127	313	-	292	3,546	131	-	55	1,451	262	3,262	-	-	-	-	**$ 14,615**
16	MPP Stage 2, Extend of Stage 1 and/or 2	-	-	-	2,863	-	-	1,186	355	-	98	674	127	313	-	292	3,546	131	-	55	1,451	262	3,262	-	-	-	-	**$ 14,615**
17	MPP Administrative Modification	-	-	-	1,227	-	-	445	177	-	98	-	127	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 2,074**
18	Planned Development Permit	-	-	-	6,953	-	-	1,778	177	-	98	-	127	-	-	-	591	2,627	-	55	415	525	1,030	-	-	-	-	**$ 14,376**
19	TP Admin - Approved at Public Counter	110	155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 265**
20	TP - Req. Public Hearing for SFD or 10	-	-	-	2,045	-	-	741	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 3,141**
21	TP - Req. Public Hearing for DRP/TM or 11+	-	-	-	4,499	-	-	889	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,743**
22	Administrative Variance	-	-	-	1,636	-	-	296	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 2,287**
23	Variance to Develop Standards - Req.	-	-	-	2,454	-	-	889	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 3,698**
24	Variance to Parking Standards	-	-	-	3,272	-	-	1,482	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 5,109**
25	Wireless Telecommunications Facilities																											
26	Zoning Clearance	-	233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 233**
27	Zoning Interpretation - Hearing Required	-	-	-	1,636	-	-	593	355	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 2,584**
28	Zoning Interpretation - Non Hearing Item	-	-	-	307	-	-	148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 455**
	Zoning Ordinance Amendments																											
1	Ordinance Text Amend (Zoning, Subdivision, Sign)	-	-	3,027	4,499	-	-	1,927	355	-	98	674	127	-	-	-	1,477	2,627	1,662	55	1,037	262	1,717	275	714	511	1,401	**$ 22,444**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Total Labor Svcs	+	PC	CC	AR	NM	PN	Total Mtgs	=	Total Est. Cost of Svc
5	Voluntary Merger	**$ 5,134**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 6,151**
6	Reversion to Acreage	**$ 8,364**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 9,381**
7	Minor Modification to a Tentative Map	**$ 5,134**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 6,151**
8	Major Modification to a Tentative Map	**$ 13,353**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 14,992**
9	Tentative Parcel Map, 4 or Fewer Lots	**$ 7,387**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 8,403**
10	Tentative Parcel Map, 5 - 99 Lots	**$ 14,363**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 16,003**
11	Tentative Parcel Map, 100 - 499 Lots	**$ 21,377**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 23,017**
12	Tentative Parcel Map, 500+ Lots	**$ 34,193**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 35,833**
	Zoning Ordinance Entitlements										
1	Administrative Permit	**$ 1,894**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 2,911**
2	Conditional Use Permit	**$ 15,025**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 16,664**
3	CUP Modification	**$ 5,447**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,086**
4	CUP Extension	**$ 5,447**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,086**
5	Design Review Permit (DRP)	**$ 16,426**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 18,066**
6	DRP - Modification	**$ 5,447**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,086**
7	DRP - Extension	**$ 5,447**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,086**
8	DRP - Minor	**$ 314**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 314**
9	DRP - Additions or New Construction (DTSP		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	$ -
10	DRP - Façade Improvements (DTSP Only)		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	$ -
11	DRP - Predesign (DTSP Only)		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	$ -
12	DRP - Residential Subdivision with Other	**$ 5,447**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,086**
13	Flood Encroachment Permit	**$ 12,351**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 13,990**
14	MPP Stage 1 or Stages 1 & 2	**$ 41,955**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 43,595**
15	MPP Modification	**$ 14,615**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 16,254**
16	MPP Stage 2, Extend of Stage 1 and/or 2	**$ 14,615**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 16,254**
17	MPP Administrative Modification	**$ 2,074**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 2,074**
18	Planned Development Permit	**$ 14,376**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 16,016**
19	TP Admin - Approved at Public Counter	**$ 265**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 265**
20	TP - Req. Public Hearing for SFD or 10	**$ 3,141**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 4,780**
21	TP - Req. Public Hearing for DRP/TM or 11+	**$ 5,743**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 7,383**
22	Administrative Variance	**$ 2,287**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 3,304**
23	Variance to Develop Standards - Req.	**$ 3,698**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 5,338**
24	Variance to Parking Standards	**$ 5,109**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 6,748**
25	Wireless Telecommunications Facilities										
26	Zoning Clearance	**$ 233**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 233**
27	Zoning Interpretation - Hearing Required	**$ 2,584**	+	$ 1,640	$ -	$ -	$ -	$ -	**$ 1,640**	=	**$ 4,223**
28	Zoning Interpretation - Non Hearing Item	**$ 455**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 455**
	Zoning Ordinance Amendments										
1	Ordinance Text Amend (Zoning, Subdivision, Sign)	**$ 22,444**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 25,329**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Current Fixed Fee	Current Deposit	Fixed Fee / Deposit	Current Cost Recovery at Full ICRs	Final Cost Recovery Target	Proposed Fixed Fee	Proposed Deposit	Fixed Fee / Deposit	Proposed Cost Recovery at Full ICRs	Final Cost Recovery Target	Fixed Fee Change $	Deposit Change $	Fixed Fee Change %	Deposit Change %
5	Voluntary Merger	$3,445		Fixed	56%	100%	$3,617		Fixed	59%	100%	$172		5%	
6	Reversion to Acreage	$5,030		Fixed	54%	100%	$5,282		Fixed	56%	100%	$252		5%	
7	Minor Modification to a Tentative Map		$2,000	Deposit	100%	100%		$2,000	Deposit	100%	100%		$0		0%
8	Major Modification to a Tentative Map		$10,000	Deposit	100%	100%		$10,000	Deposit	100%	100%		$0		0%
9	Tentative Parcel Map, 4 or Fewer Lots		$6,000	Deposit	100%	100%		$6,000	Deposit	100%	100%		$0		0%
10	Tentative Parcel Map, 5 - 99 Lots		$11,000	Deposit	100%	100%		$11,000	Deposit	100%	100%		$0		0%
11	Tentative Parcel Map, 100 - 499 Lots		$16,000	Deposit	100%	100%		$16,000	Deposit	100%	100%		$0		0%
12	Tentative Parcel Map, 500+ Lots		$24,000	Deposit	100%	100%		$24,000	Deposit	100%	100%		$0		0%
	Zoning Ordinance Entitlements														
1	Administrative Permit	$1,376		Fixed	47%	50%	$1,445		Fixed	50%	50%	$69		5%	
2	Conditional Use Permit		$9,000	Deposit	100%	100%		$9,000	Deposit	100%	100%		$0		0%
3	CUP Modification		$5,000	Deposit	100%	100%		$5,000	Deposit	100%	100%		$0		0%
4	CUP Extension	$6,114		Fixed	86%	100%	$6,419		Fixed	91%	100%	$306		5%	
5	Design Review Permit (DRP)		$8,000	Deposit	100%	100%		$8,000	Deposit	100%	100%		$0		0%
6	DRP - Modification		$5,000	Deposit	100%	100%		$5,000	Deposit	100%	100%		$0		0%
7	DRP - Extension	$5,528		Fixed	78%	100%	$5,804		Fixed	82%	100%	$276		5%	
8	DRP - Minor	$233		Fixed	74%	100%	$244		Fixed	78%	100%	$12		5%	
9	DRP - Additions or New Construction (DTSP	$233		Fixed		100%	$244		Fixed		100%	$12		5%	
10	DRP - Façade Improvements (DTSP Only)	$233		Fixed		100%	$244		Fixed		100%	$12		5%	
11	DRP - Predesign (DTSP Only)	$233		Fixed		100%	$244		Fixed		100%	$12		5%	
12	DRP - Residential Subdivision with Other	$6,114		Fixed	86%	100%	$6,419		Fixed	91%	100%	$306		5%	
13	Flood Encroachment Permit		$8,000	Deposit	100%	100%		$8,000	Deposit	100%	100%		$0		0%
14	MPP Stage 1 or Stages 1 & 2		$20,000	Deposit	100%	100%		$20,000	Deposit	100%	100%		$0		0%
15	MPP Modification		$7,000	Deposit	100%	100%		$7,000	Deposit	100%	100%		$0		0%
16	MPP Stage 2, Extend of Stage 1 and/or 2		$7,000	Deposit	100%	100%		$7,000	Deposit	100%	100%		$0		0%
17	MPP Administrative Modification	$1,789		Fixed	86%	100%	$1,879		Fixed	91%	100%	$89		5%	
18	Planned Development Permit		$11,000	Deposit	100%	100%		$11,000	Deposit	100%	100%		$0		0%
19	TP Admin - Approved at Public Counter	$229		Fixed	86%	100%	$240		Fixed	91%	100%	$11		5%	
20	TP - Req. Public Hearing for SFD or 10	$4,127		Fixed	86%	100%	$4,333		Fixed	91%	100%	$206		5%	
21	TP - Req. Public Hearing for DRP/TM or 11+	$6,354		Fixed	86%	100%	$6,671		Fixed	90%	100%	$318		5%	
22	Administrative Variance	$1,375		Fixed	42%	50%	$1,443		Fixed	44%	50%	$69		5%	
23	Variance to Develop Standards - Req.	$4,604		Fixed	86%	100%	$4,834		Fixed	91%	100%	$230		5%	
24	Variance to Parking Standards	$5,791		Fixed	86%	100%	$6,081		Fixed	90%	100%	$290		5%	
25	Wireless Telecommunications Facilities		$1,200					$1,200							
26	Zoning Clearance	$157		Fixed	68%	50%	$165		Fixed	71%	50%	$8		5%	
27	Zoning Interpretation - Hearing Required	$3,650		Fixed	86%	100%	$3,832		Fixed	91%	100%	$182		5%	
28	Zoning Interpretation - Non Hearing Item	$143		Fixed	31%	50%	$150		Fixed	33%	50%	$7		5%	
	Zoning Ordinance Amendments														
1	Ordinance Text Amend (Zoning, Subdivision, Sign)		$10,000	Deposit	100%	100%		$10,000	Deposit	100%	100%		$0		0%

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rates

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	Plan Mgr	GIS Analyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	Total
2	Zoning Map Change (RZ) 10 Acres or Less			14.0	26.5			6.5	0.5		0.5	3.0	0.5	0.5		0.5	5.0	10.0						2.0	2.5	3.0	3.0	78.0
3	Zoning Map Change (RZ) 10+ Acres			21.0	28.0			6.5	0.5		0.5	3.0	0.5	0.5		0.5	5.0	10.0	3.0	0.5	7.0	1.0	10.0	2.0	2.5	3.0	3.0	108.0
	Other																											
1	Pre-Application Meetings																											
2	New Non-Residential Plan Check		0.3		8.0			0.5						1.0														9.8
3	Commercial Plan Check - TI																											
4	Change of Address Fee									2.5																		2.5
5	Street Name Change Fee									4.5																		4.5
6	Planning Department Plot Plan Review		1.5																									1.5
7	Radius List Prep-Previously Developed Area		1.5																									1.5
8	Preparation Undeveloped Area/Mailing		3.0																									3.0
9	Farmer's Market Permit				3.5			0.5																				4.0
10	Home Occupation Permit																											
11	Parking In-Lieu Fee (DTSP Only)																											
12	In-Lieu Tree Mitigation Fee (Per Inch)																											
13	CUP - Vernon St. and Historical District																											
14	Technology Fee																											

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	PC	CC	AR	NM	PN
2	Zoning Map Change (RZ) 10 Acres or Less	Yes	Yes			
3	Zoning Map Change (RZ) 10+ Acres	Yes	Yes		Yes	
	Other					
1	Pre-Application Meetings					
2	New Non-Residential Plan Check					
3	Commercial Plan Check - TI					
4	Change of Address Fee					
5	Street Name Change Fee					
6	Planning Department Plot Plan Review					
7	Radius List Prep-Previously Developed Area					
8	Preparation Undeveloped Area/Mailing					
9	Farmer's Market Permit			Yes		
10	Home Occupation Permit					
11	Parking In-Lieu Fee (DTSP Only)					
12	In-Lieu Tree Mitigation Fee (Per Inch)					
13	CUP - Vernon St. and Historical District					
14	Technology Fee					

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area	Planning									Police	Fire	Bldg	Alt'rn Transportation			Engineering			Environmental Utilities				Clerk	Parks & Recreation		
B	Job Title	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr
C	Base Hourly Wage Rate	$25	$35	$49	$46	$46	$58	$67	$80	$46	$51	$53	$54	$50	$78	$37	$74	$66	$83	$35	$66	$83	$55	$39	$64	$38	$104
D	**ICR Multiplier at Full Cost Recovery**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**3.97**	**3.88**	**4.21**	**4.70**	**3.12**	**3.12**	**3.12**	**3.99**	**3.99**	**3.99**	**3.15**	**3.15**	**3.15**	**3.15**	**3.52**	**4.48**	**4.48**	**4.48**
E	**Hourly Rate used for Project Billing**	**$110**	**$155**	**$216**	**$204**	**$204**	**$258**	**$296**	**$355**	**$184**	**$196**	**$225**	**$255**	**$156**	**$244**	**$117**	**$295**	**$263**	**$332**	**$110**	**$207**	**$262**	**$172**	**$137**	**$286**	**$170**	**$467**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Office Asst	Plan Sys Tech	Plan Sys Anlyst	Assoc Pl'nr	Proj Pl'nr	Sr Pl'nr	Prin Pl'nr	Plan Mgr	GIS Analyst	C'mnty Rel. Anlyst	Fire Insp S'pvsr	Bldg Insp S'pvsr	Alt'rn Trnsp Anlyst II	Alt'rn Trnsp Mgr	Admin Tech	(DS) City Eng'r	Sr Eng'r	(DS) Eng'r Mgr	Dev Tech	Sr Eng'r	Eng'r Mgr	Assoc Eng'r	City Clerk Tech	P&R Plan & Dev S'pvsr	P&R Tech	P&R D'rctr	**Total Labor Svcs**
2	Zoning Map Change (RZ) 10 Acres or Less	-	-	3,027	5,419	-	-	1,927	177	-	98	674	127	78	-	58	1,477	2,627	-	-	-	-	-	275	714	511	1,401	**$ 18,590**
3	Zoning Map Change (RZ) 10+ Acres	-	-	4,541	5,726	-	-	1,927	177	-	98	674	127	78	-	58	1,477	2,627	997	55	1,451	262	1,717	275	714	511	1,401	**$ 24,893**
	Other																											
1	Pre-Application Meetings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	New Non-Residential Plan Check	-	39	-	1,636	-	-	148	-	-	-	-	-	156	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 1,979**
3	Commercial Plan Check - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Change of Address Fee	-	-	-	-	-	-	-	-	460	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 460**
5	Street Name Change Fee	-	-	-	-	-	-	-	-	828	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 828**
6	Planning Department Plot Plan Review	-	233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 233**
7	Radius List Prep-Previously Developed Area	-	233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 233**
8	Preparation Undeveloped Area/Mailing	-	466	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 466**
9	Farmer's Market Permit	-	-	-	716	-	-	148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 864**
10	Home Occupation Permit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11	Parking In-Lieu Fee (DTSP Only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	In-Lieu Tree Mitigation Fee (Per Inch)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
13	CUP - Vernon St. and Historical District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -
14	Technology Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Total Labor Svcs		PC	CC	AR	NM	PN	Total Mtgs		Total Est. Cost of Svc
2	Zoning Map Change (RZ) 10 Acres or Less	**$ 18,590**	+	$ 1,640	$ 1,245	$ -	$ -	$ -	**$ 2,885**	=	**$ 21,475**
3	Zoning Map Change (RZ) 10+ Acres	**$ 24,893**	+	$ 1,640	$ 1,245	$ -	$ 1,595	$ -	**$ 4,480**	=	**$ 29,373**
	Other										
1	Pre-Application Meetings		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
2	New Non-Residential Plan Check	**$ 1,979**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 1,979**
3	Commercial Plan Check - TI		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
4	Change of Address Fee	**$ 460**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 460**
5	Street Name Change Fee	**$ 828**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 828**
6	Planning Department Plot Plan Review	**$ 233**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 233**
7	Radius List Prep-Previously Developed Area	**$ 233**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 233**
8	Preparation Undeveloped Area/Mailing	**$ 466**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ 466**
9	Farmer's Market Permit	**$ 864**	+	$ -	$ -	$ 1,017	$ -	$ -	**$ 1,017**	=	**$ 1,881**
10	Home Occupation Permit		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
11	Parking In-Lieu Fee (DTSP Only)		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
12	In-Lieu Tree Mitigation Fee (Per Inch)		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
13	CUP - Vernon St. and Historical District	**$ -**	+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**
14	Technology Fee		+	$ -	$ -	$ -	$ -	$ -	**$ -**	=	**$ -**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Cost of Service at Full Cost ICR Multiplier Rate

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**ICR Multiplier at Full Cost Recovery**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Full Cost Recovery

	Fee Description	Current Fixed Fee	Current Deposit	Fixed Fee / Deposit	Current Cost Recovery at Full ICRs	Final Cost Recovery Target	Proposed Fixed Fee	Proposed Deposit	Fixed Fee / Deposit	Proposed Cost Recovery at Full ICRs	Final Cost Recovery Target	Fixed Fee Change $	Deposit Change $	Fixed Fee Change %	Deposit Change %
2	Zoning Map Change (RZ) 10 Acres or Less		$10,000	Deposit	100%	100%		$10,000	Deposit	100%	100%		$0		0%
3	Zoning Map Change (RZ) 10+ Acres		$17,000	Deposit	100%	100%		$17,000	Deposit	100%	100%		$0		0%
	Other														
1	Pre-Application Meetings		$4,000	Deposit	100%	100%		$4,000	Deposit	100%	100%		$0		0%
2	New Non-Residential Plan Check	15% of Bldg PC		Fixed			15% of Bldg PC		Fixed						
3	Commercial Plan Check - TI	$175		Fixed		100%	$184		Fixed		100%	$9		5%	
4	Change of Address Fee	n/a		Fixed			$460		Fixed	100%	100%				
5	Street Name Change Fee	n/a		Fixed			$828		Fixed	100%	100%				
6	Planning Department Plot Plan Review	$175		Fixed		100%	$184		Fixed	79%	100%	$9		5%	
7	Radius List Prep-Previously Developed Area	$145		Fixed		100%	$152		Fixed	65%	100%	$7		5%	
8	Preparation Undeveloped Area/Mailing	$373		Fixed		100%	$392		Fixed	84%	100%	$19		5%	
9	Farmer's Market Permit	$547		Fixed	29%	50%	$575		Fixed	31%	50%	$27		5%	
10	Home Occupation Permit	$157		Fixed		50%	$165		Fixed		50%	$8		5%	
11	Parking In-Lieu Fee (DTSP Only)	$9,680		Fixed		100%	$9,680		Fixed		100%	$0		0%	
12	In-Lieu Tree Mitigation Fee (Per Inch)	$124		per inch			$124		per inch			$0		0%	
13	CUP - Vernon St. and Historical District	$1,566		Fixed		100%	$1,644		Fixed		100%	$78		5%	
14	Technology Fee	3%		Fixed			3%		Fixed			$0		0%	

City of Roseville
User and Regulatory Fee Study
Trench Cut Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fully-Burdened Hourly Rate			
Asst Eng'r	Assoc Eng'r	Const Insp'r	Jr Eng'r
$203	$218	$171	$184

		Est. Labor Hours						Estimated Cost of Service										
	Fee Description	Asst Eng'r	Assoc Eng'r	Const Insp'r	Jr Eng'r	Total		Asst Eng'r	Assoc Eng'r	Const Insp'r	Jr Eng'r	Total		Est. Pave'mt Cost	Current Permit Fee	Current Trench Cut Fee	Current Recovery Permit	Current Recovery Trench Cut
	Trench Cuts Requiring Pmt. of Admin. Permit Fee																	
1	Street scheduled for resurfacing within next fiscal year	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	n/a	$349	$0.00	69%	0%
2	Proposed excavation includes an overlay	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	n/a	$349	$0.00	69%	0%
3	Proposed excavation for a CIP	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	n/a	$349	$0.00	69%	0%
4	Street pavement quality index (PQI) 0-4	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	n/a	$349	$0.00	69%	0%
	All Other Trench Cuts																	
5	Longitudinal Cut																	
	a) Cut within 3' of lane line																	
	i) PQI: 4.1 - 6.5	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$29.87	$349	$15.08	69%	51%
	ii) PQI: 6.6 - 8.4	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$39.83	$349	$20.11	69%	51%
	iii) PQI: 8.5 or greater	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$49.79	$349	$25.14	69%	50%
	b) Cut within one lane width																	
	i) PQI: 4.1 - 6.5	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$22.40	$349	$11.31	69%	51%
	ii) PQI: 6.6 - 8.4	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$29.87	$349	$15.08	69%	51%
	iii) PQI: 8.5 or greater (moratorium street)	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$37.34	$349	$18.86	69%	51%
6	Traverse Cut																	
	i) PQI: 4.1 - 6.5	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$18.21	$349	$9.20	69%	51%
	ii) PQI: 6.6 - 8.4	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$24.27	$349	$12.26	69%	50%
	iii) PQI: 8.5 or greater (moratorium street)	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$30.32	$349	$15.31	69%	51%
7	Cut is a Patch																	
	i) PQI: 4.1 - 6.5	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$20.16	$349	$10.18	69%	51%
	ii) PQI: 6.6 - 8.4	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$26.88	$349	$13.58	69%	50%
	iii) PQI: 8.5 or greater (moratorium street)	0.50	0.25	1.50	0.50	2.75	x	$101	$54	$256	$92	$504	+	$33.61	$349	$16.97	69%	50%

Note: Estimated pavement cost intended to represent a reasonable estimate. Amount based on FY 17/18, inflated by change in regional CCI from Oct 2017 to Oct 2021.

[a] Moratorium streets require director approval for trenching.

City of Roseville
User and Regulatory Fee Study
Trench Cut Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Proposed Fee Permit	Proposed Fee Trench Cut	Proposed Recovery Permit	Proposed Recovery Trench Cut	Proposed Fee Change Permit	Proposed Fee Change Trench Cut	Note
	Trench Cuts Requiring Pmt. of Admin. Permit Fee							
1	Street scheduled for resurfacing within next fiscal year	$367	$0.00	73%	0%	$17	$0.00	
2	Proposed excavation includes an overlay	$367	$0.00	73%	0%	$17	$0.00	
3	Proposed excavation for a CIP	$367	$0.00	73%	0%	$17	$0.00	
4	Street pavement quality index (PQI) 0-4	$367	$0.00	73%	0%	$17	$0.00	
	All Other Trench Cuts							
5	Longitudinal Cut							
	a) Cut within 3' of lane line							
	i) PQI: 4.1 - 6.5	$367	$15.84	73%	53%	$17	$0.75	
	ii) PQI: 6.6 - 8.4	$367	$21.12	73%	53%	$17	$1.01	
	iii) PQI: 8.5 or greater	$367	$26.40	73%	53%	$17	$1.26	
	b) Cut within one lane width							
	i) PQI: 4.1 - 6.5	$367	$11.88	73%	53%	$17	$0.57	
	ii) PQI: 6.6 - 8.4	$367	$15.84	73%	53%	$17	$0.75	
	iii) PQI: 8.5 or greater (moratorium street)	$367	$19.80	73%	53%	$17	$0.94	[a]
6	Traverse Cut							
	i) PQI: 4.1 - 6.5	$367	$9.66	73%	53%	$17	$0.46	
	ii) PQI: 6.6 - 8.4	$367	$12.87	73%	53%	$17	$0.61	
	iii) PQI: 8.5 or greater (moratorium street)	$367	$16.08	73%	53%	$17	$0.77	[a]
7	Cut is a Patch							
	i) PQI: 4.1 - 6.5	$367	$10.69	73%	53%	$17	$0.51	
	ii) PQI: 6.6 - 8.4	$367	$14.25	73%	53%	$17	$0.68	
	iii) PQI: 8.5 or greater (moratorium street)	$367	$17.82	73%	53%	$17	$0.85	[a]

Note: Estimated pavement cost intended to represent a reas

[a] Moratorium streets require director approval for trenchin

City of Roseville
User and Regulatory Fee Study
Development Services Fees

Cost of Service at Full ICR Multiplier Rates

A	Core Svc Area	Development Services	Finance	Finance	Planning	Housing	Fire	Bldg	Alt'rn Trans	Engineering	Engineering	C Mgr	Electric	PRL	Electric	Bldg Insp	EU	EU TI	EU TI	PRL
B	Job Title	Admin. Analyst	Financial Analyst	Admin. Analyst	Senior Planner	Housing Analyst	Fire Insp. Superv	Building Insp. Superv.	Admin. Tech	Associate Engineer	Engineering Manager	Enviro. Coordinator	Eng. Tech Supervisor	Park Plan. & Dev. Super.	Eng. Tech	Permit Analyst	Devel. Tech II	Construction Inspector	Senior Engineer	Office Asst II
C	Base Hourly Wage Rate	$49	$49	$49	$58	$43	$53	$54	$37	$55	$83	$60	$74	$64	$62	$49	$35	$43	$66	$27
D	**Full Cost ICR Multiplier**	**4.45**	**1.72**	**1.72**	**4.45**	**1.72**	**4.21**	**4.45**	**3.12**	**3.99**	**3.99**	**1.72**	**2.13**	**4.48**	**2.13**	**4.45**	**3.15**	**3.13**	**3.13**	**4.48**
E	**Hourly Rate used for Project Billing**	**$216**	**$84**	**$84**	**$258**	**$75**	**$225**	**$241**	**$117**	**$218**	**$332**	**$104**	**$158**	**$286**	**$133**	**$216**	**$110**	**$134**	**$206**	**$121**

Estimated Cost of Service at Targeted Hourly Billing Rates

	Fee Description	Admin. Analyst	Financial Analyst	Admin. Analyst	Senior Planner	Housing Analyst	Fire Insp. Superv	Building Insp. Superv.	Admin. Tech	Associate Engineer	Engineering Manager	Enviro. Coordinator	Eng. Tech Supervisor	Park Plan. & Dev. Super.	Eng. Tech	Permit Analyst	Devel. Tech II	Construction Inspector	Senior Engineer	Office Asst II	Total
1	Development Agreement Review/Compliance Fee	5.0	0.3	0.3	0.6	0.6	0.5	0.8	0.5	1.1	0.5	0.5	0.3	0.7							11.5
2	Tenant Improvement Environmental Utilities Review																				
	a) Same Use									0.5							0.5	1.0	0.5		2.5
	b) Change of Use									1.5							1.5	3.0	1.0		7.0

City of Roseville
User and Regulatory Fee Study
Development Services Fees

Cost of Service at Full ICR Multiplier Rates

A	Core Svc Area	Development Services	Finance	Finance	Planning	Housing	Fire	Bldg	Alt'rn Trans	Engineering	Engineering	C Mgr	Electric	PRL	Electric	Bldg Insp	EU	EU TI	EU TI	PRL
B	Job Title	Admin. Analyst	Financial Analyst	Admin. Analyst	Senior Planner	Housing Analyst	Fire Insp. Superv	Building Insp. Superv.	Admin. Tech	Associate Engineer	Engineering Manager	Enviro. Coordinator	Eng. Tech Supervisor	Park Plan. & Dev. Super.	Eng. Tech	Permit Analyst	Devel. Tech II	Construction Inspector	Senior Engineer	Office Asst II
C	Base Hourly Wage Rate	$49	$49	$49	$58	$43	$53	$54	$37	$55	$83	$60	$74	$64	$62	$49	$35	$43	$66	$27
D	**Full Cost ICR Multiplier**	**4.45**	**1.72**	**1.72**	**4.45**	**1.72**	**4.21**	**4.45**	**3.12**	**3.99**	**3.99**	**1.72**	**2.13**	**4.48**	**2.13**	**4.45**	**3.15**	**3.13**	**3.13**	**4.48**
E	**Hourly Rate used for Project Billing**	**$216**	**$84**	**$84**	**$258**	**$75**	**$225**	**$241**	**$117**	**$218**	**$332**	**$104**	**$158**	**$286**	**$133**	**$216**	**$110**	**$134**	**$206**	**$121**

Estimated Cost of Service at Targeted Hourly Billing Rates

	Fee Description	Admin. Analyst	Financial Analyst	Admin. Analyst	Senior Planner	Housing Analyst	Fire Insp. Superv	Building Insp. Superv.	Admin. Tech	Associate Engineer	Engineering Manager	Enviro. Coordinator	Eng. Tech Supervisor	Park Plan. & Dev. Super.	Eng. Tech	Permit Analyst	Devel. Tech II	Construction Inspector	Senior Engineer	Office Asst II	**Total Est. Cost of Svc**
1	Development Agreement Review/Compliance Fee	$ 1,081	$ 21	$ 23	$ 144	$ 43	$ 112	$ 188	$ 58	$ 239	$ 156	$ 48	$ 51	$ 191	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,357**
2	Tenant Improvement Environmental Utilities Review																				
	a) Same Use	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 109	$ -	$ -	$ -	$ -	$ -	$ -	$ 55	$ 134	$ 103	$ -	**$ 401**
	b) Change of Use	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 326	$ -	$ -	$ -	$ -	$ -	$ -	$ 165	$ 402	$ 206	$ -	**$ 1,100**

City of Roseville
User and Regulatory Fee Study
Development Services Fees
Cost of Service at Full ICR Multiplier Rates

A	Core Svc Area
B	Job Title
C	Base Hourly Wage Rate
D	**Full Cost ICR Multiplier**
E	**Hourly Rate used for Project Billing**

Estimated Cost of Service at Targeted Hourly Billing Rates

	Fee Description	Current Fee	Current Cost Recovery at Full ICRs	Proposed Fee	Proposed Cost Recovery at Target ICRs	Fixed Fee Change $	Fixed Fee Change %
1	Development Agreement Review/Compliance Fee	$1,727	73%	$1,814	77%	$86	5%
2	Tenant Improvement Environmental Utilities Review						
	a) Same Use	$354	88%	$372	93%	$18	5%
	b) Change of Use	$966	88%	$1,014	92%	$48	5%

City of Roseville
User and Regulatory Fee Study
Development Services (Planning - 66040)
Fee-Related Cost Recovery

Current Hourly Rate Used for Fee Setting

A	Job Title	Office Asst	Planning Sys Tech	Planning Sys Analyst	Assoc Planner	Proj Planner	Sr Planner	Prin Planner	Planning Mgr
B	Hourly Rate	$25	$35	$49	$46	$46	$58	$67	$80
C	**ICR Multiplier**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**	**3.15**
D	Hourly Rate for Fee Setting	$78	$110	$153	$145	$145	$182	$210	$251

Hourly Rate at Full Cost Recovery

A	Job Title	Office Asst	Planning Sys Tech	Planning Sys Analyst	Assoc Planner	Proj Planner	Sr Planner	Prin Planner	Planning Mgr
B	Hourly Rate	$25	$35	$49	$46	$46	$58	$67	$80
C	**ICR Multiplier**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**	**4.45**
D	Hourly Rate for Fee Setting	$110	$155	$216	$204	$204	$258	$296	$355

Hourly Rate at Proposed Cost Recovery

A	Job Title	Office Asst	Planning Sys Tech	Planning Sys Analyst	Assoc Planner	Proj Planner	Sr Planner	Prin Planner	Planning Mgr
B	Hourly Rate	$25	$35	$49	$46	$46	$58	$67	$80
C	**ICR Multiplier**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**	**3.31**
D	Hourly Rate for Fee Setting	$81	$115	$161	$152	$152	$192	$220	$264

85% of fee-related hours

Current Cost Recovery

A	Job Title	Office Asst	Planning Sys Tech	Planning Sys Analyst	Assoc Planner	Proj Planner	Sr Planner	Prin Planner	Planning Mgr
B	Current Hourly Rate for Fee Setting	$78	$110	$153	$145	$145	$182	$210	$251
C	Fully-Burdened Hourly Rate	$110	$155	$216	$204	$204	$258	$296	$355
D	**Estimated Cost Recovery**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**	**71%**

Proposed Cost Recovery

A	Job Title	Office Asst	Planning Sys Tech	Planning Sys Analyst	Assoc Planner	Proj Planner	Sr Planner	Prin Planner	Planning Mgr
B	Proposed Hourly Rate	$81	$115	$161	$152	$152	$192	$220	$264
C	Fully-Burdened Hourly Rate	$110	$155	$216	$204	$204	$258	$296	$355
D	**Estimated Cost Recovery**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**	**74%**

City of Roseville
User and Regulatory Fee Study
Development Services (Engineering - 66050)
Fee-Related Cost Recovery

Current Hourly Rate Used for Fee Setting

A	Job Title	Eng'r Mgr	Prin Eng'r	Sr Eng'r	Assoc Eng'r	Asst Eng'r	Const Insp Super'vsr	Sr. Const Insp	Const Insp II	Jr Eng'r	Const Insp I	Finance Tech II	Eng'r Tech I
B	Hourly Rate	$83	$74	$66	$55	$51	$54	$47	$43	$46	$39	$35	$34
C	**ICR Multiplier**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**	**3.13**
D	Hourly Rate for Fee Setting	$261	$232	$206	$171	$159	$170	$147	$134	$144	$122	$108	$105

Hourly Rate at Full Cost Recovery

A	Job Title	Eng'r Mgr	Prin Eng'r	Sr Eng'r	Assoc Eng'r	Asst Eng'r	Const Insp Super'vsr	Sr. Const Insp	Const Insp II	Jr Eng'r	Const Insp I	Finance Tech II	Eng'r Tech I
B	Hourly Rate	$83	$74	$66	$55	$51	$54	$47	$43	$46	$39	$35	$34
C	**ICR Multiplier**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**	**3.99**
D	Hourly Rate for Fee Setting	$332	$295	$263	$218	$203	$216	$188	$171	$184	$155	$138	$134

Hourly Rate at Proposed Cost Recovery

A	Job Title	Eng'r Mgr	Prin Eng'r	Sr Eng'r	Assoc Eng'r	Asst Eng'r	Const Insp Super'vsr	Sr. Const Insp	Const Insp II	Jr Eng'r	Const Insp I	Finance Tech II	Eng'r Tech I
B	Hourly Rate	$83	$74	$66	$55	$51	$54	$47	$43	$46	$39	$35	$34
C	**ICR Multiplier**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**	**3.29**
D	Hourly Rate for Fee Setting	$274	$243	$216	$179	$167	$178	$155	$141	$152	$128	$114	$111

Current Cost Recovery

A	Job Title	Eng'r Mgr	Prin Eng'r	Sr Eng'r	Assoc Eng'r	Asst Eng'r	Const Insp Super'vsr	Sr. Const Insp	Const Insp II	Jr Eng'r	Const Insp I	Finance Tech II	Eng'r Tech I
B	Current Hourly Rate for Fee Setting	$261	$232	$206	$171	$159	$170	$147	$134	$144	$122	$108	$105
C	Fully-Burdened Hourly Rate	$332	$295	$263	$218	$203	$216	$188	$171	$184	$155	$138	$134
D	**Estimated Cost Recovery**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**	**78%**

Proposed Cost Recovery

A	Job Title	Eng'r Mgr	Prin Eng'r	Sr Eng'r	Assoc Eng'r	Asst Eng'r	Const Insp Super'vsr	Sr. Const Insp	Const Insp II	Jr Eng'r	Const Insp I	Finance Tech II	Eng'r Tech I
B	Proposed Hourly Rate	$274	$243	$216	$179	$167	$178	$155	$141	$152	$128	$114	$111
C	Fully-Burdened Hourly Rate	$332	$295	$263	$218	$203	$216	$188	$171	$184	$155	$138	$134
D	**Estimated Cost Recovery**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**	**82%**

City of Roseville
User and Regulatory Fee Study
Development Services (Planning)
Allocation of Annual Labor Effort

Position	PLANNING MGR	SENIOR PLANNER	SENIOR PLANNER	ASSOC PLANNER	ASSOC PLANNER	ASSOC PLANNER	ASSOC PLANNER	ASST PLANNER	ASST PLANNER	ENVIR COORDIN	Total
Calculation of Productive Hours											
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	20,800
Less: Annual Leave [a]	320	320	320	320	320	320	320	320	320	320	3,200
Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	17,600
Allocation of Productive Hours											
Indirect	70%	15%	15%	15%	15%	15%	15%	15%	15%	65%	
Direct	30%	85%	85%	85%	85%	85%	85%	85%	85%	35%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Indirect Activities and Services	1,232	264	264	264	264	264	264	264	264	1,144	4,488
Direct Activities	528	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	616	13,112
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	17,600
Salary	$ 161,005	$ 116,959	$ 116,959	$ 92,785	$ 92,785	$ 92,785	$ 92,785	$ 64,518	$ 64,518	$ 122,019	$ 1,017,118
Base Hourly Wage Rate	$77.41	$56.23	$56.23	$44.61	$44.61	$44.61	$44.61	$31.02	$31.02	$58.66	$48.90
Weighted Allocation - Productive Hrs											
Indirect Activities and Services	70%	15%	15%	15%	15%	15%	15%	15%	15%	65%	30%
Direct Activities	30%	85%	85%	85%	85%	85%	85%	85%	85%	35%	***70%***

[a] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Development Services (Bldg & Techs)
Allocation of Annual Labor Effort

Position	BLDG OFFICIAL	BLDG INSP SUPRVSR	SR BLDG PLAN EXAMINER	BLDG PLAN EXAMINER II	BLDG PLAN EXAMINER II	BLDG PLAN EXAMINER I	BLDG PLAN EXAMINER I	SR BLDG INSPECTOR	BLDG INSPECTOR II	BLDG INSPECTOR II	BLDG INSPECTOR II	BLDG INSPECTOR II	BLDG INSPECTOR II	BLDG INSPECTOR I	BLDG INSPECTOR I
Calculation of Productive Hours															
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080
Less: Annual Leave [a]	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760
Allocation of Productive Hours															
Indirect	90%	80%	40%	15%	15%	15%	15%	40%	15%	15%	15%	15%	15%	15%	15%
Direct	10%	20%	60%	85%	85%	85%	85%	60%	85%	85%	85%	85%	85%	85%	85%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indirect Activities and Services	1,584	1,408	704	264	264	264	264	704	264	264	264	264	264	264	264
Direct Activities	176	352	1,056	1,496	1,496	1,496	1,496	1,056	1,496	1,496	1,496	1,496	1,496	1,496	1,496
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760
Salary	$ 153,103	$ 110,064	$ 100,687	$ 91,534	$ 91,534	$ 81,876	$ 81,876	$ 96,408	$ 87,644	$ 87,644	$ 87,644	$ 87,644	$ 87,644	$ 64,496	$ 64,496
Weighted Allocation - Productive Hrs															
Indirect Activities and Services	90%	80%	40%	15%	15%	15%	15%	40%	15%	15%	15%	15%	15%	15%	15%
Direct Activities	10%	20%	60%	85%	85%	85%	85%	60%	85%	85%	85%	85%	85%	85%	85%

[a] Annual leave assumes the following:
Holiday - 12 days;
Vacation - 14 days; Sick - 12 days;
Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Development Services (Bldg & Techs)
Allocation of Annual Labor Effort

Position	BLDG INSPECTOR I	PERMIT SUPRVSR	SR PERMIT TECH	DEV TECH II	DEV TECH I	PERMIT TECH II	PERMIT TECH I	PERMIT TECH I	Total
Calculation of Productive Hours									
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	47,840
Less: Annual Leave [a]	320	320	320	320	320	320	320	320	7,360
Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	40,480
Allocation of Productive Hours									
Indirect	15%	50%	35%	35%	35%	35%	35%	35%	
Direct	85%	50%	65%	65%	65%	65%	65%	65%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	
Indirect Activities and Services	264	880	616	616	616	616	616	616	12,144
Direct Activities	1,496	880	1,144	1,144	1,144	1,144	1,144	1,144	28,336
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	40,480
Salary	$ 64,496	$ 103,997	$ 79,353	$ 65,275	$ 65,581	$ 57,860	$ 52,708	$ 52,708	$ 1,916,272
Weighted Allocation - Productive Hrs									
Indirect Activities and Services	15%	50%	35%	35%	35%	35%	35%	35%	33%
Direct Activities	85%	50%	65%	65%	65%	65%	65%	65%	***67%***

[a] Annual leave assumes the following:
Holiday - 12 days;
Vacation - 14 days; Sick - 12 days;
Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Development Services (Dev Svcs Eng)
Allocation of Annual Labor Effort

Position	ENGINEER. MGR.	PRINCPL ENGINR	SR ENGINEER	SR ENGINEER	ASSOC ENGINEER	ASSOC ENGINEER	ASSOC ENGINEER	ASSOC ENGINEER	ASST ENGINEER	ASST ENGINEER	JUNIOR ENGINEER	CONST INSP SUPNTD	CONST INSP SUPV	SR CONSTR INSPE	SR CONSTR INSPE	CONST INSPEC II
FTE	1.00	1.00	1.00	1.00	1.00	1.00	0.88	0.88	1.00	1.00	1.00	0.88	0.88	0.88	1.00	1.00
Calculation of Productive Hours																
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	2,080	1,820	1,820	2,080	2,080	2,080	1,820	1,820	1,820	2,080	2,080
Less: Annual Leave [a]	320	320	320	320	320	320	280	280	320	320	320	280	280	280	320	320
Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,540	1,540	1,760	1,760	1,760	1,540	1,540	1,540	1,760	1,760
Allocation of Productive Hours																
Indirect	60%	60%	60%	60%	35%	35%	35%	35%	25%	25%	25%	50%	25%	25%	15%	15%
Direct	40%	40%	40%	40%	65%	65%	65%	65%	75%	75%	75%	50%	75%	75%	85%	85%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indirect Activities and Services	1,056	1,056	1,056	1,056	616	616	539	539	440	440	440	770	385	385	264	264
Direct Activities	704	704	704	704	1,144	1,144	1,001	1,001	1,320	1,320	1,320	770	1,155	1,155	1,496	1,496
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,540	1,540	1,760	1,760	1,760	1,540	1,540	1,540	1,760	1,760
Salary	$ 168,196	$ 149,503	$ 132,894	$ 132,894	$ 110,056	$ 110,056	$ 101,114	$ 101,114	$ 102,499	$ 102,499	$ 81,484	$ 110,115	$ 95,752	$ 83,263	$ 95,158	$ 86,507
Weighted Allocation - Productive Hrs																
Indirect Activities and Services	60%	60%	60%	60%	35%	35%	35%	35%	25%	25%	25%	50%	25%	25%	15%	15%
Direct Activities	40%	40%	40%	40%	65%	65%	65%	65%	75%	75%	75%	50%	75%	75%	85%	85%

[a] Annual leave assumes the following:
Holiday - 12 days;
Vacation - 14 days; Sick - 12 days;
Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Development Services (Dev Svcs Eng)
Allocation of Annual Labor Effort

Position	CONST INSPEC II	CONST INSPEC II	CONST INSPEC II	CONST INSPEC II	CONST INSPEC I	DEVEL TECH I	Total
FTE	1.00	1.00	0.88	1.00	1.00	1.00	21.25
Calculation of Productive Hours							
Annual Hours - Standard	2,080	2,080	1,820	2,080	2,080	2,080	44,200
Less: Annual Leave [a]	320	320	280	320	320	320	6,800
Productive Hours	1,760	1,760	1,540	1,760	1,760	1,760	37,400
Allocation of Productive Hours							
Indirect	15%	15%	15%	15%	15%	25%	
Direct	85%	85%	85%	85%	85%	75%	
Total	100%	100%	100%	100%	100%	100%	
Indirect Activities and Services	264	264	231	264	264	440	11,649
Direct Activities	1,496	1,496	1,309	1,496	1,496	1,320	25,751
Total Productive Hours	1,760	1,760	1,540	1,760	1,760	1,760	37,400
Salary	$ 86,507	$ 86,507	$ 75,693	$ 86,507	$ 73,544	$ 60,806	$ 2,232,669
Weighted Allocation - Productive Hrs							
Indirect Activities and Services	15%	15%	15%	15%	15%	25%	35%
Direct Activities	85%	85%	85%	85%	85%	75%	***65%***

[a] Annual leave assumes the following:
Holiday - 12 days;
Vacation - 14 days; Sick - 12 days;
Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Development Services (Code Enforcement)
Allocation of Annual Labor Effort

Position	CODE ENFOR SUPE	CODE ENF INS II	CODE ENF INS II	CODE ENF INS II	CODE ENF INS I	Total
Calculation of Productive Hours						
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	10,400
Less: Annual Leave [a]	320	320	320	320	320	1,600
Productive Hours	1,760	1,760	1,760	1,760	1,760	8,800
Allocation of Productive Hours						
Indirect	40%	20%	20%	20%	20%	
Direct	60%	80%	80%	80%	80%	
Total	100%	100%	100%	100%	100%	
Indirect Activities and Services	704	352	352	352	352	2,112
Direct Activities	1,056	1,408	1,408	1,408	1,408	6,688
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	8,800
Salary	$ 115,195	$ 78,154	$ 78,154	$ 78,154	$ 78,154	$ 427,811
Base Hourly Wage Rate	$55.38	$37.57	$37.57	$37.57	$37.57	$41.14
Weighted Allocation - Productive Hrs						
Indirect Activities and Services	40%	20%	20%	20%	20%	25%
Direct Activities	60%	80%	80%	80%	80%	***75%***

[a] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days

Fee-Related Cost of Service Analysis

- Development Impact Fee Deferral Fees -

City of Roseville
User and Regulatory Fee Study
Calculation of Cost of Service for Development Impact Fee Deferral

Statistical Information

Description	Total	Notes
Estimated Citywide Overhead as a Percent of Salaries for Fee-Related Services Hourly Rate Calculation	10%	[a]

Labor Allocation Statistics

Direct Service Units (functional units for fee-setting purposes)	Est. FTE	Notes
Economic Development	3.50	
Total	3.50	

Calculation of Estimated Expenditures for Direct Services Units

Direct Service Units (Functional Units)

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Est. C'wide Overhead	Total Est. Recurring Expenses	Adjustments	Adjusted Est. Recurring Expenses	Notes
54001	Economic Dev	3.50	$ 481,150	$ 267,292	$ 305,727	$ 48,115	$ 1,102,284	$ (148,321)	$ 953,963	[b]
Total		3.50	$ 481,150	$ 267,292	$ 305,727	$ 48,115	$ 1,102,284	$ (148,321)	$ 953,963	

Calculation of Targeted Hourly Rate

Direct Services for Fee-Related Cost of Service (Functional Units)

Center #	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [c]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [d]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
54001	Economic Dev	3.50	$ 953,963	2,080	320	1,760	20%	1,408	4,928	**$ 194**	[c],[d]
Total		3.50	$ 953,963	2,080	320	1,760	20%	1,408	4,928	**$ 194**	

Calculation of Estimated ICR Multiplier

Center #	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
54001	Economic Dev	3.50	$ 481,150	2,080	7,280	$ 66	$ 194	**2.93**	$ 953,963	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead based on conservative estimates developed for purposes of this analysis only (see footnote [a] for additional details regarding estimates for citywide overhead.

[a] Amount is intended to serve as a reasonable, conservative, estimate of central service support received by the Economic Development Department from other central service units, such as finance, attorney, city manager, etc. The City's existing overhead cost allocation plan allocates central service costs to direct service units. Consequently, there is no formal allocation of citywide overhead to the Economic Development Department. While, the Department primarily operates as a central service unit, for certain fee-related services the department provides direct services. The overhead allocation is intended to provide an estimate of support received by the Department that enables staff to perform direct services, when requested.

[b] Adjustment to exclude budgeted expenditures for: Acct #5301 - Professional Services; Acct #5471 - Memberships. Adjustments were made to calculate a conservative estimate of expenditures typically associated with processing development impact fee deferrals (i.e. include labor costs and indirect labor support costs.).

[c] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[d] Indirect activities and services may include mandatory rest periods, meetings, training, and other administrative activities, public information and assistance, etc.

City of Roseville
User and Regulatory Fee Study
Development Impact Fee Deferral
Cost of Service Calculation - At Targeted Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
1	Development Impact Fee Deferral											
	a) Residential	2.50	x	$194	=	$484	$297	61%	$312	64%	$15	5%
	b) Non-Residential											
	i) Administrative Fee	7.00	x	$194	=	$1,355	$831	61%	$873	64%	$42	5%
	ii) Interest Charge on Deferred Fees				=	equal to unearned interest based on City's 10-yr avg pooled interest rate	equal to unearned interest based on City's 10-yr avg pooled interest rate	100%	equal to unearned interest based on City's 10-yr avg pooled interest rate	100%		

Fee-Related Cost of Service Analysis

- Electric Fees -

City of Roseville
User and Regulatory Fee Study
Electric Fees
Calculation of the Estimated Costs of Providing Fee Related Services

		Cost of Service												
	Fee Description	Est. Labor Time	x	Various Positions	=	Est. Labor Cost	+	Meter Cost (Net of Credit)	= Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	Solar Energy Program - Meter Upgrade Charges															
1	Residential PV Net-Meter	3.00	x	calculated by Electric using most current MOU							$782.02	100%	$856.54	100%	$74.52	10%
2	Business PV Net-Meter (<10kW system size)	7.50	x	calculated by Electric using most current MOU							$1,659.21	100%	$2,028.76	100%	$369.55	22%
3	Business PV Net & PBI Meter (10-100kW system size, up to 200amp PBI panel)	10.75	x	calculated by Electric using most current MOU							$2,715.88	100%	$2,756.27	100%	$40.39	1%
4	Business PV Net & PBI Meter (10-100kW system size, >200amp PBI panel)	17.25	x	calculated by Electric using most current MOU							$4,419.92	100%	$4,535.68	100%	$115.76	3%
5	Variance Review Request	1.00	x	calculated by Electric using most current MOU							$203.66	100%	$211.40	100%	$7.74	4%
6	Plan Reviews or Field Meets Exceeding the Initial and Subsequent Submittal Limit	1.00	x	calculated by Electric using most current MOU							$203.66	100%	$211.40	100%	$7.74	4%
	Other Service Fees															
7	Pedestal Meter Fee	2.00	x	calculated by Electric using most current MOU							$331.67	100%	$584.35	100%	$252.68	76%
8	Temporary Power Meter Set															
	a) Temp Power Meter Set Fee - Residential	varies	x	calculated by Electric using most current MOU							$269.90	varies	$584.35	varies	$314.45	117%
	b) Temp Power Meter Set Fee - Commercial	varies	x	calculated by Electric using most current MOU							Actual Cost	100%	Actual Cost	100%	$0.00	0%
9	Extension of Facilities	varies	x	calculated by Electric using most current MOU							Actual Cost	100%	Actual Cost	100%	$0.00	0%
10	Svc Connections and Facilities on Customer's Premises	varies	x	calculated by Electric using most current MOU							Actual Cost	100%	Actual Cost	100%	$0.00	0%
11	Meter Test															
	a) Test - More than six-months since prior test	1.00	x	calculated by Electric using most current MOU							$0.00	0%	$0.00	0%	$0.00	0%
	b) Test - Within six-months of meter install or prior test	1.00	x	calculated by Electric using most current MOU							Actual Cost	100%	Actual Cost	100%	$0.00	0%
12	Overhead-to-Underground Conversion of Overhead Utilities	varies	x	calculated by Electric using most current MOU							Actual Cost	100%	Actual Cost	100%	$0.00	0%
13	Small Cell Plan Check Fee	4.00	x	calculated by Electric using most current MOU							$767.89	100%	$782.12	100%	$0.00	0%
14	Technology Fee										3%		3%		$0.00	0%

Fee-Related Cost of Service Analysis

- Environmental Utilities Fees -

City of Roseville
User and Regulatory Fee Study
Environmental Utilities Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost of Service: Est. Labor Time	x Hrly Rate	= Est. Labor Cost	+ Meter Cost (Net of Credit)	= Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	Water												
1	Construction Water												
	a) Fire Hydrant Application Fee	Fees and billing rates established by Environmental Utilities Department as part of a separate analysis						$257		$267		$10	4%
	b) Usage Rate							Current rate per Ccf		Current rate per Ccf			
	c) Meter and Backflow Rental												
	i) Monthly Rental Charge							$100		$104		$4	4%
	ii) Initial Deposit							$1,500		$2,518		n/a	n/a
2	Meter Installation							Actual Cost		Actual Cost			
3	Service Connections							Actual Cost		Actual Cost			
4	Tap							Actual Cost		Actual Cost			
5	Abandon Water Service Line							Actual Cost		Actual Cost			
6	Installation of Facilities in Subdivisions/Other Dev'lpmts							Actual Cost		Actual Cost			
	Water Conservation												
7	Water - Water Efficient Landscape Review							Actual Cost		Actual Cost			
	Backflow Prevention Inspection and Cross-Connection Control												
8	Backflow Prevention Assembly - Installation, Repair, Replacement							Actual Cost		Actual Cost			
9	Backflow Prevention Assembly - Reinspection Fee							$69		$71		$3	4%
	Well Water												
10	Well Permit												
	a) First Well							$286		$296		$11	4%
	b) Each Additional Well							$143		$148		$5	4%
	c) Soil Boring (no well)							$286		$296		$11	4%
	Sewer												
11	Private Sewage Disposal System - Plan Review and Inspection							Actual Cost		Actual Cost			
12	Building Sewers and Connections												
	a) Residential and Commercial Service							Actual Cost		Actual Cost			
	b) Service Establishments Producing Industrial Waste							Actual Cost		Actual Cost			
13	Review of Grease, Oil, and Grit Interceptors							Actual Cost		Actual Cost			
14	Rate-of-Flow Controller Facility												
	a) Installation							Actual Cost		Actual Cost			
	b) Re-inspection							Actual Cost		Actual Cost			
15	Industrial Waste Manhole - Plan Review and Inspection							Actual Cost		Actual Cost			
16	Closed Circuit TV for Inspection and Warranty Service							Actual Cost		Actual Cost			
17	Vactor Service for Cleaning of New Infrastructure for Final							Actual Cost		Actual Cost			

City of Roseville
User and Regulatory Fee Study
Environmental Utilities Fees
Calculation of the Estimated Costs of Providing Fee Related Services

	Fee Description	Cost of Service: Est. Labor Time	x	Hrly Rate	=	Est. Labor Cost	+	Meter Cost (Net of Credit)	=	Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
18	Fabrication of Special Fittings											Actual Cost		Actual Cost			
19	Fats, Oils, and Grease Program (FOG) - Costs incurred by the City as a											Actual Cost		Actual Cost			
20	FOG Program Violation Appeal Cost Reimbursement																
	a) Public Utilities Commission											Actual Cost		Actual Cost			
	b) City Council											Actual Cost		Actual Cost			
	Recycled Water																
21	Recycled Water - Cost of Meter and Installation											Actual Cost		Actual Cost			
22	Recycled Water for Construction																
	a) Fire Hydrant Application Fee											$257		$267		$10	4%
	b) Usage Rate											Current rate per Ccf		Current rate per Ccf			
	c) Meter Rental																
	i) Monthly Rental Charge											$100		$104		$4	4%
	ii) Initial Deposit											$1,500		$2,090		n/a	n/a
23	Recycled Water - Plan Review and Inspection											Actual Cost		Actual Cost			
	Industrial Wastewater																
24	On-Site Sampling											Actual Cost		Actual Cost			
	Other Fees																
25	Plan Review											Actual Cost		Actual Cost			
26	On-site Inspections											Actual Cost		Actual Cost			
27	Water Warranty Inspections											Actual Cost		Actual Cost			
28	Wastewater Warranty Inspections											Actual Cost		Actual Cost			
29	Cross Connection Testing											Actual Cost		Actual Cost			
30	Cross Connection Testing for Backflows											Actual Cost		Actual Cost			
31	Water Continuity Testing											Actual Cost		Actual Cost			
32	Spark Testing											Actual Cost		Actual Cost			
33	Mapping											Actual Cost		Actual Cost			
34	Standby											Actual Cost		Actual Cost			
35	Disposal of Chlorinated or Contaminated Water											Actual Cost		Actual Cost			
36	Tee Installation											Actual Cost		Actual Cost			
37	401 Transition Pipe											Actual Cost		Actual Cost			
38	Pipe Coating											Actual Cost		Actual Cost			

Fee-Related Cost of Service Analysis

- Fire & Life Safety Fees -

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated Expenditures for Departmental Overhead and Direct Services Units

Department Overhead

Org Key	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expenses	Total	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
48001	Fire - Administration	3.00	$ 396,537	$ 240,069	$ 260,228	**$ 896,834**	$ 1,003	$ (16,576)	$ -	$ 881,261	**$ 1,161,088**	**$ 2,057,922**	
48050	Fire - Training	1.00	$ 141,670	$ 122,047	$ 238,607	**$ 502,324**	$ -	$ (7,525)	$ -	$ 494,799	**$ 59,618**	**$ 561,942**	
48040	Fire - Support Services	1.00	$ 85,839	$ 90,738	$ 2,359,048	**$ 2,535,625**	$ 25,197	$ (6,310)	$ -	$ 2,554,512	**$ 202,709**	**$ 2,738,334**	
48020	PIO; Admin Tech	2.00	$ 207,756	$ 72,292	$ 42,237	**$ 322,285**	$ -	$ -	$ -	$ 322,285	**$ 25,075**	**$ 347,360**	[a]
Total		7.00	$ 831,802	$ 525,146	$ 2,900,120	$ 4,257,068	$ 26,200	$ (30,411)	$ -	$ 4,252,857	$ 1,448,490	$ 5,705,558	

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Est. Salaries and Wages [a]	Est. Benefits	Est. Recurring Non-Labor	Total Est. Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expenses	Total	Est. C'wide Overhead	Est. Alloc. of Dept. Overhead Based on FTE	Total Est. Recurring Expenses for Hrly Rate	Notes
48020	Fire Prevention	8.00	$ 821,099	$ 574,525	$ 168,947	**$ 1,564,571**	$ 71,650	$ (60,645)	$ (20,000)	$ 1,555,576	**$ 100,299**	**$ 380,371**	**$ 2,045,241**	[a],[b],[c]
48030	Fire Operations	112.00	$ 17,182,131	$ 10,489,111	$ 2,505,465	**$ 30,176,707**	$ 731,896	$ 23,404	$ -	$ 30,932,007	**$ 2,333,912**	**$ 5,325,187**	**$ 37,835,806**	[b]
Total		120.00	$ 18,003,230	$ 11,063,636	$ 2,674,412	$ 31,741,278	$ 803,546	$ (37,241)	$ (20,000)	$ 32,487,583	$ 2,434,211	$ 5,705,558	$ 39,881,047	

Org Key	Description	Total Est. Share of Recurring Expenses	Est Direct Svcs Ratio	Est Hours Available to Recover Costs	Est. Fully-Burdened Hourly Rate	Notes
48020	Fire Prevention	$ 2,045,241	65%	9,856	**$ 208**	[d]

Calculation of Estimated ICR Multiplier

Org Key	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming Total Annual Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
48020	Fire Prevention	8.00	$ 821,099	2,080	16,640	$ 49	$ 208	**4.21**	$ 2,045,241	

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Cost Recovery Analysis and Potential Revenue Impact of Various Scenarios

Revenue Impact of Charging Fees at Fully-Burdened Hourly Rate

Org Key	Description	Current Hourly Rate Used for Fee Setting Purposes	Calculated Fully Burdened Hourly Rate	Est Cost Recovery Rate for Fee Services	Current Revenue from Fee-Related Services	Est. Revenue at Fully-Burdened Hourly Rate	Est Revenue Increase Assuming Full Cost Recovery	% Increase Required to Achieve Target	Est Cost Recovery
48020	Fire Prevention	$ 172	$ 208	83%	$ 721,515	$ 870,484	$ 148,969	21%	100%

Fee Change Based on CPI Increase from Prior Change

Org Key	Description	Proposed Fee Change	Current Hourly Rate Used for Fee Setting Purposes	Hourly Rate Adjustment Based on Est. CPI Increase	Current Revenue from Fee-Related Services	Targeted Recovery from Fees	Est Revenue Increase Assuming Targeted Recovery	% Increase Required to Achieve Target	Est Cost Recovery
48020	Fire Prevention	4%	$ 172	$ 179	$ 721,515	$ 750,879	$ 29,364	4%	86%

Estimated Share of Divisional Expenditures Recovered from Fees - Current

Org Key	Description	Estimated Share of Recurring Expenses	Current Revenue from Fee-Related Services	Divisional Cost Recovery from Fees
48020	Fire Prevention	$ 2,045,241	$ 721,515	35%

Estimated Share of Divisional Expenditures Recovered from Fees - Proposed

Org Key	Description	Estimated Share of Recurring Expenses	Proposed Revenue from Fee-Related Services	Divisional Cost Recovery from Fees
48020	Fire Prevention	$ 2,045,241	$ 750,879	37%

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead based on citywide overhead cost allocation plan.

[a] Public Information Officer, and Admin Tech positions are budgeted to Fire & Life Safety Division. However, for purposes of this analysis, the positions are considered departmental administration and allocated amongst Fire Prevention and Fire Operations divisions. Amounts have been separated for allocation purposes and to avoid double counting of expenditures.

[b] Estimated departmental overhead allocated based on FTE count of functional units developed for this analysis.
[c] FY 21/22 positional budgeting included 10.0 FTE, 1.0 FTE was Safety Inspector II. This analysis assumes Inspector II will be reclassified to Inspector I.
[d] See accompanying worksheet for estimate of direct service ratio and estimated direct service hours.

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety
Allocation of Annual Labor Effort

Position	FIRE DIV CHIEF	FIRE INSP SUP	FIRE & ENV SAFETY INSP	FIRE & ENV SAFETY INSP	FIRE & ENV SAFETY INSP	FIRE & ENV SAFETY INSP	FIRE & ENV SAFETY INSP	OFFICE ASST II	Total
Calculation of Productive Hours									
Annual Hours - Standard	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	16,640
Less: Annual Leave [a]	320	320	320	320	320	320	320	320	2,560
Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	14,080
Allocation of Productive Hours									
Indirect	90%	25%	15%	15%	15%	15%	15%	50%	
Direct	10%	75%	85%	85%	85%	85%	85%	50%	
Total	100%	100%	100%	100%	100%	100%	100%	100%	
Indirect Activities and Services	1,584	440	264	264	264	264	264	880	4,224
Direct Activities	176	1,320	1,496	1,496	1,496	1,496	1,496	880	9,856
Total Productive Hours	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	14,080
Salary	$ 178,667	$ 125,729	$ 90,140	$ 70,997	$ 97,449	$ 81,102	$ 111,012	$ 53,623	$ 808,721
Weighted Allocation - Productive Hrs									
Indirect Activities and Services	90%	25%	15%	15%	15%	15%	15%	50%	35%
Direct Activities	10%	75%	85%	85%	85%	85%	85%	50%	***65%***

[a] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	Permits to Operate (Type of Permit Activity)											
1	Amusement Building	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
2	Carnivals and Fairs	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
3	Combustible Dust Operations	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
4	Covered Mall Buildings	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
5	Exhibits and Trade Shows	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
6	Explosives or Blasting Agents	5.00	x	$208	=	$1,040	$856	82%	$890	86%	$34	4%
7	Mobile Fueling	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
8	Recreational or Bon Fire	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
9	Theatrical Fire Performance	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
10	High Pile Storage	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
11	Hot Work Operations	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
12	Industrial Ovens	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
13	Lumber Yards	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
14	Misc. Combustible Storage	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
15	Places of Assembly											
	a) Less than 300 occupant load	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) 300 - 999 occupant load	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) 1,000 or more occupant load	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
16	Commercial Day Care Facility											
	a) 7 - 49 persons	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) 50 - 149 persons	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) 150 or more persons	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
17	Institutional											
	a) Less than 6 patients	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) 6 or more patients	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) Detention facilities	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
18	Apartments/Hotels/Motels											
	a) 3 - 16 units	1.50	x	$208	=	$312	$260	83%	$270	87%	$10	4%
	b) 17 - 32 units	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	c) 33 or more units	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
19	Large Family Day Care											
	a) Pre-inspection (at hourly rate)	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
20	850 Inspections											
	a) 850 Inspection (at hourly rate)	1.00	x	$208	=	$208	$172		$180	87%	$8	5%
21	Residential Care Facilities											
	a) 7 or more residents	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	b) Pre-inspection (at hourly rate)	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
22	Temporary Membrane Structures (Tents/Canopies)											
	a) 401 - 1,499 SF	1.50	x	$208	=	$312	$260	83%	$270	87%	$10	4%
	b) 1,500 - 2,999 SF	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	c) 3,000 - 5,999 SF	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	d) 6,000 or more SF	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours	x	Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
	Plan Review											
	• Including Inspection Service											
	• Plan Review Conducted by City Staff											
23	Fire Alarm System											
	a) New Installation	9.00	x	$208	=	$1,872	$1,536	82%	$1,596	85%	$60	4%
	b) New installation with Two Way Communication	9.00	x	$208	=	$1,872	$1,536	82%	$1,596	85%	$60	4%
	c) Tenant Improvement	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	d) Tenant Improvement: One Device Only	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
	e) Large Project > 50 Notification Devices	24.00	x	$208	=	$4,992	$4,090	82%	$4,246	85%	$156	4%
	f) High Rise	36.00	x	$208	=	$7,488	$6,132	82%	$6,366	85%	$234	4%
24	Fire Sprinkler System - New Installation											
	a) 1 - 99 heads	12.00	x	$208	=	$2,496	$2,048	82%	$2,126	85%	$78	4%
	b) 100 - 199 heads	15.00	x	$208	=	$3,120	$2,556	82%	$2,654	85%	$98	4%
	c) 200 or more heads	20.00	x	$208	=	$4,160	$3,410	82%	$3,540	85%	$130	4%
25	Fire Sprinkler System - Tenant Improvement											
	a) < 5 Sprinkler Heads Only	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
	b) 6 - 50 heads	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	c) 51 or more heads	8.00	x	$208	=	$1,664	$1,366	82%	$1,418	85%	$52	4%
26	Fire Stand Pipe System	8.00	x	$208	=	$1,664	$1,366	82%	$1,418	85%	$52	4%
27	Fire Pump System	15.00	x	$208	=	$3,120	$2,556	82%	$2,654	85%	$98	4%
28	Hood and Duct System											
	a) New System	7.00	x	$208	=	$1,456	$1,194	82%	$1,240	85%	$46	4%
	b) Tenant Improvement	2.00	x	$208	=	$416	$344	83%	$358	86%	$14	4%
29	Special Suppression System (Clean agent, Co2, etc.)	10.00	x	$208	=	$2,080	$1,706	82%	$1,772	85%	$66	4%
30	Compressed Gas System											
	a) Hazardous Material	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	b) Medical Gas	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
31	Smoke Management Systems	24.00	x	$208	=	$4,992	$4,090	82%	$4,246	85%	$156	4%
32	Spray Booths (Includes fire protection system)	8.00	x	$208	=	$1,664	$1,366	82%	$1,418	85%	$52	4%
33	Radio Amplification System	24.00	x	$208	=	$4,992	$4,090	82%	$4,246	85%	$156	4%
	Plan Review											
	• Including Inspection Service											
	• Plan Review Conducted by City Approved Consultant											
34	Third Party Plan Review (fee is in addition to fees shown below in this section)					pass-through of consultant fee	pass-through of consultant fee	n/a	pass-through of consultant fee	100%	n/a	n/a
35	Fire Alarm System											
	a) New Installation	6.08	x	$208	=	$1,264	$1,036	82%	$1,076	85%	$40	4%
	b) New Installation with Two Way Communication	6.08	x	$208	=	$1,264	$1,036	82%	$1,076	85%	$40	4%
	c) Tenant Improvement	2.70	x	$208	=	$562	$460	82%	$478	85%	$18	4%
	d) Large Project > 50 Notification Devices	16.20	x	$208	=	$3,370	$2,762	82%	$2,868	85%	$106	4%
	e) High Rise	24.30	x	$208	=	$5,054	$4,138	82%	$4,296	85%	$158	4%
36	Fire Sprinkler System - New Installation											
	a) 1 - 99 heads	8.10	x	$208	=	$1,685	$1,380	82%	$1,434	85%	$54	4%
	b) 100 - 199 heads	10.13	x	$208	=	$2,106	$1,726	82%	$1,792	85%	$66	4%
	c) 200 or more heads	13.50	x	$208	=	$2,808	$2,300	82%	$2,388	85%	$88	4%

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

		Cost of Service										
	Fee Description	Est. Labor Hours	x	Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
37	Fire Sprinkler System - Tenant Improvement											
	a) 6 - 50 heads	2.70	x	$208	=	$562	$460	82%	$478	85%	$18	4%
	b) 51 or more heads	5.40	x	$208	=	$1,123	$922	82%	$958	85%	$36	4%
38	Fire Stand Pipe System	5.40	x	$208	=	$1,123	$922	82%	$958	85%	$36	4%
39	Fire Pump System	10.13	x	$208	=	$2,106	$1,726	82%	$1,792	85%	$66	4%
40	Hood and Duct System											
	a) New System	4.73	x	$208	=	$983	$806	82%	$838	85%	$32	4%
	b) Tenant Improvement	1.35	x	$208	=	$281	$232	83%	$242	86%	$10	4%
41	Special Suppression System (Clean agent, Co2, etc.)	6.75	x	$208	=	$1,404	$1,152	82%	$1,196	85%	$44	4%
42	Compressed Gas System											
	a) Hazardous Material	2.70	x	$208	=	$562	$460	82%	$478	85%	$18	4%
	b) Medical Gas	2.70	x	$208	=	$562	$460	82%	$478	85%	$18	4%
43	Smoke Management Systems	16.20	x	$208	=	$3,370	$2,762	82%	$2,868	85%	$106	4%
44	Spray Booths (Includes fire protection system)	5.40	x	$208	=	$1,123	$922	82%	$958	85%	$36	4%
45	Radio Amplification System	16.20	x	$208	=	$3,370	$2,762	82%	$2,868	85%	$106	4%
	Fireworks											
46	Fireworks - Public Display (High/Low Level & Ground Devices)											
	a) 200 or less devices	6.00	x	$208	=	$1,248	$1,026	82%	$1,066	85%	$40	4%
	b) 201 or more devices	7.00	x	$208	=	$1,456	$1,194	82%	$1,240	85%	$46	4%
47	Fireworks - Retail Stand	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
48	Fireworks - Special Pyrotechnic Effects	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	Hazardous Materials											
49	Flammable or Combustible Liquids/Solids											
	a) Class I > 5 gal, II or IIIA > 25 gal (inside storage)	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) ≥ 100 lbs	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
50	Hazardous Materials Storage, Use, or Handling (55 Gallons Liquid, 200 Cu Ft Gas, 500 Lbs. Solid)											
	a) Carbon Dioxide System	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) 1 - 10 chemicals	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	c) 11 - 20 chemicals	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	d) 21 or more chemicals	6.00	x	$208	=	$1,248	$1,026	82%	$1,066	85%	$40	4%
51	Hazardous Waste Generator											
	a) Hazardous Waste Generator Fee < 55 gal	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) Hazardous Waste Generator Fee 55 - 500 gal	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) Hazardous Waste Generator Fee 501 - 2,500 gal	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	d) Hazardous Waste Generator Fee > 2,500 gal	6.00	x	$208	=	$1,248	$1,026	82%	$1,066	85%	$40	4%
52	Tiered Permitting											
	a) Permit by Rule (PBR)	6.00	x	$208	=	$1,248	$1,026	82%	$1,066	85%	$40	4%
	b) Conditionally Authorized	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) Conditionally Exempt	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
53	Liquefied Petroleum Gas (LPG)											
	a) Annual tank ≥ 499 gal	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) Tank installation (plan review and inspection)											
	i) Commercial	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	ii) Residential	2.00	x	$208	=	$416	$342	n/a	$356	86%	n/a	n/a
54	State of California Surcharge CALARP	n/a	x	n/a	=	n/a	$270	n/a	$270	n/a	$0	0%

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

		Cost of Service										
	Fee Description	Est. Labor Hours	x	Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
55	State of California Surcharge Hazardous Materials	n/a	x	n/a	=	n/a	$84	n/a	$84	n/a	$0	0%
56	Review of Hazardous Materials Risk Management Plans	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
57	Review of Hazardous Materials Emergency Response Plans	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
58	Hazardous Materials Emergency Spill Response	varies	x	varies	=	varies	Actual Cost	100%	Actual Cost	100%		
59	Hazardous Materials Oversight of Remediation	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
	Underground Storage Tanks											
60	Annual Permit	10.00	x	$208	=	$2,080	$1,706	82%	$1,772	85%	$66	4%
61	Tank Installation (plan review and inspection)											
	a) First tank	20.00	x	$208	=	$4,160	$3,410	82%	$3,540	85%	$130	4%
	b) Each additional tank	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
62	Transfer of Ownership	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
63	Tank Removal or Abandonment	10.00	x	$208	=	$2,080	$1,706	82%	$1,772	85%	$66	4%
64	System Modification	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
65	UST System Cold Start	2.00	x	$208	=	$416	$342	n/a	$356	86%	$14	4%
66	UST Piping Upgrade	8.00	x	$208	=	$1,664	$1,366	82%	$1,418	85%	$52	4%
67	State of California UST Surcharge (per tank)	n/a	x	n/a	=	n/a	$20	n/a	$20	n/a	$0	0%
	Aboveground Storage Tanks											
68	Annual Permit											
	a) Annual Permit: 1,320 to 10,000 gallons	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
	b) Annual Permit: 10,000 to 100,000 gallons	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
	c) Annual Permit: 100,000 to 1,000,000 gallons	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	d) Annual Permit ≥ 1,000,000 gallons	6.00	x	$208	=	$1,248	$1,026	82%	$1,066	85%	$40	4%
69	Tank Installation (plan review and inspection)											
	a) First tank	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
	b) Each additional tank	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
70	Transfer of Ownership	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
71	Tank Removal or Abandonment	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
72	System Modification	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
73	State of California APSA Surcharge	n/a	x	n/a	=	n/a	$26	n/a	$26	n/a	$0	0%
	Administrative Fees											
74	Copy of Incident Report (per incident)	varies	x	varies	=	varies	$16		$18		$2	13%
75	Media Reproduction (audio, video, photographic)	varies	x	varies	=	varies	Actual Cost		Actual Cost			
76	Emergency Response Caused by DUI	varies	x	varies	=	varies	Actual Cost		Actual Cost			
77	Weed Abatement Administrative Parcel Fee	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
78	Code Appeal (per hour)	1.00	x	$208	=	$208	$172	n/a	$180	87%	$8	5%
79	Fire Flow / Hydrant Test	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
80	Fire & Life Safety Division Hourly Rate	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
81	Minimum Intake Fee	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
82	Voluntary Inspection	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
83	Technical Report (alternate material or method request)	4.00	x	$208	=	$832	$684	82%	$710	85%	$26	4%
84	Inspection Requests (after normal business hours)	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
85	Administrative Fee (excessive resubmittals and inspections)	2.50	x	$208	=	$520	$430	83%	$448	86%	$18	4%
86	Expedited Plan Review Fee (per hour)	1.25	x	$208	=	$260	$194	75%	$202	78%	$8	4%
87	Re-inspection Fee	2.00	x	$208	=	$416	$342	82%	$356	86%	$14	4%
88	Administrative Fee (work without a permit)	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%

City of Roseville
User and Regulatory Fee Study
Fire & Life Safety Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
89	Code Review or Design Consultation (per hour)	1.00	x	$208	=	$208	$172	83%	$180	87%	$8	5%
90	False Alarm Fee	2.50	x	$208	=	$520	$430	83%	$448	86%	$18	4%
91	Fire Extinguisher Training	3.00	x	$208	=	$624	$514	82%	$534	86%	$20	4%
92	Late Payment Penalty for Permits											
	a) 30 days past due	n/a	x	n/a	=	n/a	$50	n/a	$50	n/a	$0	0%
	b) 60 days past due	n/a	x	n/a	=	n/a	$100	n/a	$100	n/a	$0	0%
	c) 90 days past due	n/a	x	n/a	=	n/a	$200	n/a	$200	n/a	$0	0%

[a] Hazardous Materials Storage, Use, or Handling fee includes Hazardous Waste Generator < 55 gal.

Fee-Related Cost of Service Analysis

- *Police Fees* -

City of Roseville
User and Regulatory Fee Study
Police Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated Expenditures for Departmental Overhead and Direct Services Units

Department Overhead

Org Key	Description	Est. FTE	Est. Salaries and Wages [a]	Est. Benefits	Est. Recurring Non-Labor	Adjust to Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expenses	Total	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
44001	Police Admin	n/a	$ 1,805,636	$ 1,280,444	$ 4,690,011	$ -	**$ 7,776,091**	$ 64,996	$ (97,206)	$ (9,978)	$ 7,733,903	**$ 1,319,308**	**$ 9,095,399**	
44020	Police Comm		see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	see c'wide OH	[b]
Total		-	$ 1,805,636	$ 1,280,444	$ 4,690,011	$ -	$ 7,776,091	$ 64,996	$ (97,206)	$ (9,978)	$ 7,733,903	$ 1,319,308	$ 9,095,399	

Org Key	Description	Est. FTE	Est. Salaries and Wages [a]	Est. Benefits	Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
44080	Police - Vehicles	-	$ -	$ -	$ 2,368,241	**$ 2,368,241**	**$ 49,902**	**$ 2,418,143**	
Total		-	$ -	$ -	$ 2,368,241	$ 2,368,241	$ 49,902	$ 2,418,143	

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Est. Salaries and Wages [a]	Est. Benefits	Est. Recurring Non-Labor	Adjust to Est. Recurring Non-Labor	Total Est. Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expenses	Total	Est. C'wide Overhead	Est. Alloc. of Dept. Overhead Based on FTE	Est. Alloc. of Police Vehicles Budget (05540) Based on FTE of Units Using Vehicles	Total Est. Recurring Expenses	Notes
44010	Records - Property	24.00	$ 1,612,028	$ 1,049,608	$ 203,674	$ -	**$ 2,865,310**	$ 114,737	$ (80,012)	$ -	$ 2,900,035	**$ 252,319**	**$ 1,240,282**	**n/a**	**$ 4,392,636**	
44025	Social Services Unit	12.00	$ 1,401,390	$ 1,100,610	$ 139,925	$ -	**$ 2,641,925**	$ 94,827	$ (83,324)	$ (213,454)	$ 2,439,974	**$ 144,333**	**$ 620,141**	**$ 190,906**	**$ 3,395,354**	
44040	Patrol	103.00	$ 10,601,158	$ 8,231,549	$ 1,906,365	$ -	**$ 20,739,072**	$ 1,148,023	$ (587,167)	$ (381,620)	$ 20,918,308	**$ 5,033,381**	**$ 5,322,876**	**$ 1,638,610**	**$ 32,913,175**	
44050	Investigations	25.00	$ 2,884,057	$ 1,975,932	$ 212,336	$ -	**$ 5,072,325**	$ 309,954	$ (156,364)	$ -	$ 5,225,915	**$ 318,194**	**$ 1,291,960**	**$ 397,721**	**$ 7,233,790**	
44070	Animal Control	3.00	$ 236,187	$ 153,817	$ 971,442	$ (957,000)	**$ 404,446**	$ 3,677	$ (11,102)	$ -	$ 397,021	**$ 55,492**	**$ 155,035**	**$ 47,727**	**$ 655,275**	[c]
44060	Police Traffic	9.00	$ 1,138,602	$ 803,199	$ 57,540	$ -	**$ 1,999,341**	$ 84,311	$ (59,076)	$ -	$ 2,024,576	**$ 116,729**	**$ 465,106**	**$ 143,180**	**$ 2,749,590**	
Total		176.00	$ 17,873,422	$ 13,314,715	$ 3,491,282	$ (957,000)	$ 33,722,419	$ 1,755,529	$ (977,045)	$ (595,074)	$ 33,905,829	$ 5,920,448	$ 9,095,399	$ 2,418,143	$ 51,339,819	

Calculation of Estimated Fully-Burdened Hourly Rates

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [d]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [e][f]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
44010	Records - Property	24.00	$ 4,392,636	2,080	320	1,760	13%	1,540	36,960	**$ 119**	
44025	Social Services Unit	12.00	$ 3,395,354	2,080	320	1,760	13%	1,540	18,480	**$ 184**	
44040	Patrol	103.00	$ 32,913,175	2,080	320	1,760	13%	1,540	158,620	**$ 207**	
44050	Investigations	25.00	$ 7,233,790	2,080	320	1,760	13%	1,540	38,500	**$ 188**	
44070	Animal Control	3.00	$ 655,275	2,080	320	1,760	13%	1,540	4,620	**$ 142**	
44060	Police Traffic	9.00	$ 2,749,590	2,080	320	1,760	13%	1,540	13,860	**$ 198**	
Total		176.00	$ 51,339,819	2,080	320	1,760	13%	1,540	271,040	**$ 189**	

City of Roseville
User and Regulatory Fee Study
Police Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated ICR Multiplier

Org Key	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
44010	Records - Property	24.00	$ 1,612,028	2,080	49,920	$ 32	$ 119	**3.68**	$ 4,392,636	
44025	Social Services Unit	12.00	$ 1,401,390	2,080	24,960	$ 56	$ 184	**3.27**	$ 3,395,354	
44040	Patrol	103.00	$ 10,601,158	2,080	214,240	$ 49	$ 207	**4.19**	$ 32,913,175	
44050	Investigations	25.00	$ 2,884,057	2,080	52,000	$ 55	$ 188	**3.39**	$ 7,233,790	
44070	Animal Control	3.00	$ 236,187	2,080	6,240	$ 38	$ 142	**3.75**	$ 655,275	
44060	Police Traffic	9.00	$ 1,138,602	2,080	18,720	$ 61	$ 198	**3.26**	$ 2,749,590	
Total		176.00	$ 17,873,422	2,080	366,080	$ 49	$ 189	**3.88**	$ 51,339,819	

Calculation of Estimated Fully-Burdened Hourly Rates for Various Staff Positions

Org Key	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	ICR Multiplier	Est. Fully-Burdened Hourly Rate	Notes
	CSO II	1.00	$ 69,012	2,080	2,080	$ 33	3.39	**$ 112**	
	Officer	1.00	$ 118,746	2,080	2,080	$ 57	3.39	**$ 193**	
	Sergeant	1.00	$ 144,585	2,080	2,080	$ 70	3.39	**$ 235**	
	Lieutenant	1.00	$ 167,082	2,080	2,080	$ 80	3.39	**$ 272**	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead based on Citywide overhead cost allocation plan.

[a] Amounts exclude estimated overtime and temporary help wages.

[b] Police Communications expenditures are allocated to direct service units via the citywide overhead cost allocation plan.

[c] Estimated recurring expenditures for Animal Control exclude $957,000 in FY 21/22 budgeted contract/professional services expenditures for contract animal control services.

[d] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[e] Amounts shown are intended to serve as conservative estimates. Indirect activities and services may include mandatory rest periods, meetings, training, public information and assistance, and other administrative activities.

[f] Indirect ratio assumes roughly 1 hour out of every eight hour day spent on indirect activities.

City of Roseville
User and Regulatory Fee Study
Police Department Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fully-Burdened Hourly Rate			
CSO	Officer	Ltnt	Total
$ 112	$ 193	$ 272	n/a

	Fee Description	Est. Labor Hours					Estimated Cost of Service				Current Fee	Current Recovery	Proposed Fee	Proposed Recovery	Proposed Fee Change
		Clerk / CSO	Officer	Ltnt	Total		Clerk / CSO	Officer	Ltnt	Total					
1	Alarm Permit Application														
	a) Initial permit application	Alarm permit fees not examined in this study					Alarm permit fees not examined in this study				$35		$35		$0
	b) Renewal permit application										$15		$15		$0
	c) Late Filing Fees														
	i) Less than 30 days late										$5		$5		$0
	ii) 30 Days										$20		$20		$0
	iii) 60 Days										$40		$40		$0
	iv) 90 Days										$80		$80		$0
	v) 91+ Days														
	a) Base Fee										$80		$80		$0
	b) Administrative Citation										TBD		TBD		$0
	c) Fine										$100		$100		$0
2	Excessive False Alarms:														
	a) First false alarm														
	i) Burglary										$0		$0		$0
	ii) Duress/robbery										$0		$0		$0
	b) Second false alarm														
	i) Burglary										$60		$60		$0
	ii) Duress/robbery										$60		$60		$0
	c) Third false alarm														
	i) Burglary										$85		$85		$0
	ii) Duress/robbery										$85		$85		$0
	d) Fourth false alarm														
	i) Burglary										$100		$100		$0
	ii) Duress/robbery										$150		$150		$0
	e) Fifth and subsequent false alarms														
	i) Burglary										$150		$150		$0
	ii) Duress/robbery										$200		$200		$0
3	Appeal of Decision to Deny, Suspend, or Revoke an Alarm Permit										$75		$75		$0
4	Citation Sign-Off (Non-Roseville Issued	0.17	0.00	0.00	0.17	x	$19	$0	$0	$19	n/a		$10	53%	
5	Traffic Collision Report	0.13	0.00	0.00	0.13	x	$14	$0	$0	$14	$10	72%	$10	71%	($0)
6	Traffic Camera Footage & Photos														
	a) Footage and Photos	0.33	0.00	0.00	0.33	x	$37	$0	$0	$37	$25		$25	67%	($0)
	b) Digital Storage Device									$8	$8		$8	100%	($0)
7	Digital Media Storage Device														
	a) CD / DVD									$2	$2	100%	$2	100%	$0
	b) Flash Drive									$8	$8	100%	$8	100%	$0
8	Impounded Vehicle Release Fee	1.00	0.50	0.00	1.50	x	$112	$97	$0	$209	$175	84%	$185	88%	$10
9	Vehicle Tow Hearing	0.00	0.00	0.50	0.50	x	$0	$0	$136	$136	$89	65%	$90	66%	$1

City of Roseville
User and Regulatory Fee Study
Police Department Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fully-Burdened Hourly Rate			
CSO	Officer	Ltnt	Total
$ 112	$ 193	$ 272	n/a

	Fee Description	Est. Labor Hours					Estimated Cost of Service				Current Fee	Current Recovery	Proposed Fee	Proposed Recovery	Proposed Fee Change
		Clerk / CSO	Officer	Ltnt	Total		Clerk / CSO	Officer	Ltnt	Total					
10	Criminal Background / Good Conduct	0.50	0.00	0.00	0.50	x	$56	$0	$0	$56	$20	36%	$20	36%	$0
11	Commercial Indoor Firing Range Permit	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$113	91%	$118	95%	$6
12	Retail Firearms Dealer License														
	a) Initial permit application	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$113	91%	$118	95%	$6
	b) Renewal permit application	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$113	91%	$118	95%	$6
13	Adult-oriented Business														
	a) Initial permit application														
	i) Permit fee	1.00	0.00	1.00	2.00	x	$112	$0	$272	$385	$294	76%	$308	80%	$15
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		$0
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		$0
	b) Renewal permit application														
	i) Permit fee	1.00	0.00	1.00	2.00	x	$112	$0	$272	$385	$294	76%	$308	80%	$15
14	Entertainment Permit														
	a) Initial permit application														
	i) Permit fee	1.00	0.00	0.50	1.50	x	$112	$0	$136	$248	$225	91%	$236	95%	$11
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		$0
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		$0
	b) Renewal permit application														
	i) Permit fee	1.00	0.00	0.50	1.50	x	$112	$0	$136	$248	$225	91%	$236	95%	$11
15	Ice Cream Vendor Permit Application														
	a) Initial permit application														
	i) Permit fee	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$44	36%	$47	37%	$2
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		$0
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		$0
	b) Renewal permit application														
	i) Permit fee	0.25	0.00	0.17	0.42	x	$28	$0	$45	$73	$44	60%	$47	63%	$2
16	Massage Business Permit Application														
	a) Initial permit application														
	i) Permit fee	2.00	0.00	0.33	2.33	x	$225	$0	$91	$316	$138	44%	$145	46%	$7
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		
	b) Renewal permit application														
	i) Permit fee	0.25	0.00	0.17	0.42	x	$28	$0	$45	$73	$33	45%	$35	48%	$2

City of Roseville
User and Regulatory Fee Study
Police Department Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fully-Burdened Hourly Rate			
CSO	Officer	Ltnt	Total
$ 112	$ 193	$ 272	n/a

	Fee Description	Est. Labor Hours					Estimated Cost of Service				Current Fee	Current Recovery	Proposed Fee	Proposed Recovery	Proposed Fee Change
		Clerk / CSO	Officer	Ltnt	Total		Clerk / CSO	Officer	Ltnt	Total					
17	Pawnbroker/Secondhand Dealer														
	a) Initial permit application														
	i) Permit fee	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$113	91%	$118	95%	$6
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		$0
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		$0
	b) Renewal permit application														
	i) Permit fee	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$72	58%	$76	61%	$4
18	Taxicab Driver Permit Application														
	a) Initial permit application														
	i) Permit fee	0.50	0.00	0.25	0.75	x	$56	$0	$68	$124	$50	40%	$50	40%	$0
	ii) Dept of Justice fee	pass-through of third party fee					pass-through of third party fee				$32		$32		$0
	iii) LiveScan fingerprint rolling fee										actual cost		actual cost		
	iv) Additional FBI fingerprinting fee, if										$17		$17		$0
	b) Renewal permit application														
	i) Permit fee	0.25	0.00	0.17	0.42	x	$28	$0	$45	$73	$50	68%	$50	68%	$0
19	Range Rental														
	a) 4 hour rental									n/a	$202		$212	n/a	$10
	b) 8 hour rental									n/a	$404		$425	n/a	$20
20	Noise Violation									varies	actual cost of	100%	actual cost of	100%	$0
21	Extraordinary Law Enforcement Services									varies	actual cost of	100%	actual cost of	100%	$0
22	Supplemental Law Enforcement Services														
	a) Hourly Rates for Police Dept														
	i) Community Service Officers	Overtime at top step				x	Overtime at top step			$50	$49	99%	$50	100%	$0
	ii) Police Officers	Overtime at top step				x	Overtime at top step			$86	$83	97%	$86	100%	$3
	iii) Sergeants	Overtime at top step				x	Overtime at top step			$104	$101	97%	$104	100%	$3
	iv) Dispatchers	Overtime at top step				x	Overtime at top step			$67	$65	97%	$67	100%	$2
	b) Hourly Rates for Marked Vehicles														
	i) Base Rate										$25		$25		$0
	ii) Per mile rate, for each mile over 50										$0.58		$0.585		$0
23	Concealed Weapon License	See Placer Co.					See Placer Co.				n/a - issued by Placer County Sheriff		n/a - issued by Placer County Sheriff		

Fee-Related Cost of Service Analysis

- Animal Licensing Fees -

City of Roseville
User and Regulatory Fee Study
Animal Control Division of Police Department - Divisional Cost Recovery

Estimated Share of Divisional Expenditures Recovered from Fees and Licensing

Description	Total	Notes
Revenues		
Animal Licenses	$ 125,000	[a]
Subtotal	**$ 125,000**	
Expenditures		
Labor	$ 390,004	
Recurring Non-Labor (Including Contract Svcs)	$ 971,442	[b]
Citywide Overhead	$ 55,492	
Departmental Overhead	$ 202,762	
Subtotal	**$ 1,619,700**	
Est. Divisional Cost Recovery	**8%**	

[a] Estimate based on FY 21/22 adopted budget.

[b] Includes contract with Placer County SPCA.

City of Roseville
User and Regulatory Fee Study
Animal Control Division of Police Department
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours	x	Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
1	Animal License (Dog or Cat)											
	a) 1 Year											
	i) Certified altered animal	see accompanying worksheet for cost recovery				n/a	$23	8%	$24	8%	$1	3%
	ii) Non-altered animal					n/a	$47	8%	$48	8%	$1	3%
	iii) Senior Discount						$5 off standard fee		$5 off standard fee		$0	0%
	b) 2 Years											
	i) Certified altered animal					n/a	$46	8%	$47	8%	$1	3%
	ii) Non-altered animal					n/a	$91	8%	$95	8%	$4	4%
	iii) Senior Discount						$10 off standard fee		$10 off standard fee		$0	0%
	c) 3 Years											
	i) Certified altered animal					n/a	$68	8%	$70	8%	$2	3%
	ii) Non-altered animal					n/a	$136	8%	$142	8%	$6	5%
	iii) Senior Discount						$15 off standard fee		$15 off standard fee		$0	0%
	d) Transfer of active license from other jurisdiction					n/a	$0		$0		$0	
2	Delinquent Penalty for Failure to Renew License within 15 days											
	a) Altered dog					n/a	$5	n/a	$5	n/a	$0	0%
	b) Unaltered dog					n/a	$10	n/a	$10	n/a	$0	0%
3	Lost License or Tag						$5		$5		$0	0%
4	Rabies Test						Pass-through of actual cost		Pass-through of actual cost	100%		
5	Kennel License											
	a) Initial	2.00	x	$142		$284	$121	43%	$127	45%	$6	5%
	b) Renewal	0.50	x	$142		$71	$60	85%	$63	89%	$3	5%
6	Special Animal Permit											
	a) Initial	2.00	x	$142		$284	$60	21%	$63	22%	$3	5%
	b) Renewal	0.50	x	$142		$71	$60	85%	$63	89%	$3	5%
7	Voluntary Disposal Fee											
	a) Dogs and Other Animals Commonly Considered Pets	0.50	x	$142		$71	$40	57%	$42	60%	$2	n/a
	b) Wild Animals	0.50	x	$142		$71	$40	57%	$42	60%	$2	n/a
8	Appeal of Decision to Destroy Vicious Animal	1.50	x	$142		$213	$100	varies	$100	varies	$0	0%

Fee-Related Cost of Service Analysis

- Parking Permits and Other Vehicle/Moving Permits (e.g. Oversize Loads) -

City of Roseville
User and Regulatory Fee Study
Calculation of Cost of Service for Parking Permit Issuance

Labor Allocation Statistics

Direct Service Units (functional units for fee-setting purposes)	Est. FTE	Notes
Permit Center	11.00	
Total	11.00	

Calculation of Estimated Expenditures for Direct Services Units

Direct Service Units (Functional Units)

Org Key	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Total	Est. C'wide Overhead	Total Dept Costs for Hrly Rate Calc	Notes
66010	Dev Svcs - Business Svcs	11.00	$ 969,022	$ 610,395	$ 215,222	**$ 1,794,639**	$ -	$ (40,010)	$ (134,000)	$ 1,620,629	**$ 136,871**	**$ 1,931,510**	
Total		11.00	$ 969,022	$ 610,395	$ 215,222	$ 1,794,639	$ -	$ (40,010)	$ (134,000)	$ 1,620,629	$ 136,871	$ 1,931,510	

Calculation of Targeted Hourly Rate

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [b]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [c]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
66010	Dev Svcs - Business Svcs	11.00	$ 1,931,510	2,080	320	1,760	15%	1,496	16,456	**$ 117**	[b],[c]
Total		11.00	$ 1,931,510	2,080	320	1,760	15%	1,496	16,456	**$ 117**	

Calculation of Estimated ICR Multiplier

Org Key	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
66010	Dev Svcs - Business Svcs	11.00	$ 969,022	2,080	22,880	$ 42	$ 117	**2.77**	$ 1,931,510	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget. Estimated citywide overhead based on citywide overhead cost allocation plan.

[a] Although the Permit Center primarily acts in a support function to development services departments, it also provides a limited number of parking permits per year. This worksheet calculates a conservative estimate of the costs of providing parking permits. This worksheet is not intended to be used for any fees other than parking permit fees.

[b] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[c] Indirect activities and services may include mandatory rest periods, meetings, training, and other administrative activities.

City of Roseville
User and Regulatory Fee Study
Parking Permit Fees
Calculation of the Estimated Costs of Providing Fee Related Services

		Cost of Service											
	Fee Description	Estimated Labor Cost	+	Use / Rental of City Property	=	Est. Cost of Service	Notes	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
1	Residential Parking Permit	$29.34	+	not COS-based	=	n/a	[a],[b]	$0	n/a	$0	n/a	$0	
2	Merchant Parking Permit												
	a) January 1st through December 31st	$29.34	+	not COS-based	=	n/a	[a],[b]	$20	n/a	$20	n/a	$0	0%
	b) July 1st through December 31st	$29.34	+	not COS-based	=	n/a	[a],[b]	$10	n/a	$10	n/a	$0	0%

[a] Fee for use of City property is not limited to the cost of permit issuance, since the permit also provides limited, exclusive, access to public facilities.
[b] Estimated labor time assumes 15 minutes permit processing time.

City of Roseville

User and Regulatory Fee Study

Oversize Vehicle Permit Fees and Building Moving Permit Fees

Cost of Service Calculation - At Targeted Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
1	Oversize Vehicle Permit											
	a) Single trip permit	n/a - fee mirrors CalTrans			=		$16	n/a	$16	n/a	$0	0%
	b) Annual permit	n/a - fee mirrors CalTrans			=		$90	n/a	$90	n/a	$0	0%
2	Building Moving Permit											
	a) Base Fee	varies	x	$117	=	varies	$29	varies	$30	varies	$1	5%
	b) Costs of plan review, utility and street light moving, tree trimming, traffic directing, etc.	varies	x	varies	=	varies	actual costs		actual costs		$0	0%

Fee-Related Cost of Service Analysis

- Special Event, Film, and Banner Permit Fees -

City of Roseville

User and Regulatory Fee Study

Special Event, Film, and Banner Permit Fees

Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Cost of Service: Est. Labor Hours	x	Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Proposed Fee Change ($)	Proposed Fee Change (%)
1	Special Event Permit											
	a) Application Fee											
	i) Event that requires limited site/plan review, no closures, etc. (i.e. park rentals/activities, misc. events, etc.)	2.00	x	$216	=	$432	$135	31%	$160	37%	$25	18.5%
	ii) Event that requires, but not limited to, street/parking lot closures, site/plan review, trail use, etc. (i.e. fun runs, festivals, parking garage, etc.)	8.00	x	$216	=	$1,728	$275	16%	$300	17%	$25	9.1%
	b) Service Charges	varies	x	varies	=	varies	actual costs		actual costs		$0	0.0%
	c) Park/facility rental fee	varies	x	varies	=	varies	varies by location		varies by location		$0	0.0%
2	Photography and Filming Permit											
	a) Application Fee											
	i) Cast and Crew Totaling One to Three Persons	1.00	x	$216	=	$216	$135	63%	$160	74%	$25	18.5%
	ii) Cast and Crew Totaling Four or More Persons; or with Street Closure	6.00	x	$216	=	$1,296	$275	21%	$300	23%	$25	9.1%
	b) Service Charges	varies	x	varies	=	varies	actual costs		actual costs		$0	0.0%
3	Banner Permit	2.00	x	$216	=	$432	$65	15%	$70	16%	$5	7.7%

[a] Application fees are non-refundable.

[b] Non-commercial photography and photography/film not requiring exclusivity does not need a permit. The Department Director may waive fees for bona fide student film/photography projects and non-profit projects. The permitting process for filming/photography is still applicable for these projects (i.e. permit is required). Service charges are still applicable.

Fee-Related Cost of Service Analysis

- Parks, Recreation, & Libraries Department Fees -

City of Roseville
User and Regulatory Fee Study
Parks, Recreation, and Libraries Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Statistical Information

Description	Total	Notes
Estimated Recurring Dept. Non-Labor as a Percent of Salaries for Fee-Related Services Hourly Rate Calculation	10%	[a]

Calculation of Estimated Expenditures for Departmental Overhead and Direct Services Units

Labor Allocation Statistics

Department Overhead		Est. FTE	Notes
58001	Parks & Rec Admin	12.39	
Total		12.39	

Direct Service Units (Assigned for this Analysis Only)		Est. FTE	Share	Notes
58130	Park Development	5.00	4%	[a]
58250	Community Special Events	2.83	2%	[a]
58xxx	All Other Functional Units & Library	106.13	93%	[a]
Total		113.96	100%	

Entire Department	Est. FTE	Notes
Total	126.35	

Department Overhead

Org Key	Description	Est. FTE	Total Est. Recurring Expenses	Notes
58001	Parks & Rec Admin	12.39	$ 3,842,027	[b]
Total		12.39	$ 3,842,027	

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Total Est. Recurring Expenses for Hrly Rate Calc	Total OT; PT Labor and Contracts	Total Vacancy Factor & Leave Payoffs	Total Reimbursed Expense	Est. C'wide Overhead	Est. Alloc. of Dept. Overhead Based on Direct Svc Unit FTE	Total Dept Costs for Hrly Rate Calc	Notes
58130	Park Development	5.00	$ 517,769	$ 281,207	$ 55,771	**$ 854,747**	$ -	$ (20,283)	$ (335,000)	**$ 617,907**	see c'wide OH	**$ 1,472,654**	[c]
58250	Community Special Events	2.83	$ 212,777	$ 137,122	$ -	**$ 349,899**	$ -	$ -	$ -	**$ 591,275**	see c'wide OH	**$ 941,174**	[c],[a]
Total		7.83	$ 730,546	$ 418,329	$ 55,771	$ 1,204,646	$ -	$ (20,283)	$ (335,000)	$ 1,209,182	see c'wide OH	$ 2,413,828	

Calculation of Estimated Fully-Burdened Hourly Rate

Direct Services for Fee-Related Cost of Service (Functional Units)

Org Key	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [d]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [e]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
58130	Park Development	5.00	$ 1,472,654	2,080	320	1,760	25%	1,320	6,600	**$ 223**	
58250	Community Special Events	2.83	$ 941,174	2,080	320	1,760	13%	1,540	4,358	**$ 216**	

City of Roseville
User and Regulatory Fee Study
Parks, Recreation, and Libraries Department - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Calculation of Estimated ICR Multiplier

Org Key	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Current ICR	Proposed ICR	Current Cost Recovery	Proposed Cost Recovery	Notes
58130	Park Development	5.00	$ 517,769	2,080	10,400	$ 50	$ 223	**4.48**	$ 1,472,654	**3.15**	**3.15**	70%	70%	
58250	Community Special Events	2.83	$ 212,777	2,080	5,886	$ 36	$ 216	**5.97**	$ 941,174	**3.15**	**3.15**	53%	53%	

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures based on FY 21/22 adopted budget adjusted to err on the side of conservative (e.g. recurring, direct labor related expenditures). Estimated citywide overhead based on Citywide overhead cost allocation plan.

[a] Estimates developed for this fee analysis only. For operational purposes, City staff may view allocation of resources differently.
[b] This analysis assumes that any citywide overhead costs allocable to the Parks Administration Division have been allocated to the direct service units of the department (i.e. the citywide overhead assigned to Parks Development includes a share of any overhead allocated to the Parks Administration Division and re-allocated to the Parks direct service units).

[c] Parks Department Administration distributed via the citywide overhead cost allocation plan.
[d] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[e] Amounts shown are intended to serve as conservative estimates. Indirect activities and services may include mandatory rest periods, meetings, training, public information and assistance, and other administrative activities.

City of Roseville
User and Regulatory Fee Study
Capital Replacement Fee
Cost of Service Calculation

	Description	Total	Notes
1	Annual Need	$1,500,000	[a]
2	Fee-related Revenues Eligible for Surcharge	$9,000,000	[b]
3	**Target Annual Revenue from Capital Replacement Fee**	**$200,000**	[c]
4	Surcharge Required if Applied to All Eligible Programs	2%	[d]
5	Share of Total Annual Need Funded by Surcharge	13%	[e]

[a] Source: Parks CIP Rehab Summary (Draft document). The annual need amount is intended to represent a conservative estimate of the annual rehabilitation needs for the next ten years. The amount has been rounded for illustrative purposes. The amount excludes turf conversions and several new programs that could add an average of $200,000 per year in required rehabilitation over the next five years. This amount should be used for estimation purposes only. The actual amount changes annually as amounts are continued to be deferred or other rehabilitation needs are identifed.

[b] Source: Parks, Recreation, & Libraries Department initial analysis of annual revenues and program areas potentially eligible for application of capital replacement fee (e.g. amount excludes donations/gifts, grants and other amounts received from other agencies).

[c] Conservative estimate that assumes the fee will not exceed 10% of any program fees and will not be applied to all programs (e.g. if the additional fee is anticipated to have a negative effect on consumer demand or if the City already collects program fees at the upper end of the spectrum of fees collected by other agencies, the fee may not be applied).

[d] This is an estimate that assumes targeted recovery amount was collected from all eligible programs, in practice the fee may fluctuate between 0% and 10% depending on the program area.
[e] The remaining need would require alternative funding sources, such as unobligated General Fund revenues, grant funding, donations, etc.

City of Roseville
User and Regulatory Fee Study
Parks, Recreation, & Libraries Department
Program Cost Recovery Analysis

FY 18/19 Actual Expenditures

	Revenue Category / Description		Total Expenses Assigned to Dept Budget	Total Revenues Assigned to Division	**Cost Recovery w/out Allocation of C'wide OH**	Total Expenses Assigned to Dept Budget	Total Allocated C'wide OH	Total Revenues Assigned to Division	**Cost Recovery with Allocation of C'wide OH**
	Admin & Parks								
1	58001	Parks & Rec - Administration	$ 3,574,792	$ 83,466	2%	$ 3,574,792	$ (3,574,792)	$ 83,466	
2	58130	Park Development	$ 530,377	$ 42,550	8%	$ 530,377	$ 457,946	$ 42,550	4%
3	-	Park Operations - Admin	$ 782,124	$ 367,039	47%	$ 782,124	$ 250,274	$ 367,039	36%
4	58120	Open Space	$ 1,305,078	$ 98,958	8%	$ 1,305,078	$ 381,088	$ 98,958	6%
5	58110	Parks - Maintenance	$ 5,722,271	$ 343,067	6%	$ 5,722,271	$ 785,093	$ 343,067	5%
	Subtotal		**$ 11,914,642**	**$ 935,080**	**8%**	**$ 11,914,642**	**$ (1,700,391)**	**$ 935,080**	**9%**
	Recreation								
1	58201	Adult Sports	$ 329,068	$ 304,430	93%	$ 329,068	$ 125,090	$ 304,430	67%
2	58210	Adult & Senior	$ 196,586	$ 53,722	27%	$ 196,586	$ 117,625	$ 53,722	17%
3	58240	Cultural Arts & Entertainment	$ 21,055	$ -	0%	$ 21,055	$ 72,124	$ -	0%
4	58220	Youth & Teen	$ 334,460	$ 244,528	73%	$ 334,460	$ 120,656	$ 244,528	54%
5	58230	Day Camps	$ 556,274	$ 506,704	91%	$ 556,274	$ 132,553	$ 506,704	74%
6	58250	Community Events	$ 213,619	$ 101,127	47%	$ 213,619	$ 156,049	$ 101,127	27%
7	58280	Maidu Community Center	$ 385,262	$ 210,811	55%	$ 385,262	$ 376,922	$ 210,811	28%
8	58270	Roseville Sports Center	$ 671,399	$ 607,916	91%	$ 671,399	$ 144,081	$ 607,916	75%
9	-	Town Square	$ 284,075	$ 70,232	25%	$ 284,075	$ 308,202	$ 70,232	12%
10	58260	Aquatics	$ 2,289,765	$ 1,436,640	63%	$ 2,289,765	$ 285,321	$ 1,436,640	56%
	Subtotal		**$ 5,281,563**	**$ 3,536,110**	**67%**	**$ 5,281,563**	**$ 1,838,623**	**$ 3,536,110**	**50%**
	Total - Parks & Recreation		**$ 17,196,205**	**$ 4,471,190**	**26%**	**$ 17,196,205**	**$ 138,232**	**$ 4,471,190**	**26%**
	Library								
1	58301	Library	$ 4,763,951	$ 232,399	5%	$ 4,763,951	$ 1,003,136	$ 232,399	4%
2	58310	Maidu Museum	$ 279,086	$ 124,262	45%	$ 279,086	$ 118,967	$ 124,262	31%
	Total - Library		**$ 5,043,037**	**$ 356,661**	**7%**	**$ 5,043,037**	**$ 1,122,103**	**$ 356,661**	**6%**
	Total - General Fund		**$ 22,239,242**	**$ 4,827,851**	**22%**	**$ 22,239,242**	**$ 1,260,335**	**$ 4,827,851**	**21%**

City of Roseville
User and Regulatory Fee Study
Parks, Recreation, & Libraries Department
Program Cost Recovery Analysis

FY 18/19 Actual Expenditures

	Revenue Category / Description		Total Expenses Assigned to Dept Budget	Total Revenues Assigned to Division	**Cost Recovery w/out Allocation of C'wide OH**	Total Expenses Assigned to Dept Budget	Total Allocated C'wide OH	Total Revenues Assigned to Division	**Cost Recovery with Allocation of C'wide OH**
	Child Care								
1	58401	Adventure Clubs	$ 4,396,753	$ 5,433,845	124%	$ 4,396,753	$ 175,387	$ 5,433,845	119%
2	58410	Preschool Education	$ 471,814	$ 639,360	136%	$ 471,814	$ -	$ 639,360	136%
3	58420	After School Education - Safety	$ 411,975	$ 235,700	57%	$ 411,975	$ 2,360	$ 235,700	57%
4	58430	CDE-Child Development Program	$ 947,658	$ 1,180,144	125%	$ 947,658	$ 4,356	$ 1,180,144	124%
	Subtotal		**$ 6,228,200**	**$ 7,489,049**	**120%**	**$ 6,228,200**	**$ 224,984**	**$ 7,489,049**	**116%**
	Golf								
1	58501	Diamond Oaks	$ 970,792	$ 936,527	96%	$ 970,792	$ 46,659	$ 936,527	92%
2	58510	Woodcreek Golf Club	$ 1,012,453	$ 936,527	93%	$ 1,012,453	$ 13,409	$ 936,527	91%
	Subtotal		**$ 1,983,245**	**$ 1,873,054**	**94%**	**$ 1,983,245**	**$ 127,744**	**$ 1,873,054**	**89%**
	Total - Parks, Recreation, & Libraries Department		**$ 30,450,687**	**$ 14,189,954**	**47%**	**$ 30,450,687**	**$ 1,613,063**	**$ 14,189,954**	**44%**

*Using FY 18/19 information because statistical information is distorted due to COVID-19 protocols.

Fee-Related Cost of Service Analysis

- Transportation Divisions -

City of Roseville

User and Regulatory Fee Study

Transportation Divisions (for Development Review Activities) - Calculation of Fully-Burdened Hourly Rates and Indirect Cost Rate Multipliers

Statistical Information

Description	Total	Notes
Estimated Recurring Dept. Non-Labor as a Percent of Salaries for Fee-Related Services Hourly Rate Calculation	15%	[a]
Estimated Citywide Overhead as a Percent of Salaries for Fee-Related Services Hourly Rate Calculation	10%	[a]

Calculation of Estimated Expenditures for Direct Services Units

Direct Service Units (Functional Units) - Alternative Transportation

Center #	Description	Est. FTE	Est. Salaries and Wages	Est. Benefits	Est. Recurring Non-Labor	Est. C'wide Overhead	Total Est. Recurring Expenses	Notes
T Admin	Asst. Engineer	1.00	$ 102,499	$ 61,500	$ 15,375	$ 10,250	$ 189,624	
T Admin	Alt Transit Analyst	1.00	$ 106,103	$ 63,662	$ 15,915	$ 10,610	$ 196,290	
Total		2.00	$ 208,602	$ 125,161	$ 31,290	$ 20,860	$ 385,914	

Calculation of Estimated Fully-Burdened Hourly Rates

Direct Services for Fee-Related Cost of Service (Functional Units)

Alternative Transportation

Center #	Description	Est. FTE	Total Est. Recurring Expenses	Total Annual Hours Per FTE	Est. Annual Leave Hours Per FTE [b]	Est. Productive Hours Per FTE	Est % of Time Spent on Indirect Activities [c]	Total Est. Direct Svc Hours	Total Est. Direct Svc Hours (All FTE)	Est. Fully-Burdened Hourly Rate	Notes
T Admin	Asst. Engineer	1.00	$ 189,624	2,080	320	1,760	30%	1,232	1,232	**$ 154**	
T Admin	Alt Transit Analyst	1.00	$ 196,290	2,080	320	1,760	30%	1,232	1,232	**$ 159**	
Total		2.00	$ 385,914	4,160	640	3,520	30%	2,464	2,464	**$ 157**	

Calculation of Estimated ICR Multiplier

Center #	Description	Est. FTE	Est. Salaries and Wages	Total Annual Hours Per FTE	Total Est. Annual Hours	Hourly Wage Rate Only Assuming 2,080 Hours	Est. Fully-Burdened Hourly Rate	ICR Multiplier	Straight Hourly Rate * ICR Multiplier * Direct Hours	Notes
T Admin	Asst. Engineer	1.00	$ 102,499	2,080	2,080	$ 49	$ 154	**3.12**	$ 189,624	
T Admin	Alt Transit Analyst	1.00	$ 106,103	2,080	2,080	$ 51	$ 159	**3.12**	$ 196,290	

Hourly rates and ICR calculated using Assistant Engineer and Alternative Transportation Analyst as representative positions for assistance with development review activities.

Source: Estimated labor and FTE information based on FY 21/22 position budgeting data. Estimated recurring non-labor expenditures and estimated citywide overhead based on conservative estimates developed for purposes of this analysis only (see footnote [a] for additional details regarding estimates for recurring non-labor and citywide overhead expenditures). Department non-labor includes an estimate for Department Administration.

[a] Amounts are intended to serve as reasonable estimates. It is difficult to capture only fee-related non-labor expenditures and citywide overhead since many of these expenditures are linked to significant vehicle repair, fuel, and contract services expenditures.

[b] Annual leave assumes the following: Holiday - 12 days; Vacation - 14 days; Sick - 12 days; Mgmt/Jury/Other - 2 days. Actual amounts may vary based on employee length of service and job title. Amounts shown are intended to serve as reasonable for purposes of estimation.

[c] Amounts shown are intended to serve as reasonable for purposes of estimation. Indirect activities and services may include mandatory rest periods, meetings, training, and other administrative activities.

Fee-Related Cost of Service Analysis

- Fiscal Impact of Proposed Fee Modifications -

City of Roseville
User and Regulatory Fee Study
Fiscal Impact Analysis of Proposed Fee Changes

Revenue Impact FY 22/23

	Revenue Category / Description	Center	Center Desc	FY 21/22 Original Budget	Anticipated Increase in Revenues from Fee Changes	Revenue After Fee Changes	Revenue Impact
	Fees						
1	Animal Licenses	44070	Animal Control	$ 125,000	3%	$ 128,750	$ 3,750
2	Permit Fees - Building Permits	66020	Building Inspection	$ 2,700,000	5%	$ 2,835,000	$ 135,000
3	Highway Moving Permits	62301	Streets	$ 25,000	0%	$ 25,000	$ -
4	Alarm Permits	44010	Records Property	$ 90,000	0%	$ 90,000	$ -
5	Fire Occupancy Permits	48020	Fire Prevention	$ 180,405	4%	$ 187,260	$ 6,855
6	Permit Fees - Hazmat	48020	Fire Prevention	$ 259,788	4%	$ 269,660	$ 9,872
7	Other Licenses or Permits	10001	Non-Classified	$ 4,000	4%	$ 4,152	$ 152
8	Other Licenses or Permits	44050	Investigations	$ 11,000	4%	$ 11,418	$ 418
9	Permit Fees - Inspection	48020	Fire Prevention	$ 23,000	4%	$ 23,874	$ 874
10	Permit Fees - Inspection	66020	Building Inspection	$ 10,000	5%	$ 10,500	$ 500
11	Permit Fees - Plan Check	48020	Fire Prevention	$ 249,822	4%	$ 259,315	$ 9,493
12	Permit Fees - Plan Check	48021	Contracted Fire Plan Review	$ 150,000	4%	$ 155,700	$ 5,700
13	Permit Fees - Plan Check	62101	Public Works Engineering	$ 7,000	5%	$ 7,350	$ 350
14	Permit Fees - Plan Check	66020	Building Inspection	$ 1,500,000	5%	$ 1,575,000	$ 75,000
15	Permit Fees - Plan Check	66021	Contracted Building Plan Review	$ 500,000	5%	$ 525,000	$ 25,000
16	Permit Fees - Plan Check	66040	Planning	$ 175,000	5%	$ 183,750	$ 8,750
17	Permit Fees - Plan Check	66050	Development Services Engineering	$ 24,500	5%	$ 25,725	$ 1,225
18	Permit Fees - Planning	66040	Planning	$ 225,000	5%	$ 236,250	$ 11,250
19	Permit Fees - Engineering	66050	Development Services Engineering	$ 300,000	5%	$ 315,000	$ 15,000
20	Permit Fees - General Plan Update	66040	Planning	$ 200,000	5%	$ 210,000	$ 10,000
21	Special Police Fees	44010	Records Property	$ 18,100	5%	$ 19,005	$ 905
22	Special Police Fees	44025	Social Services	$ 9,000	5%	$ 9,450	$ 450
23	Special Police Fees	44040	Patrol	$ 150,112	5%	$ 157,618	$ 7,506
24	Special Police Fees	44050	Investigations	$ 2,500	5%	$ 2,625	$ 125
25	Special Police Fees	44060	Police Traffic	$ 2,000	5%	$ 2,100	$ 100
26	Special Police Fees	44080	Police Vehicles	$ 250	5%	$ 263	$ 13
27	False Alarm Charges	44010	Records Property	$ 90,000	0%	$ 90,000	$ -
28	Passport Photo Fees	36020	Passport Center	$ 90,000	0%	$ 90,000	$ -
29	Administrative Fees	66020	Building Inspection	$ 10,000	5%	$ 10,500	$ 500
30	Administrative Fees	66040	Planning	$ 6,500	5%	$ 6,825	$ 325
31	Administrative Fees	66050	Development Services Engineering	$ 2,500	5%	$ 2,625	$ 125
32	Returned Check Service Charge	24101	General Accounting	$ 25,000	0%	$ 25,000	$ -
	Expenditure Offsets from T&M Billings						
33	Building	66020	Building Inspection	$ 4,500	5%	$ 4,725	$ 225
34	Planning	66040	Planning	$ 550,000	5%	$ 577,500	$ 27,500
35	Engineering	66050	Development Services Engineering	$ 2,250,000	5%	$ 2,362,500	$ 112,500
Total Revenues Impacted by Fee Study				$ 9,969,977		$ 10,439,440	$ 469,463

Appendix C – Parks, Recreation, & Libraries Department Pricing Policy

CITY OF ROSEVILLE CALIFORNIA

PARKS, RECREATION & LIBRARIES DEPARTMENT

Pricing Policy

March 2013

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Why set a pricing policy

Setting a pricing policy serves as a tool for evaluating services and establishing appropriate fees. Standardizing how we set prices ensures that the resulting price meets Department goals and provides the framework to ensure consistency for all Roseville residents for the value received. A pricing policy creates transparency and consistency in fees and charges for programs and services.

Establishing a pricing policy yields lasting benefits including:

- Stretching taxpayer investment to realize the optimal return
- Allowing prices to reflect users' investment in themselves based on individual benefit
- Promoting program respect or ownership
- Developing deeper commitment to the programs users help support

The dollars customers invest in their parks, recreation and libraries experiences will come back to them in better quality services and facilities.

Statement of Philosophy

The City of Roseville Parks, Recreation & Libraries Department is dedicated to fostering healthy lifestyles and helping the community thrive. Our Mission is to enhance lives and the community by providing exceptional experiences. As the City continues to grow and facilities age, the Department must be prepared to maintain this high level of service and develop a financial system to continue this community investment.

The Department offers a variety of programs, which benefit the residents and visitors of Roseville. While the community as a whole benefits, different levels of community investment are appropriate based on level of benefit. The goal of this policy is to create a balance between user fees and taxpayer investment for our programs, services and facilities, ensuring that all citizens have equal access and choice in participation.

Pricing Policy

The Parks, Recreation & Libraries Department strives to efficiently offer the most diversified services ensuring that all have equal access and ability to participate in a wide variety of programs and services. The Department prices programs, services and facilities in a manner that balances user fees and taxpayer investment. Pricing takes into consideration the public benefit, users' ability to pay, level of benefit and exclusivity the user receives above what a general taxpayer receives. Pricing ensures equity; those who benefit the most should pay the most. Pricing ensures that users pay appropriate fees and available taxpayer funds are used to achieve the optimal return on investment and ensure access to parks and programs.

Pricing Objectives

This formal pricing policy establishes a comprehensive long-term strategy to address current and future needs of the Roseville community. The objectives of effective pricing are:
Equity – Those who benefit from the service should pay for it. Those who benefit the most should pay the most.

Value – Provide the customer with a benefit in relation to or exceeding the relative monetary worth.

Revenue Production – Producing revenue assists in the overall operations of the Department. It provides flexibility to offer programs which may not otherwise be possible if they are not funded through tax dollars.

Efficiency – Expenditures are made with the most efficient use of our resources so the right mix of programs, facilities and events are offered. Priorities are made to enhance the customer's experience.

Revenue Distribution – Revenues are distributed to the cost center providing expenditures. This pays for direct costs, indirect costs and in some situations future improvement and/or equipment replacement.

Assistance – Not all customers have the same ability to pay and opportunities must exist to waive, reduce or provide scholarship opportunities where appropriate.

Pricing Strategy

To successfully determine price, the Department takes the following steps:

- Identify/classify programs/services/facilities
- Identify core services
- Identify direct and indirect costs
- Establish cost recovery goals/recovery range
- Identify pricing methods
- Determine price
- Determine market value/benchmarking

Core Services

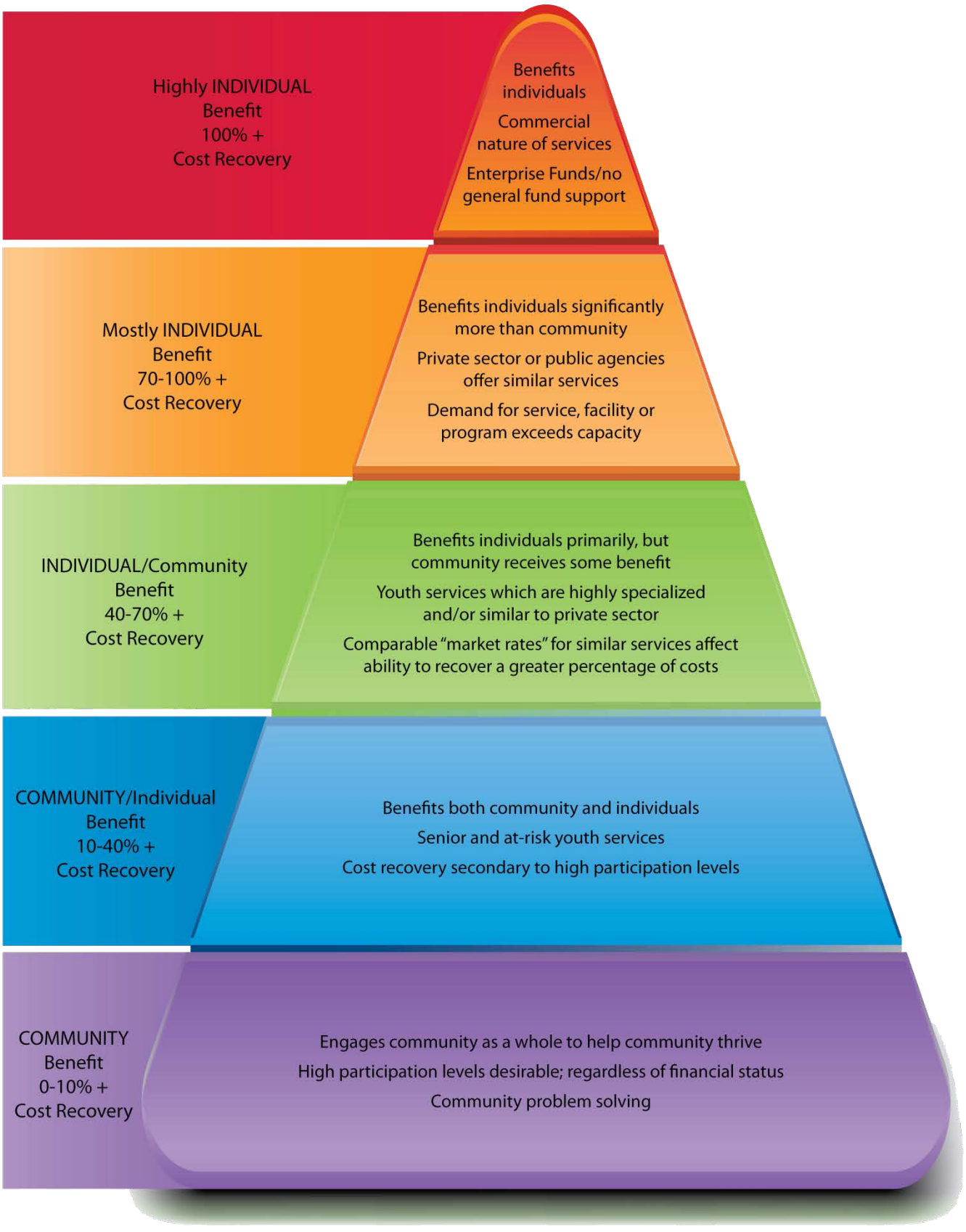
Core services are those which are central and vital to fulfilling our mission. The Department has identified the following core services:

- Access to recreation and cultural experiences for all ages, abilities and demographics
- Existing facilities open, programmed and maintained
- Existing parks maintained and available for community use
- Youth beginning skill development
- Community problem solving
- Community wellness and fitness
- Safe and healthy community
- Access to information
- Literacy
- Parks and facility development
- Preservation of natural resources/open space

The Department concentrates on providing and growing core services and continually evaluates the need for non-core services.

Type of Use

Parks, Recreation & Library services are classified into five different categories. The type of service directly determines the cost recovery strategy or pricing methods to be used in the pricing of services and products. The five categories are listed in the pyramid figure that follows.


Highly INDIVIDUAL
Benefit
100% +
Cost Recovery
Benefits individuals
Commercial nature of services
Enterprise Funds/no general fund support
Mostly INDIVIDUAL
Benefit
70-100% +
Cost Recovery
Benefits individuals significantly more than community
Private sector or public agencies offer similar services
Demand for service, facility or program exceeds capacity
INDIVIDUAL/Community
Benefit
40-70% +
Cost Recovery
Benefits individuals primarily, but community receives some benefit
Youth services which are highly specialized and/or similar to private sector
Comparable "market rates" for similar services affect ability to recover a greater percentage of costs
COMMUNITY/Individual
Benefit
10-40% +
Cost Recovery
Benefits both community and individuals
Senior and at-risk youth services
Cost recovery secondary to high participation levels
COMMUNITY
Benefit
0-10% +
Cost Recovery
Engages community as a whole to help community thrive
High participation levels desirable; regardless of financial status
Community problem solving

Conceptually, the base level of the pyramid represents the mainstay of public parks, recreation and library programs. Programs appropriate to higher levels of the pyramid should only be offered when the preceding levels below are full enough to provide a foundation for the next level. This foundation and upward progression is intended to represent the parks, recreation and library's core services, while also reflecting the growth and maturity of an organization as it enhances its program and facility offerings.

Parks, recreation and library programs are built with a broad supporting base of core service, enhanced with more specialized services as resources allow.

COMMUNITY Benefit

The foundational level of the pyramid is the largest and includes those programs, facilities and services that benefit the COMMUNITY as a whole. These programs, facilities and services may increase property values, provide safety, address social needs, and enhance quality of life for residents. The community generally expects the City to offer these services and supports paying for these services and facilities through taxes. These services are offered to residents at a minimal fee or no fee and support the core services of the Department. A large percentage of the tax support of the agency would fund this level of the pyramid.

COMMUNITY/Individual Benefit

The second and a smaller level of the pyramid represents programs, facilities and services which promote individual physical and mental well-being, and provide recreation skill development. They may have a community benefit but to a smaller group of the community. They are generally the more traditional, expected services and beginner instructional levels. These programs, services and facilities are typically assigned fees based on a specific percentage of direct and indirect costs. Costs are partially offset by both a tax subsidy to account for the COMMUNITY benefit and participant fees to account for the INDIVIDUAL benefit.

INDIVIDUAL/Community Benefit

The third and even smaller level of the pyramid represents services with less of a community benefit which promote individual, physical and mental well-being and provide an intermediate level of recreational skill development. This level provides more INDIVIDUAL benefit and less COMMUNITY benefit and is priced to reflect this. The individual fee recovers more costs or has a higher cost recovery goal than programs and services that fall within the lower levels of the pyramid.

Mostly INDIVIDUAL Benefit

The fourth level of the pyramid represents specialized services generally for specific groups and may have a competitive focus. In this level, programs and services may be priced to recover full cost including all direct and department indirect costs.

Highly INDIVIDUAL Benefit

The top level of the pyramid represents activities that are highly individualized and may even fall outside our core services. In this level, programs and services should be priced to recover full cost including all direct and department and city-wide indirect costs.

Cost Recovery

The Parks, Recreation & Libraries Department sets revenue and expenditure goals annually using criteria set forth in this policy through the budget process approved by the City Council. Programs and services are assigned a cost recovery percentage based on the characteristics outlined below. Programs are evaluated to ensure they fall within the appropriate cost recovery goals.

The Department has identified five cost recovery ranges – Very Low, Low, Medium, High and High+ and each service provided by the Department is assigned to one of these ranges based on type of use. It is important to note the cost recovery percentages assigned to each service represents what the Department would expect to recover under optimal conditions. However, the Department's ability to realize these cost recovery percentages may be constrained by a variety of internal and external factors. These include:

- Market rates and/or competition with other service providers
- Equity in opportunity and the ability to pay
- Community sentiment and expectations
- Political and social will
- Negotiations with external parties
- Program/service viability with decreased participation
- Time and demand of facilities and programs
- Sponsorships/partnerships

The difference between the cost and the revenue recovered represents the public investment in providing the service.

COMMUNITY Benefit (0%-10%) Very Low-Range Cost Recovery Activities
Services in this range have one or more of the following characteristics:

- Community generally and reasonably expects and supports the City to provide these services
- Engage the community as a whole to help the community thrive
- Primarily benefit the community as a whole, though individuals may also benefit
- High levels of resident participation are desirable, regardless of finance status
- Engage children and teens in safe, constructive activities
- Solve a community problem
- Engage seniors in enjoyable, life enhancing activities
- Celebrate the City's history and cultural diversity
- Have offsetting revenue sources to offer program at little or no cost

Services in this range include, but are not limited to:

- Ability to visit and enjoy facilities on an informal basis
- Parks and facility planning and design
- Parks maintenance
- Senior activities/games (cards, chess, knitting, crafts)
- Senior support groups
- Community special events (holidays, tree lighting)
- Veterans Ceremonies
- Free family night swim at Johnson Pool
- Storytime
- Literacy programs for all ages
- Lending library materials/access to online resources
- Homework help
- Public Art

COMMUNITY/Individual Benefit (10%-40%) Low-Range Cost Recovery Activities

Services in this range have one or more of the following characteristics:

- Both individuals (or private parties) and the community as a whole receive benefits from the service
- Primarily for youth, but some alternative opportunities are available
- For youth at-risk or senior services
- Cost recovery is of secondary importance to high participation levels, particularly in the case of core services
- Provided for special populations, which would not, or are unable to, participate in other services

Services in this range include, but are not limited to:

- City sponsored special events
- Adaptive programs
- Neighborhood park program
- Nature centers/interpretive centers/museums
- Public swim
- Youth arts programs

INDIVIDUAL/Community Benefit (40%-70%) Medium-Range Cost Recovery Services

Services in this range have one or more of the following characteristics:

- Individuals (or private parties) are the primary beneficiaries of the service, but the community as a whole receives some benefits
- Comparable "market" rates for similar services affect ability to recover a greater percentage of the costs
- Services are for youth, but are highly specialized and/or similar to those in the private sector
- Services are for adults addressing a need or problem, but full-cost recovery would adversely impact participation rates
- Contribute to improved health & wellness or other overarching Council goals

Services in this range include, but are not limited to:

- Cultural arts programs
- Entry level instructional programs
- Lifeguard training
- Group swim lessons
- Adaptive pool party
- Tot read, take & make

Mostly INDIVIDUAL Benefit (70% to 100%) High-Range Cost Recovery Services

Services in this range have one or more of the following characteristics:

- Individuals (or private parties) benefit significantly more than the community as a whole
- Similar services are offered by the private sector or other public agencies
- Adults are the primary beneficiaries
- Demand for service, facility or program exceeds capacity
- Need to recover most of direct and indirect costs

Services in this range include, but are not limited to:

- Day Camps
- Youth sports (flag football, soccer, basketball)
- Youth special interest programs (babysitting, dance, Lego, chef, math)
- Adult/Senior classes (trips, cooking, Spanish)
- Birthday Parties

- Semiprivate swim lessons – stroke development
- Competitive swim teams
- Fitness memberships

Highly INDIVIDUAL Benefit (100%+) High+ Range Cost Recovery Services
Services in this range have one or more of the following characteristics:

- High individual benefit
- Similar services are offered by the private sector or other public agencies
- Adults are the primary beneficiaries
- Services have a commercial nature
- Demand for service, facility or program exceeds capacity
- Enterprise funds – services operated as a business where no taxpayer support is provided
- Need to recover direct and indirect costs

Services in this range include, but are not limited to:

- Adventure Club
- Preschool
- Golf
- Adult sports (basketball, volleyball, softball)
- Facility rentals
- Commercial recreation
- Personal Training
- Private swim lessons

Facilities

The City maintains a significant inventory of buildings, parks, fields and other facilities. **Basic services** such as the maintenance of safe, clean, attractive parks and buildings, the provision of recreation and library services for the general public, and the preservation and promotion of physical and mental well-being will continue to be supported by taxpayer resources. However, the Department shall prepare and maintain a schedule of fees and charges for **special use of facilities**, those where revenues are necessary to support continued use and individuals pay a fee for the privilege of using the facility to the exclusion of others and without interference.

Basic facilities and services for informal/self-directed recreation include but are not limited to:

- Unscheduled, unlighted, unmarked outdoor athletic facilities and sports courts
- Unreserved picnic tables and shelters
- Parks, playgrounds & town squares
- Parking lots for general facility use
- Trails, paths and restrooms
- Open space

Special uses of facilities include:

- Scheduled/reserved use of indoor or enclosed facilities (gyms, meeting rooms, all weather fields, batting cages, courts, etc.)
- Scheduled use of tennis courts
- Formal, directed, or lighted baseball, soccer, softball, football or other sports specific facilities
- Golf courses
- Maintenance necessary for sports programs
- Swimming pools with lifeguards

- Outdoor theater facilities
- Use of parks for special events
- Reserved picnic tables and shelters

The City has a variety of facilities available for rent including picnic areas, athletic fields, meeting rooms, pools and community centers. Differential pricing is established for these rentals based on the facility and type of use (i.e. resident, non-profit, non-resident, commercial).

Capital Expenditures

Capital expenditures are those costs incurred in constructing a facility and in its later modification, renovation or improvement. For example, a swimming pool may be built, resurfaced, or striped to delineate lanes. Investments in this type of capital have historically been recognized as a benefit to the community as a whole and are borne by the general tax base. In some cases, a portion of fees may be reinvested back into facilities.

Direct/Indirect Costs

Direct costs are those costs which are easily and clearly identifiable to the cost objective (program, service or facility). Indirect costs benefit more than one cost objective and must be allocated proportionally. For example the instructor fee for a class is a direct cost but the electricity for the building benefits all classes and is an indirect cost. (e.g. it must be allocated among the classes proportionately)

Each department operational division records the total costs of operations including both direct and indirect costs. In general, these costs can be identified as follows:

Direct	**Indirect**
Instructor salaries & benefits	Indirect staffing (administration/supervision)
Part-time employees salaries & benefits	Maintenance
Service contracts	Capital replacement
Materials/supplies/equipment	Facility use
Field lighting	Marketing – advertising & promotion
	Utilities

The specific direct costs and estimates of indirect costs are recorded on evaluation sheets for each program and service.

In addition to the department indirect costs listed above, citywide indirect costs (such as human resources, finance and IT) are recovered from enterprise fund operations.

Pricing Methods

The Department recognizes that not all cases are “one price fits all” and the pricing policy must be built to recognize the Department’s priorities and provide the highest amount of flexibility. Use of differential pricing accomplishes these goals by permitting the price to fluctuate based on predetermined factors such as optimal conditions or target user group. By incorporating differential pricing methods when appropriate, the policy also allows users to choose what level of service quality or quantity they want and pay accordingly. The Department implements differential pricing by utilizing the following pricing methods:

Primetime & non-primetime – Pricing premiums for primetime versus non-primetime use assists in allocating the high demand primetime usage and optimizing the non-primetime usage.

Full-time & part-time – Pricing based on amount of time a participant is committed to the use of the program while recognizing priority of full-time.

Season & off-season – Pricing based on season versus off-season permits the usage of service year-round while recognizing priority in specific time periods.

Location – Pricing based on one location versus another provides flexibility in recognizing that not all fields/facilities are the same size nor provide identical amenities.

Age segment – Pricing based on target age segment (i.e. adult, senior, teen, youth) provides flexibility to recognize service priorities and permits variable recovery percentages.

Economic gain – Pricing based on economic gain ensures that when Department property is used by private or closed membership groups for private economic gain, user fees charged are comparable to commercial rates. (Commercial rates for commercial purposes)

Exclusive use – Pricing based on private exclusive use of public property.

Incentives – Pricing which provides incentives for such preferences as early trip registration, season passes, group admissions, annual passes/memberships or frequent use encourages enrollment and return customers.

Move demand – Pricing based on the desire to move participants to another location, time or program.

Resident status – The Department's services historically attract and are open to residents of neighboring communities. While the Department welcomes these customers, we must also be mindful of the impact to our Roseville residents. Although non-resident customers may pay some sales taxes in the City, they do not pay property taxes or neighborhood or community park fees. In an attempt to mitigate this disparity, the Department includes a non-resident surcharge in its pricing strategy. The rate of surcharge varies between zero and 50% based on market demand which considers the following factors:

- The demand from City residents for the program
- The supply/availability of program openings
- The degree of subsidy from the taxpayer for the particular program
- The demand from non-residents for the program
- The viability of the program without non-resident participation
- Recovery goals

These factors directly influence the surcharge. For instance, when there is a demand from City residents for the program and/or low supply or availability of program openings, the surcharge is higher. Additionally, the greater the taxpayer support for the program, the higher non-resident surcharge. When a market condition exists where a high supply of program offerings exist and/or a lower demand by residents, the Department may elect to charge the same fee for residents and non-residents alike or assess a low non-resident surcharge. If non-resident participation was essential or the program would be marginally successful without additional participation, a no or low non-resident surcharge would be appropriate.

There are a number of program areas that the City does not assess a non-resident surcharge. The City does not charge a non-resident surcharge at our golf courses or at Adventure Clubs. Both of these programs are enterprise funds that do not receive taxpayer support. Additionally, the City does not charge a different non-resident fee for fitness memberships or admission at our pools, batting cages and other facilities where it would be impractical to collect such a fee.

This pricing method is communicated to our customers as a resident discount rather that a non-resident surcharge.

Types of Fees

Admission Fees (public swim, drop in fitness & soccer, climbing wall, etc.)
Admission fees are described as one-time (single entry) charges made to enter a facility, structure or special program. Access is controlled and attendance is regulated. Objectives include:

1. To generate funds for the operation and maintenance
2. To produce revenue to offset the cost of programs

User Fees (classes, programs, fitness, etc.)
These fees shall be charged for use of a facility, program or access to a controlled area to recover program costs. Objectives include:

1. To pay for or augment the operation and maintenance of a program or facility
2. To recover cost for material fees such as books, supplies, entrance fees
3. To control use of the facility
4. To assess a portion of the costs to users who may not be taxpayers
5. To enable the Department to provide facilities or programs which might not otherwise be available

Security Deposit (rentals, etc.)
Security deposit fees are charged to secure contracted use of a facility. The objective for this fee is to secure a funding source for unanticipated repair for damages, cleanup or extended time for rental.

Rental Fees (facility, picnic or field rental, etc.)
Rental fees are incurred for the privilege of exclusive use of the facility. This fee gives the user the right to enjoy the advantages of the facility, program or equipment. Rental fees should be sufficient to pay for the replacement of the equipment and the cost of operating the rental service which includes direct staff costs plus a portion of indirect costs. These fees may also be referred to as extra fees. Objectives include:

1. To establish the benefit of exclusive use and secure use for a specific time
2. To provide for the equipment which visitors may not have supplied

Sales Fees (gift shop, concession, etc.)
Payment may be obtained from operation of gift shops and concessions which includes the sale of merchandise. Objectives include:

1. To provide needed supplies
2. To provide merchandise that adds to the visitor's enjoyment of the area
3. To provide revenue to offset indirect costs

Permit Fees (metal detector, model airplanes, commercial use of facility, etc.)
These fees are charged for any permit (written permission) issued by or under the authority of the Parks, Recreation & Libraries Department. Objectives include:

1. To control the conduct of the activity
2. To grant special privilege to the applicant
3. To provide revenue to offset costs of control and operations as well as indirect costs

Additional Service Fees (extra staff, trash removal, road closures, etc.)
Fees may be charged for supplying extraordinary activities or services as an accommodation to the user. These fees may also be referred to as extra fees. Objectives include:

1. To enable special services to be rendered by the Department
2. To provide revenue to offset costs of the special service (additional staff, overtime for staff or contracting for services)
3. To improve the quality of the recreation program by adding value, service or variety
4. Surcharge for enhanced maintenance or fee for marketing programs

Advertising Fees & Sponsorships
Fees may be charged for brochures, signs, banners or other forms of advertising or promotion. Funding may also be paid for support of special events or programs.

Administration Fees (Non-Sufficient Fund fee, returned payment, pay arrangements, etc.)
Fees may be charged for direct and indirect costs associated with administration and oversight of a program or service.

Registration Fees
Registration fees are a type of administrative fee charged specifically in the area of child care and preschool. Such fees cover administrative costs, facility repairs, materials fees and annual child care licensing fees.

Library Materials Fees
Fees are charged to borrowers who do not return library materials by the designated due date. These fees vary depending on the item type and length of time overdue. Additional fees may be charged for lost or damaged items and processing fees.

Reinvestment Fees
Fees may be charged to set aside funds for replacement of existing facilities, amenities or technology.

Setting the Price

While not quite as simple as determining the costs and applying the recovery goal, this is the basic concept behind determining the price. The pricing pyramid assists us in establishing the base level of cost recovery and where the program fits. We then look at our revenue goals and other pricing factors to establish the price for the program. This can be done with the use of a multiplier for each program or through individual analysis. Just as the expenditures and recovery goals vary for each program/service/facility, so does the pricing methods and actual determination of the price. A pricing model is developed for each program/service/facility and assists staff in determining the price.

Pricing model development:

Step 1: Identify the program, service or facility.
Is this a core service? Do any special circumstances exist?

Step 2: Determine the actual cost and include direct and indirect costs.

Step 3: Review the cost recovery range and cost recovery goals to identify the percentage recovery.

Step 4: Multiply the recover percentage by the total cost to arrive at the recovery amount.

Step 5: Divide the recovery amount by the minimum number of people required to hold the class or activity.

Step 6: Adjust the price in accordance with the appropriate pricing methods to establish differential pricing.

Step 7: Review the price against industry standards, customer expectations and previous experiences.

Step 8: Set final price.

The pricing of services is a very conscious procedure that requires continual investigation and review by staff. Fees may be adjusted for market conditions and targeted customers as described in the policy. Services may be provided at a discount to stimulate demand or may be waived to accommodate the disadvantaged or non-profit organizations.

Note: Our Child Care programs are required to give 30 calendar days prior written notice of any basic rate change per State of California, Child Care Center General Licensing Requirements Regulation #101219(4).

Staff use the Pre-Program Analysis worksheet (Attachment A) to assist with fee development. Seasonally the Post-Program Analysis worksheet (Attachment B) is used to evaluate the financial aspects of a program. This analysis helps determine the program success and if it should be continued.

Scholarships

The City of Roseville wants every resident youth to have an opportunity to participate in parks, recreation and library programs. The Department recognizes that not all customers possess the same ability to pay for our programs, services and facilities. The community benefits from the active participation of targeted demographic groups (youth & seniors) as we foster healthy lifestyles. The Department offers a variety of fee and free programs and services to help meet this need.

The Department has several scholarship/grant opportunities available to encourage program participation by reducing, waiving or subsiding fees. Examples of these program include Youth Program Passport, Sparks program assistance, Child Care subsidies, Operation Swim swim lessons, RPAL, teen and senior fitness membership discounts.

Discounts

The Department recognizes discounts encourage participation in fee-based programs and are a valuable marketing tool. Discounts may be used to:

- Increase program/event enrollment or rentals
- Reward continuing/frequent customers and partners
- Encourage customers to try something new
- Facilitate early registration
- Promote registration for multiple sessions of a whole program
- Promote memberships or multiple visit passes

- Provide reduced rates for residents

All discounts are tracked and evaluated for their success. New discounts must be approved by the Parks, Recreation & Libraries Director.

Partnerships

Partnerships bring together at least two entities to jointly develop, operate or maintain parks, recreation and library programs, events and facilities and share risk, operational costs, responsibilities and asset management based on the strengths and weaknesses of each partner. The Department may partner with an organization, individual or business to provide a community benefit, create social interaction, raise awareness or raise money to support a core service. The Department evaluates each partnership opportunity in terms of potential benefits, challenges and drawbacks. When new partnerships are developed, the functions and services of the partnering organizations are recognized and the Department's and the partner's vision, mission and activities are communicated. Additionally, the level of equity commitment required by each partner is identified and agreed to and measureable outcomes for both partners are tracked annually.

The Department has numerous partnerships with local school districts, governmental agencies and both not-for-profit organizations and commercial businesses and will continue to explore new opportunities to create partnerships. Examples of some of these partnerships are outlined below.

Providing high quality athletic facilities for youth compliments the City's overarching goal of creating a safe and healthy community. A component of this effort is to work with not-for-profit organizations within the City to reach this goal while balancing the needs for informal self-directed recreation. Youth league organizations partner with the City to provide athletic opportunities for the community. Organizations must recognize that sports fields require significantly more attention and maintenance and therefore, significantly more resources than basic park facilities. Organizations must invest in this teamwork approach by partnering with the City to ensure our youth have ample opportunity to participate in athletics at various ability levels and to ensure our fields remain safe and of high quality. City personnel allocate fields between these partnering organizations based on resident requirements and the specific seasons. Field allocation policies specifically address this program. Opportunity exists to strengthen these partnerships and invite other organizations to become partners with us. The goal is to be more than a provider of fields but a true partner in the provision of youth athletics in a safe and healthy environment.

Placer Valley Tourism partners with the City to attract tournaments and events that require overnight stays in local hotels. These types of sporting and social events benefit the City overall with tax dollars received from hotel stays, restaurant visits and time spent at Roseville entertainment establishments such as water parks and movie theaters. In these cases, the Parks, Recreation and Libraries Department's goal is to receive 100% of direct costs and a negotiated portion of the indirect costs.

Library materials, programming and technology support are provided by non-profit organizations and help to supplement needed services. For example, the Friends of the Roseville Public Library fund some library programming through book sales, and the Library Foundation helps support mobile library technology.

Summary

The City of Roseville Parks, Recreation & Libraries Department is dedicated to fostering healthy lifestyles and helping the community thrive. The Department strives to maintain its reputation for providing exceptional parks, places, programs and services at a good value to our taxpayers and customers and for preserving and protecting our City's natural resources. Our community size and population is expected to double over the next twenty years and our Department must be prepared to grow accordingly. The formalization of our pricing policy provides us with a comprehensive long-term strategy to address current and future needs of the Roseville community and demands upon the Department.

Attachment A

Parks & Recreation Department
Pre-Program Analysis

Class Name:		Session/Season:	
Instructor Name:		Budget Org Key:	

Information Available

Maximum class capacity:		Number Meetings:		Hours Per Meeting:	
Minimum enrollment:					
Proposed cost per resident:		Location:		Park/School	0
Proposed cost per nonresident				Signature Facility	0
Nonresident differential	0			Contractor's Facility	0

Proposed Instructor Costs

		@ Max	@ Min
Per participant:	0.00	0.00	0.00
Percentage:	0.0%	0.00	0.00
Per class:	0.00	0.00	0.00
Per hour:	0.00	0.00	0.00
		$0.00	$0.00

Overview of Proposed Fees

	@ Max	@ Min
Instructor pay per hour:	#DIV/0!	#DIV/0!
City cost per hour per person:	#DIV/0!	#DIV/0!
	Res	Non
Participant cost per hour:	#DIV/0!	#DIV/0!

Revenue

	@ Max	@ Min		@ Max	@ Min
Gross Revenue:	$0.00	$0.00	Differential NR Revenue	0	0

Expenses

Direct Costs:	@ Max	@ Minimum	
Instructors	0.00	0.00	*Include employee pmts by % or per hour*
Additional Costs	0.00	0.00	*Include materials, books, t-shirts*
Marketing	0.00	0.00	*Include mailers & activity guide ($650 pp summer used for est)*
Indirect Costs:			
Facility	0.00	0.00	
Indirect Staffing	0.00	0.00	0.1
Total Costs	$0.00	$0.00	

Financial Analysis

Recovery goal	115%		
Recovery % @ max & 23% Non Res	#DIV/0!	Net revenue @ max & 23% Non Res	$0.00
Recovery % @ min & 23% Non Res	#DIV/0!	Net revenue @ min & 23% Non Res	$0.00
	#DIV/0!		

Enrollment needed for 100% recovery	*aka "Break Even Point"*	
- -	- -	*Based on 23% Nonresidents*
Enrollment needed for recovery goal	*aka "Meets Goal"*	
- -	- -	*Based on 23% Nonresidents*

Comments

Other Considerations

revised 2/09

Attachment B

Parks & Recreation Department - Post Program Analysis

Class Name:		Session/Season:	
Budget:			
Number classes offered:		Hours per course:	
Number classes cancelled:		Hours of experience:	0
Percentage of Classes Held:	#DIV/0!	Class held vs. offered goal:	80%

Participation

	Participants	Rates	Wait List	Capacity
Residents		$0		
Nonresidents		$0		
Total	0		0	
Boys		Comments		
Girls				

Revenue

Total Revenue		*Info from CLASS*	Differential NR Revenue $0
Instructor pay rate:		*indicate if per person, per hour, per course or percentage*	

Expenses

Direct Costs:			
Instructors/Staff		*Include pmts by %, per hour or per course*	Prep hrs
Additional Costs		*Include materials, books, t-shirts*	
Marketing		*Include mailers & activity guide ($650 pp summer; $425 pp all other)*	
Subtotal Direct Costs:	$0.00		
Indirect Costs:			
Facility		*Park/Library $5/hr; Facility $20/hr*	
Indirect Staffing	$0.00	.15	
Total Costs	$0.00		

Financial Analysis

Recovery goal (compared to direct recovery)		Instructor pay per hour	#DIV/0!
Direct recovery percentage	#DIV/0!	City cost per person/hour:	#DIV/0!
Total recovery percentage	#DIV/0!	Program capacity realized:	#DIV/0!
Net Revenue:	$0.00	Program capacity goal:	85%

Administrative Analysis

	Cost/ Revenue	Attendance	Customer Satisfaction	Core Value	Level of Simplicity		Average score	Weighted score
Weight	20%	15%	15%	30%	20%			
Rating 1 to 5							**#DIV/0!**	**0**

Rating from 1 to 5 where 1 is substandard, 3 is standard, and 5 is exceptional.

Comments

Other Considerations

Location:		Customer satisfaction:	
Program offering:	☐ New ☐ Spinoff ☐ Seasonal ☐ Year Round	Customer satisfaction goal:	95%
How was data gathered?	☐ Grouped/Avg ☐ Excruciating Detail	Recommendation	☐ Nurture/Grow ☐ Kill It!
Program curriculum required:	☐ Annually ☐ Seasonally ☐ Daily	Provided?	☐ Yes ☐ No

Updated January 2010

COUNCIL COMMUNICATION

CC #: 2028
File #: 0400-04-12-1 & 0400-04

Title:	Sierra Vista Specific Plan Parcels KT-40A & KT-40B - Specific Plan Amendment and Development Agreement Amendments
Contact:	Kinarik Shallow 916-746-1309 kshallow@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 10.2.

RECOMMENDATION TO COUNCIL

At the March 24, 2022, Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the project:

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
2. Adopt a resolution approving text and land use map amendments to the Sierra Vista Specific Plan;
3. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the First Amendment of the Development Agreement by and between the City of Roseville and KV Sierra Vista, LLC ("Baybrook DA"); and
4. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the Second Amendment of the Development Agreement by and between the City of Roseville and KV Sierra Vista, LLC ("Baseline P&R DA").

BACKGROUND

This Council Communication provides a summary evaluation of the project and a summary of the March 24, 2022, Planning Commission hearing. More detailed background and evaluation are provided in the Planning Commission staff report, included in Attachment 1.

Background/Project Description

The project site is approximately 24 acres and is located on Parcels KT-40A and KT-40B of the Sierra Vista Specific Plan (SVSP), near the northwestern intersection of Santucci Boulevard and Baseline Road. The site is a single parcel with two large lot numbers. The property has a land use designation of Community Commercial/Commercial Mixed Use (CC/CMU) and a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minimum density of 13 units per acre. The SVSP allocates a total of 209

residential units to the site. The site is currently undeveloped but consists of abandoned structures in the northwestern portion of the property. The site has frontage on Baseline Road to the south, adjacent to the Curry Creek open space preserve to the north and east, and an undeveloped Park and Recreation parcel to the west planned for a Citywide park.

The City Council approved the SVSP on May 5, 2010. Development Agreements (DAs) with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the Plan area. The project site is currently covered under two different DAs—the "Baybrook DA" and the "Baseline P&R DA."

The requested entitlements will facilitate the development of a multi-family residential project consisting of 209 rental dwelling units, consistent with the site's specific plan unit allocation. The project is designed with "duet style homes," which are attached single-family homes for rent. The applicant is requesting a Specific Plan Amendment to reflect the subdivision of the site into three parcels and to modify the applicable CMU/SA description in the SVSP. The two Development Agreements (Baseline P&R DA and Baybrook DA) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Associated with this request was a Tentative Subdivision Map to subdivide the parcel into three lots (KT-40A, KT-40B, and KT-40C); a Design Review Permit to allow construction of 209 multi-family residential units on Parcel KT-40A; and a Tree Permit to allow the removal of two (2) native oak trees on the site. The Planning Commission unanimously approved these entitlements at the March 24, 2022 meeting. Further discussion and exhibits for these entitlements are included in the Planning Commission staff report (see Attachment 1).

Summary Evaluation

The proposed project was found to be substantially consistent with the SVSP goals and policies. The project will maintain the allocated number of units designated in the SVSP. As such, there will be no impacts on planned infrastructure, roadways, or other public facilities. The land use table, land use map, and all applicable exhibits in the SVSP document will be amended to reflect the subdivision of the project site into three parcels. The SVSP change pages are included as Exhibit B. Parcel KT-40A will be 16.49 gross acres and will have 209 units allocated to the site, resulting in a density of approximately 13 units per net acre. Parcel KT-40B will be 3.44 gross acres, and Parcel KT-40C will be 3.94 gross acres. No changes to the land use or zoning designation are proposed. Parcels KT-40B and KT-40C are not proposed to be developed at this time and will therefore require approval of future Design Review Permits.

Presently, the CMU/SA zone is intended for a mixed-use center with an assumed development allocation of 60% commercial/office and 40% high-density residential with a minimum density of 13 units per acre. Given the 209 allocated units to the site will be developed only on Parcel KT-40A, the applicant is proposing to modify the description of the overlay zone to specify that Parcel KT-40A will be allocated the 209 residential units while Parcels KT-40B and KT-40C will be anticipated for future commercial uses. The permitted uses on KT-40B and KT-40C will be modified with a revised SA overlay to ensure compatibility with the adjacent residential use. The table of permitted uses is included with the SVSP change pages in Exhibit B.

The project includes a first amendment of the Baybrook DA (included as Exhibit C) and a second amendment of the Baseline P&R DA (included as Exhibit D). Each DA in the SVSP consists of a cost-sharing agreement between the landowners, which includes fees that are required to be paid per unit or per commercial building square footage. These fees differ between the DAs because

they have different obligations related to infrastructure/land dedication and Citywide parkland dedication. The portion of the project site subject to the Baybrook DA is 5.2 net acres with an allocation of 46 of the units. The remaining 18.3 net acres have an allocation of 136 units and are subject to the Baseline P&R DA. As a result, there is an inconsistency in the applicable development fees for the project. The applicant proposes to rectify this by amending the Baybrook DA to exclude the portion of the project site and including it with the Baseline P&R DA. This necessitates amendments to the legal description of the covered properties in each DA and changes to Section 2.2 to update the land use acreages. In addition, Section 4.8.2.1 is added to the Baseline P&R DA, which outlines the infrastructure fee allocations for Parcels KT-40A, KT-40B, and KT-40C. Lastly, Section 3.17.1.2(i) of the Baseline P&R DA, relating to the SVSP fee program, will be amended to remove the previous fee deferrals, except for the deferrals of the South Placer Regional Transportation Authority (SPRTA) Tier II Traffic Fee and the City-wide Park fee. This is consistent with the fee deferrals removed with prior DA Amendments in the SVSP area.

Items that are not addressed in the amendments are subject to the terms of the original DAs and prior Amendment. In summary, the Planning Commission has found the proposed DA Amendments to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DA Amendments are in conformance with the public health, safety, and welfare and will not adversely affect the orderly development of the property or the preservation of property values.

Summary of Planning Commission Meeting

The City's Planning Commission heard the project on March 24, 2022. The Commission asked questions regarding the enforcement of the condition to prevent garages from being used for storage, the orientation of the units relative to parking areas, specifically related to vehicle lights shining into units, and for examples of this product type in other locations. Staff and the applicant provided the following answers; keeping the garages clear for cars is a condition of approval which will be enforced through code enforcement, the applicant uses landscaping and window design to prevent vehicle lighting from shining into the units, and the applicant is constructing similar developments in Bradenton, Florida and the greater Phoenix area.

During the public comment period, one member of the public asked whether staff considered the commute and traffic and stated he thinks the project is modern and attractive. Staff indicated that traffic was analyzed for the site, and there was a reduction in trips from what was originally anticipated.

The Commission was supportive of this unique housing option and suggested this product type meets a need of the community. The Commission indicated support for various housing types in Roseville with varying densities and price points for residents with different income levels and at varying stages of life.

After deliberating on the item, the Planning Commission considered the 7th Addendum to the SVSP Environmental Impact Report (EIR), approved the Tentative Subdivision Map, Design Review Permit, and Tree Permit, and recommended the City Council approve the Specific Plan Amendment and Development Agreement Amendments, with a vote of 6 aye, 0 nay, 1 absent.

Public Outreach

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have

been incorporated into the project as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. Notice of both the Planning Commission hearing and the City Council hearing was published in the Roseville Press Tribune and on the Roseville Coalition of Neighborhood Associations website and mailed to all property owners and residents within a 300-foot radius of the project site. As of the writing of this report, staff has not received any public comments regarding the project.

FISCAL IMPACT

The project is not anticipated to result in any negative impacts to the City's General Fund. The project will generate construction jobs.

ENVIRONMENTAL REVIEW

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), a 7th Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Exhibit A). The 7th Addendum did not identify any new environmental impacts from the project. The project is conditioned to comply with the applicable SVSP EIR mitigation measures.

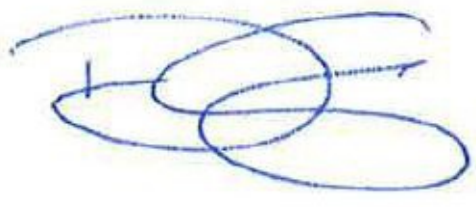
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kinarik Shallow, Associate Planner

Mike Isom, Development Services Director



_____
Dominick Casey, City Manager

ATTACHMENTS:
Description

Attachment 1 March 24, 2022 Planning Commission Staff Report and Exhibits

Attachment 2 Conditions of Approval

Exhibit A Seventh Addendum to the Sierra Vista Specific Plan EIR

Resolution 22-107

Exhibit B SVSP Change Pages

Ordinance for First Amendment of Baybrook DA

Exhibit C First Amendment of the Baybrook DA

Ordinance for Second Amendment of Baseline P&R DA

Exhibit D Second Amendment of the Baseline P&R DA

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***March 24, 2022***
Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.3: **Specific Plan Amendment, Development Agreement Amendment, Design Review Permit, Tentative Subdivision Map, and Tree Permit – 6350 Baseline Road – SVSP PCL KT-40A & KT-40B – Estia – File #PL21-0256**

REQUEST

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R DA" and "Baybrook DA") applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Applicant – Jeff Pemstein, Towne Development of Sacramento
Property Owner – KV Sierra Vista, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baseline P&R DA");
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baybrook DA");
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-seven (47) conditions of approval; and
7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

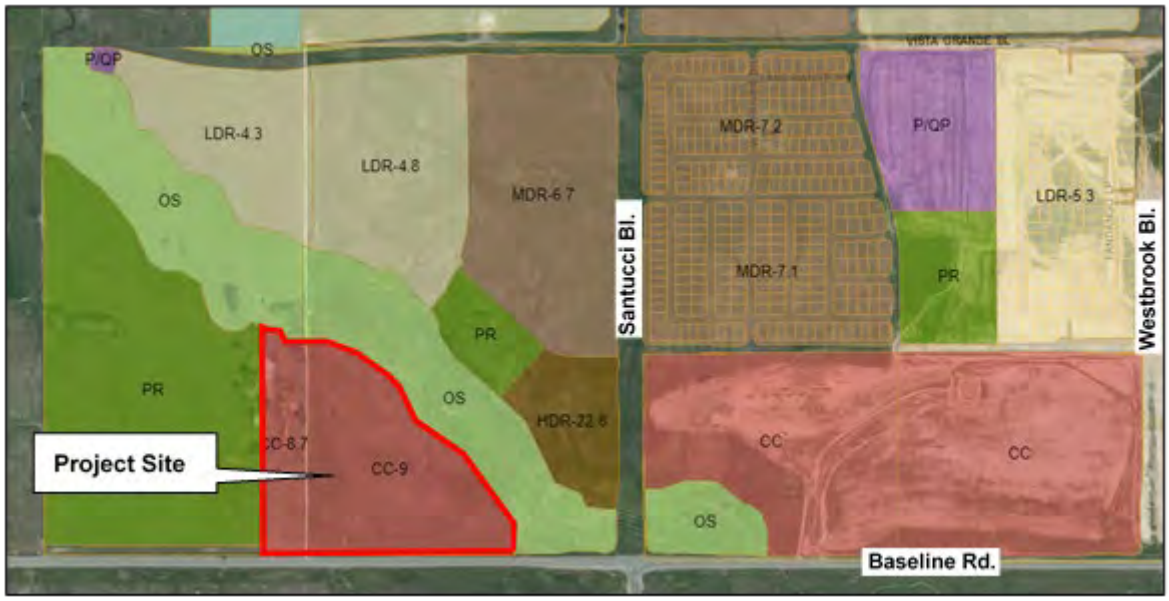
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The 23-acre project site is located at 6350 Baseline Road (APN 499-010-014-000), on Parcel KT-40A and KT-40B within the Sierra Vista Specific Plan (SVSP) area (see Figure 1 below). The site is a single parcel with two large lot numbers. The property has a land use designation of Community Commercial/Commercial Mixed Use (CC/CMU) and a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minimum density of 13 units per acre. The SVSP allocates a total of 209 residential units to the site. The site is currently

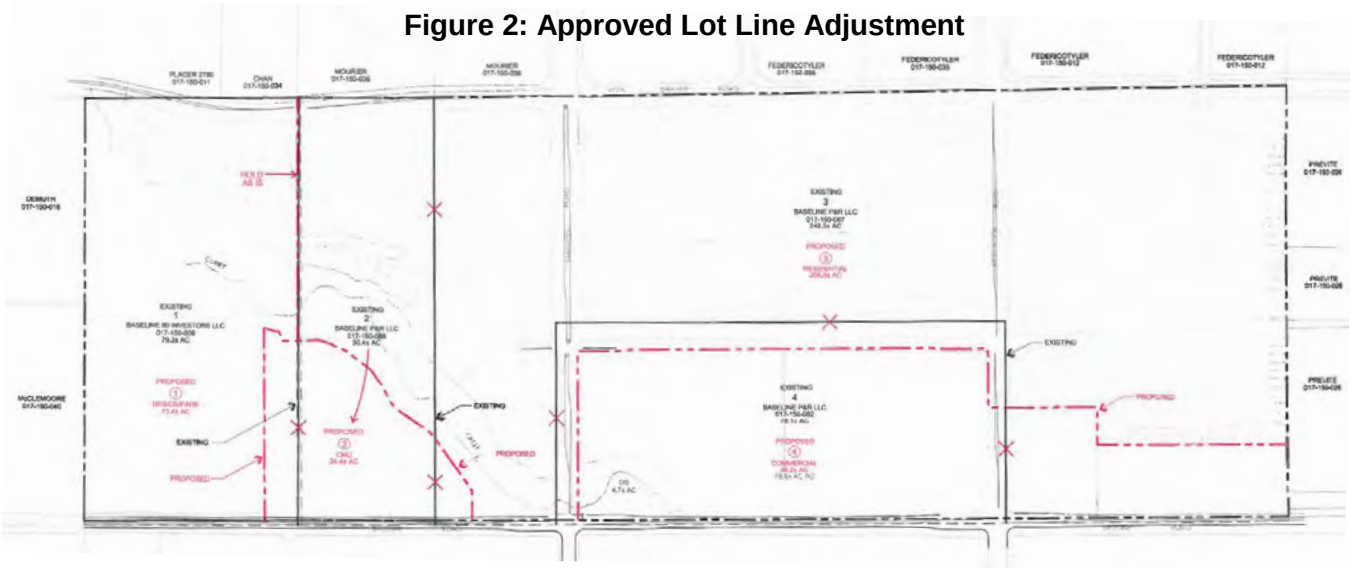
undeveloped but consists of abandoned structures in the northwestern portion of the property. The site has frontage on Baseline Road to the south, and is adjacent to the Curry Creek open space preserve to the north and east, and an undeveloped Park and Recreation parcel to the west that is planned for a Citywide park.

Figure 1: Project Location



The SVSP was approved by the City Council on May 5, 2010 (file #2007PL-044). Development Agreements (DAs) with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the Plan area. In January 2014, a lot line adjustment (file #PL13-0236) was approved administratively by the Planning Manager to modify the boundaries of four (4) fee parcels that encompassed approximately 450 acres of the SVSP (see Figure 2 below). The property boundaries were adjusted to conform to the lot lines as configured on the approved SVSP Phased Large Lot Tentative Subdivision Map and the SVSP Land Use Plan. Originally, Parcel KT-40A was located on Parcel 1 and Parcel KT-40B was located on Parcel 2. In addition, these parcels were covered under two different DAs—Parcel 1 was covered under the "Baybrook DA" and Parcel 2 was covered under the "Baseline P&R DA". The lot line adjustment resulted in both Parcels KT-40A and KT-40B being located on Parcel 2, however the parcels remain subject to two different DAs.

Figure 2: Approved Lot Line Adjustment



Proposed Project

The proposed project includes a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Design Review Permit to allow construction of 209 multi-family residential units on the resulting Parcel KT-40A, and a Tree Permit to allow removal of two (2) native oak trees. Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B and KT-40C fronting on Baseline Road, will remain undeveloped and designated for future commercial uses. A separate Design Review Permit will be required prior to development of parcels KT-40B and KT-40C. The project requires a Specific Plan Amendment to reflect the subdivision of the site and to modify the applicable CMU/SA description in the SVSP. Lastly, the two Development Agreements (Baseline P&R DA and Baybrook DA) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

The proposed multi-family residential development, Estia, will consist of 209 rental dwelling units. The project is designed as a "duet" style, which consists of attached single-family homes. There will be a mix of single-story, one-bedroom and two-bedroom units ranging from 709 to 1,083 square feet, with three (3) total plan types. The community will be gated and the units will have private entries, limited shared walls, covered porches, and private fenced backyards with covered patios. The project includes a clubhouse building with a fitness center, a maintenance building, and site amenities such as an outdoor swimming pool, a courtyard with bocce ball and cornhole, a dog park, paseos, and landscaping. A portion of the parking spaces provided will be located in rentable garages that will have separate storage units for residents.

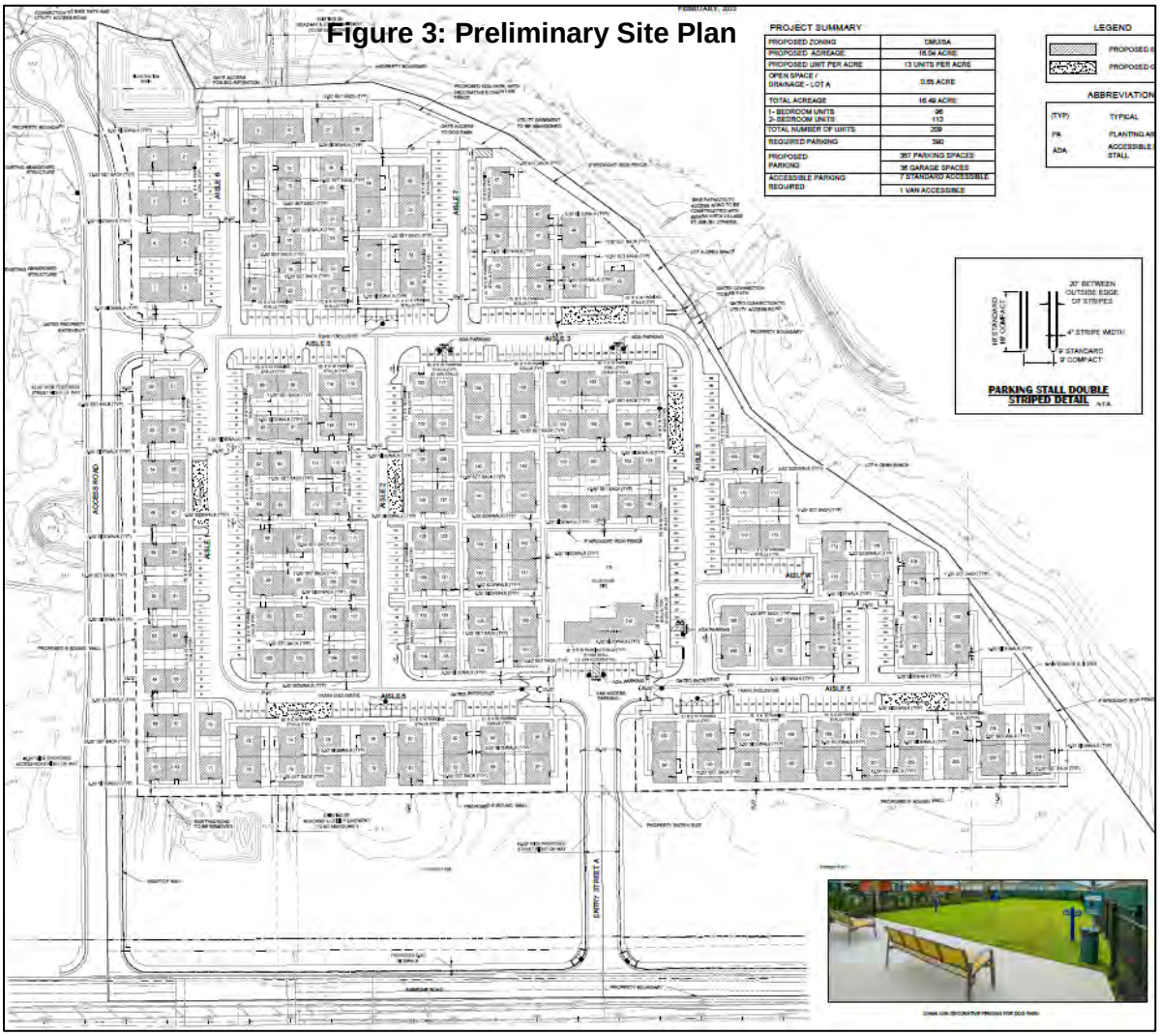


Figure 3: Preliminary Site Plan

EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The project will allow development of 209 multi-family residential units, which is the same number of units allocated to Parcels KT-40A and KT-40B in the SVSP. The land use table, land use map, and all applicable exhibits in the SVSP will be amended to reflect the subdivision of the site into three parcels (KT-40A, KT-40B, and KT-40C). Parcel KT-40A will be 16.49 gross acres and will have 209 units allocated to the site. Parcel KT-40B will be 3.44 gross acres and Parcel KT-40C will be 3.94 gross acres. No changes to the land use or zoning designation are proposed. The project will maintain the same number of units in the SVSP. As such, there will be no impacts to planned infrastructure, roadways, or other public facilities.

The SPA also consists of amending the Special Area (SA) overlay description of the CMU zone. Presently, the CMU/SA zone is intended to be a mixed-use center with an assumed development allocation of 60% commercial/office and 40% high-density residential with a minimum density of 13 units per acre. Given the 209 allocated units to the site will be developed only on Parcel KT-40A, the applicant is proposing to modify the description to specify Parcel KT-40A will be allocated the 209 residential units while Parcels KT-40B and KT-40C will be anticipated for commercial uses. The permitted uses on KT-40B and KT-40C will be modified with the SA overlay to ensure compatibility with the adjacent residential use. The table of permitted uses is included with the SVSP change pages in Exhibit A.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

The project includes a first amendment of the Development Agreement (DA) by and between the City of Roseville and Baybrook Limited Partnership relative to the Sierra Vista Specific Plan (or the Baybrook DA) and a second amendment of the DA by and between the City of Roseville and Baseline P&R, LLC relative to the Sierra Vista Specific Plan (or the Baseline P&R DA). The DA Amendments are included as Exhibits B and C.

Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. Each DA in the SVSP includes a cost sharing agreement between the landowners, which includes fees that are required to be paid per unit or per commercial building square footage. These fees differ between the DAs because they have different obligations related to infrastructure/land dedication and Citywide park land dedication. The portion of the project site subject to the Baybrook DA is 5.2 net acres and 46 of the units. The remaining 18.3 net acres and 136 units are subject to the Baseline P&R DA. As a result, there is an inconsistency in the applicable development fees for the project. The applicant proposes to rectify this by amending the Baybrook DA to exclude the portion of the project site and

including it with the Baseline P&R DA. This necessitates amendments to the legal description of the covered properties in each DA and changes to Section 2.2 to update the land use acreages. In addition, Section 4.8.2.1 is added to the Baseline P&R DA, which discusses the infrastructure fee allocations for Parcels KT-40A, KT-40B, and KT-40C. Lastly, Section 3.17.1.2(i) of the Baseline P&R DA, relating to the SVSP fee program, will be amended to remove the previous fee deferrals, except for the deferrals of the South Placer Regional Transportation Authority (SPRTA) Tier II Traffic Fee and the City-wide Park fee.

Items that are not addressed in the amendments are subject to the terms of the original DAs and prior Amendment. In summary, City staff has found the proposed DA Amendments to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DA Amendments are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendments are consistent with items 1-5 above.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the SVSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

1. ***The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped and is comprised mostly of annual grasslands. The northwestern corner of the parcel consists of a mix of evergreen and deciduous trees as well as abandoned structures. Two of the existing trees are considered protected oak trees and will require approval of a Tree Permit. Further discussion is provided in the Tree Permit evaluation section of this report. No other biological resources exist on the site. Aerials of the site show evidence of previous ground disturbance due to construction of adjacent roadways. A bioretention basin is proposed on the northwestern corner of the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed project will allow a beneficial use to be made of the site.

2. ***The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning

The Estia project will be constructed on Parcel KT-40A, which will be setback ±220 feet north of Baseline Road. Access to the community will be gated. The site plan is designed with the clubhouse building situated at the entry to the development with the outdoor area facing internal to the site. The residential units are primarily arranged in clusters of four with fenced backyards facing each other. The design of the fence will

be determined at the time of building permit submittal. The setbacks between the rear of the buildings range from approximately 22 feet to 25 feet. Some units will side on to the proposed roadway on the west and will be setback 25 feet from the back of sidewalk. The units siding on to the adjacent commercial parcels will be setback 10 feet from the property line. A 6-foot-tall masonry wall will be constructed along the southern and western boundary of Parcel KT-40A to provide sound attenuation from the future commercial parcels and adjacent roadways. Consistent with the SVSP design guidelines, a 6-foot-tall wrought-iron fence will be constructed adjacent to the open space along the northeastern boundary.

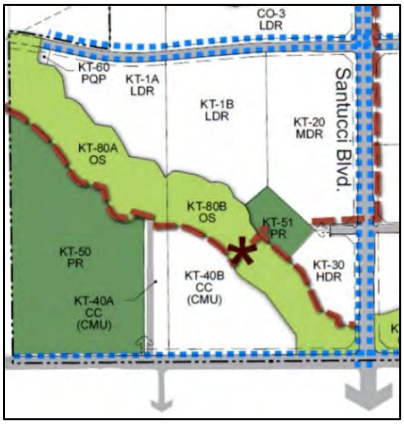
Vehicle Access and Circulation

The existing access road that runs through the property will be removed. A 42-foot-wide roadway ("Entry Street A") will be constructed in between Parcels KT-40B and KT-40C that will provide a connection to the Estia Development from Baseline Road to the south. Baseline Road will ultimately have six lanes, however the project will provide interim improvements that will provide for four lanes with an auxiliary lane, a 6-foot-wide bike lane, and 8-foot-wide sidewalks. A 46-foot-wide access road ("Access Road") will also be constructed along the western boundary of the project site between the future Citywide park parcel. As required by the SVSP, infrastructure will be installed for a traffic signal at the intersection of Baseline Road and Access Drive. The Estia project will have a 34-foot-wide driveway located on Access Road that will provide for a secondary gated entry/exit for residents.

The project consists of several internal drive aisles aisle that will provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access and Circulation

Figure 4: Portion of SVSP Figure 6-21



Pedestrian connections will be provided throughout the project site. Five-foot wide sidewalks will connect the parking lot areas to the residential units. These sidewalks will also connect to the perimeter sidewalks on Baseline Road and Access Road. Per SVSP Figure 6-21, which is shown in Figure 4 on the right, a Class I bikeway is planned along a portion of the open space adjacent to the site (represented by the red dashed line) with a trail crossing connecting to the northern side. The project will provide a gated pedestrian connection to the bike path consistent with the SVSP requirements. A second connection to the bike path will be provided via the sidewalk along the access road on the west.

Parking

Parking for the site is based on the Zoning Ordinance parking requirement for multi-family residential uses, which requires 1.5 spaces per 1-bedroom unit and 2 spaces per 2+ bedroom units. In addition, projects with 10 or more dwelling units must provide one (1) additional space for every 10 dwelling units or portion thereof. The project consists of 209 units, which will require 20 guest parking spaces. The project consists of 96 one-bedroom units and 113 two-bedroom units. Based on this, the project requires a total of 390 parking spaces (which includes guest parking). The site plan indicates 357 parking spaces and 36 garage spaces will be provided for a total of 393 spaces, exceeding the parking requirement. The parking spaces are evenly distributed throughout the site. A condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking (see Condition 27d of the Tentative Subdivision Map).

Landscaping and Open Space

CDG Policy MF-44 recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a

minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscape plan is included in Exhibit J. Landscaping will be provided around the perimeter of the site, at project entries, within the parking lot areas, in front of the units, and around the clubhouse building. The trees used within the parking lot areas provide 51% shade coverage of the uncovered parking spaces, which meets the CDG requirement. The project includes a 15-foot wide landscape setback along Access Road. Primary street trees proposed within the setback consist of a mix of shade and accent trees consistent with the SVSP recommended plant palette. Landscaping adjacent to the preserve is conditioned to consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. Overall, the landscape design is consistent with the SVSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance. Because development of the commercial parcels is not proposed at this time, landscaping along Baseline Road will be reviewed as part of the Design Review Permit required for Parcels KT-40B and KT-40C.

As encouraged by the CDG, the project includes open space areas and other recreational amenities. Each unit will consist of a covered porch and fenced backyard with a covered patio. The Unit 1 patio areas will be 70 square feet and the Unit 2 patio areas will be 80 square feet. The clubhouse will have an outdoor area enclosed with a 6-foot-tall wrought-iron fence. The outdoor area will feature a pool, an outdoor fire pit and BBQ grills, and recreational amenities such as bocce ball and cornhole. A gated dog park will also be provided in the northern portion of the site as an additional amenity for residents.

Lighting

The project will consist of building-mounted light fixtures that complement the architectural style of the buildings. The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, pole mounted lighting shall be no taller than twenty-five (25) feet and lighting sources shall have cut off lenses and be located to avoid light spillage and glare on adjacent properties.

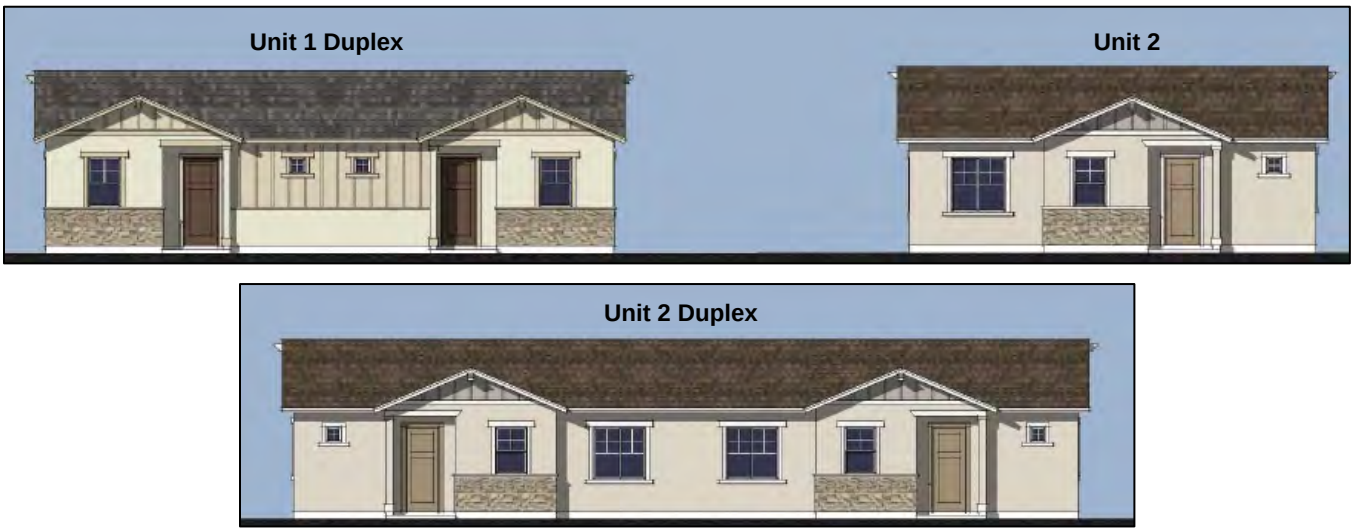
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

Key guidelines related to architectural design within the CDG for multi-family residential projects include direction to define development character through the use of a consistent design concept (MF-26), to use variation in wall planes and building form to create visually engaging designs (MF-28), to use a variation of colors and materials (MF-32), and to apply architectural treatment to all elevations of a building (MF-33).

Unit Designs

Figure 5 below includes the front building elevations for the three plan types offered (Unit 1 Duplex, Unit 2, and Unit 2 Duplex), which are all single-story with an overall height of approximately 16 feet. The Unit 1 Duplex will consist of two attached units that are 709 square feet each. Unit 2 is 1,083 square feet and will be offered as either a detached or attached unit. Of the 209 units, 96 units will be one-bedroom units and 113 units will be two-bedroom units. The units are designed to resemble single-family homes with a craftsman style, utilizing a mix of stucco and board and batten siding, stacked stone veneer, low pitched gable roofs with composition asphalt shingles, and decorative wood corbels. Five (5) color schemes consisting of complimentary neutral and earth tones will be used throughout the project. Consistent with CDG Policy MF-33, architectural treatment is applied to all elevations of the buildings and all windows and doors are trimmed.

Figure 5: Front Building Elevations



Clubhouse Building

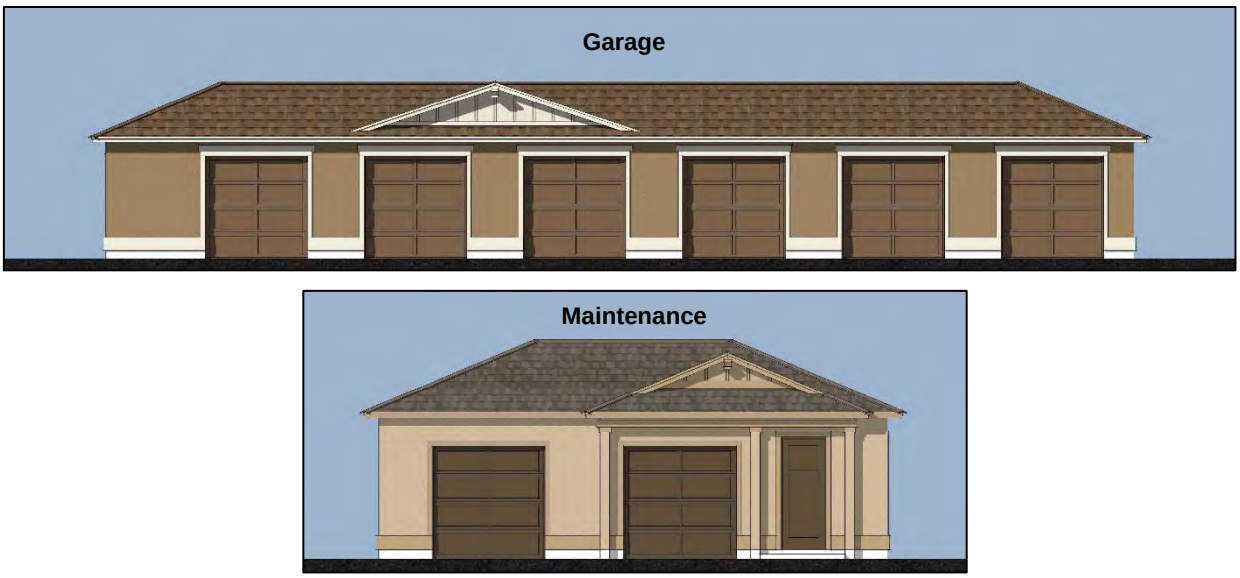
The clubhouse building is a 3,551-square-foot single-story building that will consist of a leasing office, fitness center, club room, and an outdoor area enclosed with a 6-foot tall wrought iron fence. The front building elevation is shown in Figure 6 below. The building will utilize one of the color schemes applied for the residential units and is designed consistent with the craftsman theme of the project. Similar to the residential units, the building primarily consists of stucco and utilizes stacked stone veneer and board and batten siding in accent areas to add decorative detail. The variation in building height and wall planes combined with the mix in colors and materials creates a visually engaging design consistent with the CDG.

Figure 6: Clubhouse Building

Garages and Maintenance Buildings

The garage and maintenance buildings are shown in Figure 7 below. There will be six (6) garage buildings that will consist of six (6) parking spaces each. The garages will be approximately 1,500 square feet and will be distributed throughout the parking lot. As shown in Exhibit H, the left elevation of the garages will consist of four (4) storage spaces that will be available for rent. Each storage space will be approximately 100 square feet. There will be one 794-square-foot maintenance building in the southeastern portion of the site. The garage and maintenance buildings are designed consistent with the residential units and clubhouse building.

Figure 7: Garage/Storage & Maintenance Buildings



Overall, the elevations are designed to include variation in colors, materials, wall planes, and rooflines to create a visually interesting design that is compatible with neighborhoods in the vicinity of the project and the CDG.

4. ***The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within a trash enclosure. The project will provide a total of three trash enclosures that will match the color and materials of the residential buildings. The enclosures will surround the three non-accessible sides of the trash containers, and will also be screened with landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of three development parcels—KT-40A, KT-40B, and KT-40C. Parcel KT-40A will be 16.49 gross acres, Parcel KT-40B will be 3.44 gross acres, and Parcel KT-40C will be 3.94 gross acres. A 0.55-acre parcel (Parcel A) will also be created and dedicated to the City as open space and will be located along the existing open space parcel to the north. Parcels KT-40B and KT-40C will have frontage on Blue Oaks Boulevard to the south and Parcel KT-40A will be located to the north of these parcels. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes.

Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the access roads and driveways are constructed to comply with the City's design standards. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Subdivision Map.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of several native oak trees. The required findings to approve a Tree Permit are listed below.

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.

2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated February 20, 2020 (see Exhibit K). All of the trees present on the property, which are located in the northwestern portion of the site, will be removed to facilitate development of the site. Two (2) of these trees were identified as protected oak trees with a total aggregate diameter of 54 inches (see Table 1 below).

Table 1: Protected Oak Tree Removals

Tree #	Common Name	Botanical Name	Diameter at Breast Height (DBH)	Tree Condition
8511	Interior Live Oak	*Quercus wislizeni*	31”	Fair – Minor Problems
8513	Interior Live Oak	*Quercus wislizeni*	23”	Extreme Structure or Health Problems

The applicant has proposed to comply with the compensation requirements of the City’s Tree Preservation Ordinance. The total number of mitigation inches for this project is 54. Mitigation will be completed with a combination of on-site planting and payment into the City’s in-lieu fee program. The funds in the City’s in-lieu fee program are used for the replanting and preservation of trees throughout the City and are calculated at a rate of $118 per inch of tree removed when measured at the tree’s diameter at breast height (DBH). The tree mitigation fees are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist’s recommendations include monitoring any excavation for the retaining wall footings for the trees to remain on the site. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published in the Roseville Press Tribune on March 11, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Attachment 1). The Addendum did not identify any new environmental impacts from the project. The project is conditioned to comply with the applicable SVSP EIR mitigation measures.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the **7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report**;
2. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

3. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT ("BASELINE P&R DA")** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

4. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT ("BAYBROOK DA")** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

5. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to ninety-three (93) conditions of approval;

6. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to forty-seven (47) conditions of approval; and

7. Adopt the two (2) findings of fact and approve the **TREE PERMIT** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL21-0256

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 24, 2022** and if not effectuated shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. (Planning)

2. The project is approved as shown in Exhibit A—L and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and the 7th Addendum to the SVSP EIR (Attachment 1), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. A Design Review Permit shall be required prior to issuance of building permits for the development of Parcels KT-40B and KT-40C. (Planning)

5. The project shall be addressed as 6350 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s), upon initial building permit submittal, to the Development Services Department (Business Services – Addressing) for building/unit addressing review. (Business Services)

6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

8. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services- Engineering (Engineering)

9. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions

of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

10. Garage spaces shall not be utilized for storage that displaces vehicle parking. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

    c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

        i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

        ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

        iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

14. The project Landscape Plans shall comply with the following:

    a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

    b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

    c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

d. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans for the Clubhouse. (Building)

18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

24. Baseline Road/Access Drive – install signal infrastructure including conduit, loops and poles as part of the Estia project improvements per the Development Agreement. Provide 40' minimum width of pavement for the Access Drive to accommodate a city standard southbound right turn lane. (Engineering)

25. Landowner shall be responsible for the costs of construction of the traffic signals as shown on Exhibit "K" of the Baybrook LP and Baseline P & R LLC Development Agreement. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

26. The entry drive for the project shall consist of 36' width of pavement to allow for an eventual striped center turn lane. The applicant to provide city standard 3' vertical curb-gutter and 5' sidewalk on both sides of the street. See Sheet 1, Section B of the Tentative Parcel Map. (Engineering).

27. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed project shall be completed by the applicant. (Engineering)

28. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section shall include providing an additional paving (from the existing pavement as shown, as part of the Baseline Road & Watt Avenue Infrastructure Plans- EN20-0362) and 3' vertical curb and gutter and 8' separated sidewalk. The roadway section will include two (2) 11' travel lanes, a 6' bike lane, a 10' auxiliary lane and the aforementioned 3' curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60'. (Engineering)

29. A note shall be added to the grading plans that states:

    *"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

30. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)

31. If not constructed prior to the project, per the Development Agreement, the developer shall be responsible for preliminary design, permitting and rough grading of the trail. In this case, developer may request reimbursement for this work by obtaining a reimbursement agreement prior to approval of improvement plans. (Engineering, Alternative Transportation)

32. If not constructed prior to the project, per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. The developer shall provide an estimate for trail construction prior to or concurrent to the first submittal of improvement plans. (Alternative Transportation)

33. The design of the trail shall be consistent with City standards and shall incorporate the following:

    a. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control while meeting trail design standards as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)

34. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

35. The design of the on-site connection to the bike trail shall be reviewed and approved by Development Services/Engineering and Alternative Transportation. (Engineering, Alternative Transportation)

36. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

37. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

38. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

39. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

40. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

41. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

42. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove

all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

43. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

44. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Public Works, Development Services Department, Planning)

45. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

46. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

47. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

    c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

50. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

51. This project will require some units to be served by sewer mains installed through landscaping. Sewer mains outside of the paved areas shall be privately owned and maintained. (Environmental Utilities)

52. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

53. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

54. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

55. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

56. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

57. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans

    b. load calculations

    c. electrical panel one-line drawings

58. No new drainage/run off into the open space shall occur, all landscaping adjacent to the open space shall be native and non-invasive and all irrigation shall avoid run-off or over-spray into the open space. Lot A shall have a non-living finish to deter weed growth and to minimize long-term maintenance. (Parks)

59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

60. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

62. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

c. The control valves and the water meter shall be physically unobstructed.

d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

a. A 12.5'-foot-wide public utilities easement along all public road frontages.

b. Water, sewer, and reclaimed water easements.

c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

64. Prior to releasing building permits, the existing 25' PG&E Roadway & Utility easement shall be abandoned or a quitclaim process completed. (Engineering)

65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

66. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.

b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

67. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

68. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

69. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

71. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

72. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

73. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial and Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)

76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a. Locate the metered service panel on the outside of the building.

    b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

79. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

80. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

81. The Developer will be responsible for extending mainline infrastructure on the north side of baseline from Santucci Boulevard west to the project site. These improvements shall be installed in the ultimate Public Utility Easement location along Baseline Road. These improvements shall include point of connections for parcels 40B and 40C. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

83. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

84. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

85. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

86. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

87. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

88. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

89. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

90. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and

Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

91. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0256

1. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and 7th Addendum to the SVSP EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

2. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)

3. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

4. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it

is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.

e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

5. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

6. All drainage facilities shall conform to natural drainage sheds. (Engineering)

7. The following note shall be added to the Grading and/or Improvement Plans:

   To minimize dust/grading impacts during construction the applicant shall:

   a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.

   b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.

   c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

   d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

   e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)

9. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

10. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

11. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Services Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

15. There shall be two points of access for all phasing plans. (Fire)

16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

17. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

19. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

22. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a) one (1) set of improvement plans

    b) load calculations

    c) electrical panel one-line drawings

23. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

26. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

27. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):

    a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney)

    b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)

    c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

    d) A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)

28. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

29. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

30. Lot/Parcel A shall be dedicated as an easement (or in fee) to the City for the purposes of open space. (Engineering)

31. Street names shall be approved by the City of Roseville. (Engineering)

32. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

34. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

35. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

36. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

37. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

40. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

41. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

44. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

45. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)

46. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

47. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0256

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #8511 and #8513 (or as listed in Attachment 2 and identified on Exhibit D) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 54. Mitigation must be provided prior to tree removal in the form of payment of in-lieu fees ($118 per inch) and/or combination of native and non-native tree plantings, unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)

5. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)

7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of

improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

20. The approval of this Tree Permit shall expire on **March 24, 2024**. (Planning)

ATTACHMENTS

1. Addendum to the SVSP EIR
2. Arborist Report

EXHIBITS

A. SVSP Change Pages Redlines
B. Draft First Amendment of the Baybrook DA
C. Draft Second Amendment of the Baseline P&R DA
D. Site Plan
E. Tentative Subdivision Map
F. Preliminary Grading & Drainage Plan
G. Preliminary Utility Plan
H. Elevations
I. Floor Plans
J. Colors & Materials
K. Preliminary Landscape Plan
L. Site Details

NOTE: Attachment 1 and Exhibits B-C are not included with the Planning Commission Staff Report because they are already included as attachments to the Council Communication.

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 4, 2021

Laura Zuckerman
TCS Planning
11060 White Rock Road, Suite 150
Rancho Cordova, California 95670
Via Email: lzuckerman@tcsplanning.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

RE: Sierra Vista, 6400 Baseline Road, APN 499-010-014, City of Roseville Jurisdiction

Executive Summary

Towne Development of Sacramento contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. The property is located at 6400 Baseline Road, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Inventory Map.

Edwin E. Stirtz, ISA Certified Arborist #WE-0510A, and Thomas M. Stein, ISA Certified Arborist WE-12854A, were on the site on May 5, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 41 trees were included in the inventory, 9 of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66.

Tree Species	Trees Inventoried	Trees on the Site[1]	Protected Trees	Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Interior Live Oak	2	2	2	1	n/a	n/a	n/a
Non-Protected: Aleppo Pine, Almond, American Elm, Arizona Cypress, Black Locust, Black Walnut, Casuarina, Eucalyptus, European Olive, Honey Locust, Interior Live Oak, Mulberry, Oregon Ash, Unknown	39	39	0	13	n/a	n/a	n/a
Totals	**41**	**41**	**2**	**14**	**n/a**	**n/a**	**n/a**

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

[1] CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

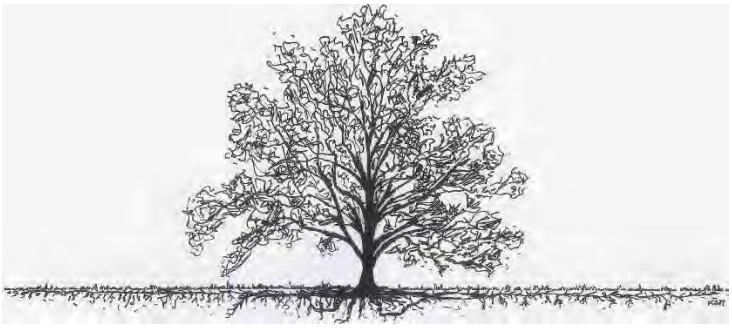
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over- weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

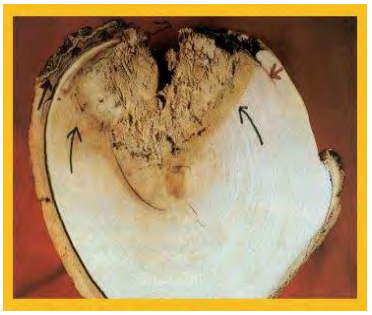
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown. Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

Report Prepared by:

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ISA Tree Risk Assessment Qualified
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Enc.: Appendix 1 – Tree Inventory Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

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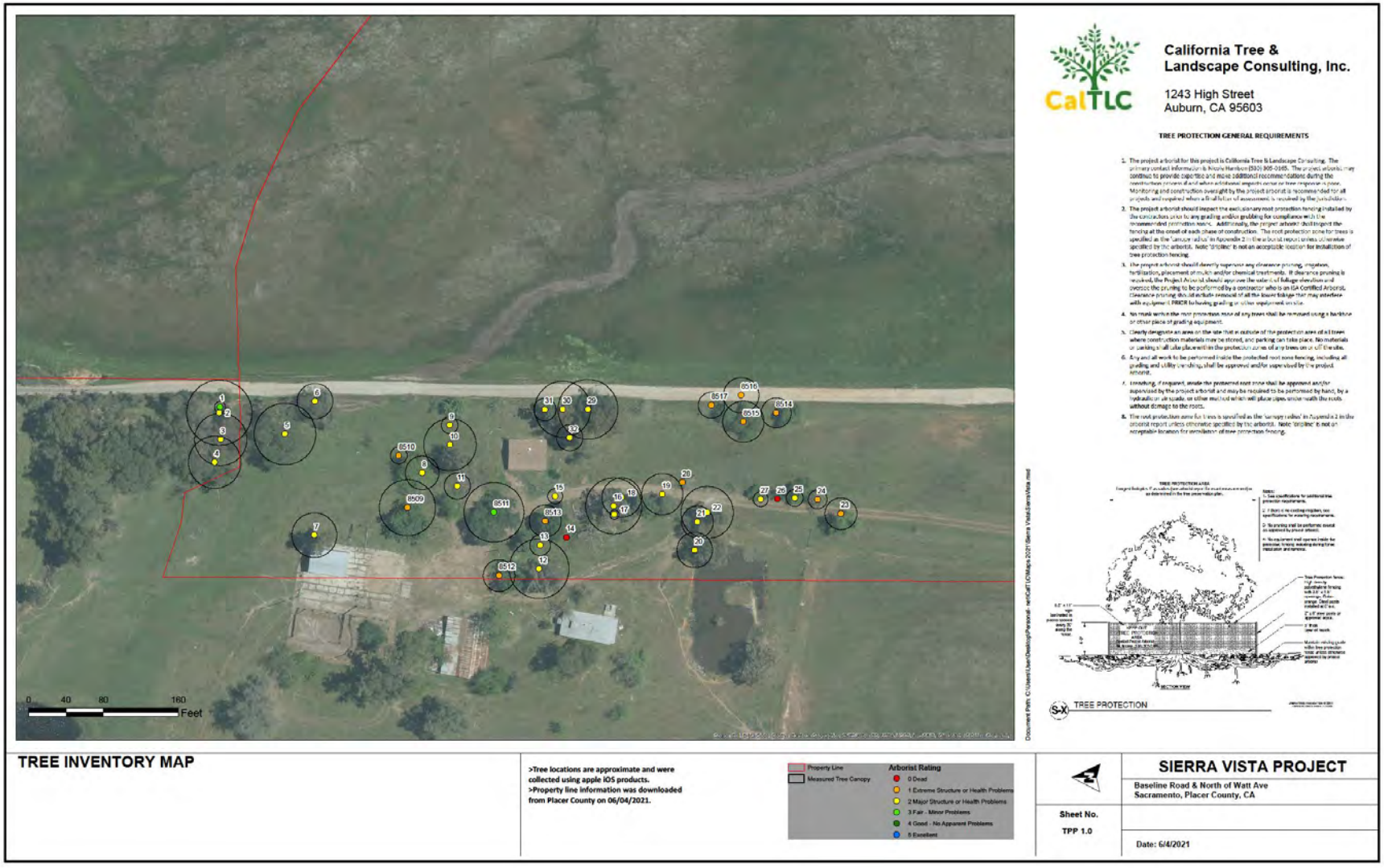
APPENDIX 1 – TREE INVENTORY MAP



APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
Non-Protected Trees*												
1		No	No	Interior Live Oak	*Quercus wislizeni*		5	54	6	3 Fair - Minor Problems	Substandard size tree adjacent to the gravel road. 3" Live Oak 3' south.	None at this time.
2		No	No	Eucalyptus	*Eucalyptus globulus*		45	54	35	2 Major Structure or Health Problems	Large Eucalyptus forks 4.5' above grade with weak attachments.	None at this time.
3		No	No	Eucalyptus	*Eucalyptus globulus*	14,17	31	54	28	2 Major Structure or Health Problems	Forks 1' above grade with weak attachments. Above average amount of dead branches.	None at this time.
4		No	No	Eucalyptus	*Eucalyptus globulus*		16	54	28	2 Major Structure or Health Problems		None at this time.
5		No	No	Eucalyptus	*Eucalyptus globulus*	29,33	62	54	33	2 Major Structure or Health Problems	Two smaller Eucalyptus trees directly north of this tree.	None at this time.
6		No	No	Eucalyptus	*Eucalyptus globulus*	12,12	24	54	19	2 Major Structure or Health Problems	Forks at grade. One 12" Eucalyptus to the north. Two trees to the south (one 13" and one 10,11,12").	None at this time.
7		No	No	Eucalyptus	*Eucalyptus globulus*		24	54	24	2 Major Structure or Health Problems	Growing adjacent to old barn. Reaction growth over concrete slab.	None at this time.
8		No	No	Black Locust	*Robinia pseudoacacia*		15	54	18	2 Major Structure or Health Problems	Single stem. Poor condition. Excessive deadwood and sparse foliage.	None at this time.
9		No	No	Unknown	*Unknown*		10	54	9	2 Major Structure or Health Problems		None at this time.
10		No	No	Eucalyptus	*Eucalyptus globulus*	12,13,28	53	54	28	2 Major Structure or Health Problems	One-sided south. Smaller Eucalyptus directly north with stems 12,14".	None at this time.
11		No	No	Honey Locust	*Gleditsia triacanthos*		8	54	14	2 Major Structure or Health Problems	One stem surrounded by 4 volunteers, 4-5" each. Poor condition.	None at this time.
12		No	No	Eucalyptus	*Eucalyptus globulus*		47	54	32	2 Major Structure or Health Problems	Forks 4.5' above grade into 2 large stems, both leaning northwest.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
13		No	No	Almond	*Prunus dulcis*		12	54	11	2 Major Structure or Health Problems	Tree is 95% dead.	None at this time.
14		No	No	Eucalyptus	*Eucalyptus globulus*		25	54		0 Dead	Tree is dead	**Recommend removal due to nature and extent of defects.**
15		No	No	Arizona Cypress	*Cupressus arizonica*		12	54	8	2 Major Structure or Health Problems		None at this time.
16		No	No	Eucalyptus	*Eucalyptus globulus*		25	54	30	2 Major Structure or Health Problems	Dead branches, leans.	None at this time.
17		No	No	Arizona Cypress	*Cupressus arizonica*		7	54	5	2 Major Structure or Health Problems		None at this time.
18		No	No	Aleppo Pine	*Pinus halepensis*		23	54	21	2 Major Structure or Health Problems	Trunk leans south and bends east.	None at this time.
19		No	No	Casuarina	*Casuarina equisetifolia*		17	54	22	2 Major Structure or Health Problems		None at this time.
20		No	No	Eucalyptus	*Eucalyptus globulus*		25	36	19	2 Major Structure or Health Problems		None at this time.
21		No	No	Eucalyptus	*Eucalyptus globulus*		15	54	17	2 Major Structure or Health Problems		None at this time.
22		No	No	Eucalyptus	*Eucalyptus globulus*		17	54	28	2 Major Structure or Health Problems		None at this time.
23		No	No	American Elm	*Ulmus americana*		26	54	17	1 Extreme Structure or Health Problems	Poor condition. Forks into codominant stems 5' above grade. Northerly stem broken 9' above grade. Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
24		No	No	Almond	*Prunus dulcis*	5,6,8,12	31	54	10	1 Extreme Structure or Health Problems	Above average dead branches.	**Recommend removal due to nature and extent of defects.**
25		No	No	Almond	*Prunus dulcis*	8,8	16	54	9	2 Major Structure or Health Problems		None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
26		No	No	Almond	*Prunus dulcis*	5,6	11	54	3	0 Dead	Tree is dead.	**Recommend removal due to nature and extent of defects.**
27		No	No	Almond	*Prunus dulcis*	4,4,5,5,5	23	54	8	2 Major Structure or Health Problems	Poor condition.	None at this time.
28		No	No	Mulberry	*Morus*		16	36	2	1 Extreme Structure or Health Problems	Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
29		No	No	Eucalyptus	*Eucalyptus globulus*		30	54	32	2 Major Structure or Health Problems		None at this time.
30		No	No	Eucalyptus	*Eucalyptus globulus*		34	54	30	2 Major Structure or Health Problems	5 small Eucalyptus 3-4" beneath this tree and the previous tree.	None at this time.
31		No	No	European Olive	*Olea europaea*	3,4,5,7	19	54	12	2 Major Structure or Health Problems	Poor structure.	None at this time.
32		No	No	Eucalyptus	*Eucalyptus globulus*		13	54	14	2 Major Structure or Health Problems		None at this time.
8509	1509	Yes	No	Black Walnut	*Juglans nigra*	10,11,13,19	53	54	30	1 Extreme Structure or Health Problems	Branches 1' above grade. Large basal cavity. Moderate decay. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8510		Yes	No	Oregon Ash	*Fraxinus latifolia*		8	54	9	1 Extreme Structure or Health Problems	Trunk split from grade to 12' above grade. Half missing with extreme decay.	**Recommend removal due to nature and extent of defects.**
8512	1589	Yes	No	Black Walnut	*Juglans nigra*		17	54	17	1 Extreme Structure or Health Problems	Trunk leans slightly south. Codominant branching at 5' above grade with included bark. Canopy is 70% dead.	**Recommend removal due to nature and extent of defects.**
8514		Yes	No	Black Walnut	*Juglans nigra*		18	12	16	1 Extreme Structure or Health Problems	Branches 2-3' above grade. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8515	1579	Yes	No	Black Walnut	*Juglans nigra*		18	54	22	1 Extreme Structure or Health Problems	Codominant branching 6' above grade with included bark. Canopy ~30% dead. Moderate lean north.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
8516	1581	Yes	No	Black Walnut	*Juglans nigra*	4,5,6	15	54	19	1 Extreme Structure or Health Problems	Branches at grade. Canopy ~50% dead. Broken branches throughout.	**Recommend removal due to nature and extent of defects.**
8517	1582	Yes	No	Black Walnut	*Juglans nigra*	6,6	12	54	14	1 Extreme Structure or Health Problems	Branches 1' above grade. Canopy ~45% dead.	**Recommend removal due to nature and extent of defects.**
Protected Trees**												
8511	1587	Yes	No	Interior Live Oak	*Quercus wislizeni*		31	54	32	3 Fair - Minor Problems	Moderate lean west from grade to 8' above grade. One-sided east.	Canopy raise on east side.
8513	1586	Yes	No	Interior Live Oak	*Quercus wislizeni*		23	54	17	1 Extreme Structure or Health Problems	Mechanical wound south side from grade to 7' above grade. Partially callused. Extreme decay. Fruiting bodies. Extremely sparse canopy.	**Recommend removal due to nature and extent of defects.**

TOTAL INVENTORIED TREES = 41 trees (932 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 14 trees (320 aggregate diameter inches)
Rating (0-5, where 0 is Dead) = 0=2 trees; 1=11 trees; 2=26 trees; 3=2 trees
Total Non-Protected Trees = 39 trees (878 aggregate diameter inches)
Total Protected Trees = 2 trees (54 aggregate diameter inches)

**Non-Protected Trees for identification purposes, not numbered in the field.*

***Protected Trees tagged in the field.*

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

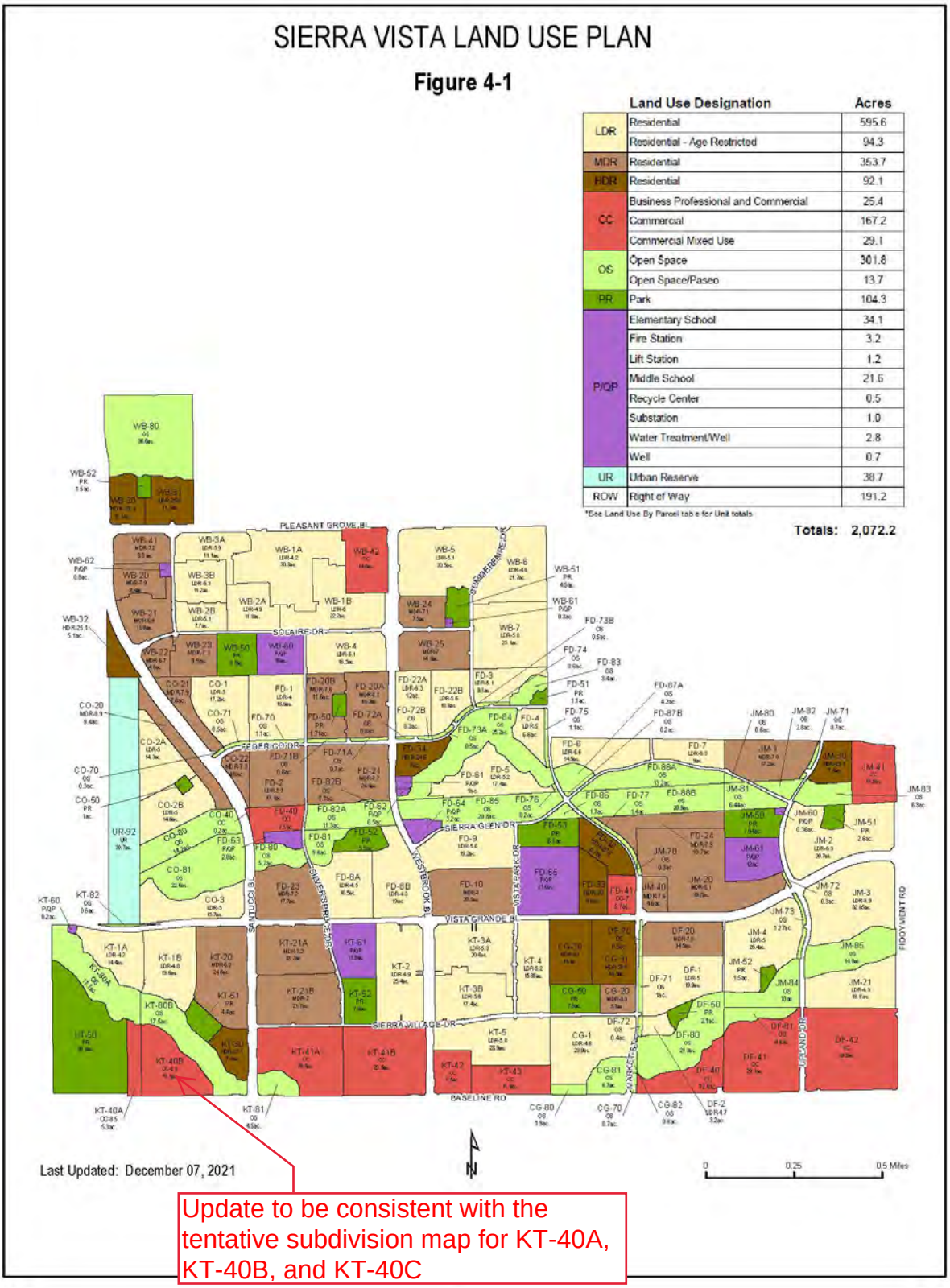


Figure 4-1: Land Use Map

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.16	135	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	39.70	322	8.1
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**255.75**	**1,194**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	~~5.39~~16.04	~~46~~209	~~8.5~~13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	~~18.10~~3.44	~~163~~	~~8.8~~
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94		
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**~~411.62~~411.55**	**1,543**	

Community Commercial (CC) – Mixed Use

FAR & Density:	Commercial/Office: Up to 3.0 FAR Residential: 13.0 dwelling units per acre and higher
Applied Zoning Districts:	CMU/SA – Commercial Mixed Use/Special Area overlay
Description:	Sites with a Community Commercial (CC) – Mixed Use designation are intended to develop as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay. These sites are intended to promote a variety of commercial use types and the flexible citing of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions while maintaining sites for local neighborhood services. At full buildout of the Plan Area, these CMU parcels can accommodate approximately 366,000 sq. ft. of commercial/office uses (assuming FAR of 0.4 for the portion of each site assumed to be non-residential) and ~~255~~ 249 residential units. The development allocation is assumed to be 60% commercial/office and 40% high-density residential. While the intent is that each CMU site develops with a mixture of uses, it could develop solely as a commercial use, or with a different mixture of commercial/residential uses, provided some non-residential use is provided. Therefore, the final development plan for each site may ultimately deviate from the square footage/ dwelling unit assumptions listed in Table 4-2. See Figure B-23 for an illustrative concept plan. Parcel KT-40A is designated for 209 multi-family residential units and Parcels KT-40B and KT-40C are designated for commercial uses. See Table 4-3 on the following page for a list of permitted uses for Parcels KT-40B and KT-40C.
Permitted Uses & Development Standards	As specified in the City of Roseville Zoning Ordinance.

Table 4-3: CMU/SA Permitted Use Types for Parcel KT-40B and KT-40C

AGRICULTURAL AND OPEN SPACE USE TYPES		CMU/SA
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		**CMU/SA**
Community Assembly		-
Community Services		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		-
Public Parking Services		-
Schools		
	College & University	CUP
	Public/Private Elementary & Secondary	-
Social Services		
	Food Distribution	-
	Food Service	-
	Temporary Resident Shelter	-
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	-
	Passive Power	-
RESIDENTIAL USE TYPES		**CMU/SA**
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	P
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		**CMU/SA**
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-

	Gasoline Sales	-
Banks & Financial Services (1)		P
Bars & Drinking Places		P
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
Community Care Facility		P
Day Care Center		P
Eating and Drinking Establishment		
	Fast Food with Drive Through	-
	Convenience	P
	Full Service	P
Food & Beverage Retail Sales		P
Funeral & Internment Services		-
Lodging Services		-
Long Term Care Facility		-
Maintenance and Repair		-
Medical Services, General		P
Neighborhood Commercial		P
Nightclubs		-
Nursery, Retail		-
Offices, Professional (1)		P
Personal Services (2)		P
Retail Sales and Services (1) (3)		P
Specialized Education & Training		
	Vocational Schools	CUP
	Specialty Schools	CUP
Storage, Personal Storage Facility		-
INDUSTRIAL USE TYPES		**CMU/SA**
Laundries, Commercial		-
Printing & Publishing		-
Research Services		-
Wholesale & Distribution, Light		-
TRANSPORTATION AND COMMUNICATION USE TYPES		**CMU/SA**
Antennas & Communications Facilities		
	Developed Lot	-
	Undeveloped Lot	-
Heliport		-
Intermodal Facilities		-

All highlighted uses have been modified by the SVSP SA Overlay.

(P) Principally Permitted

(CUP) Permitted through approval of a Conditional Use Permit

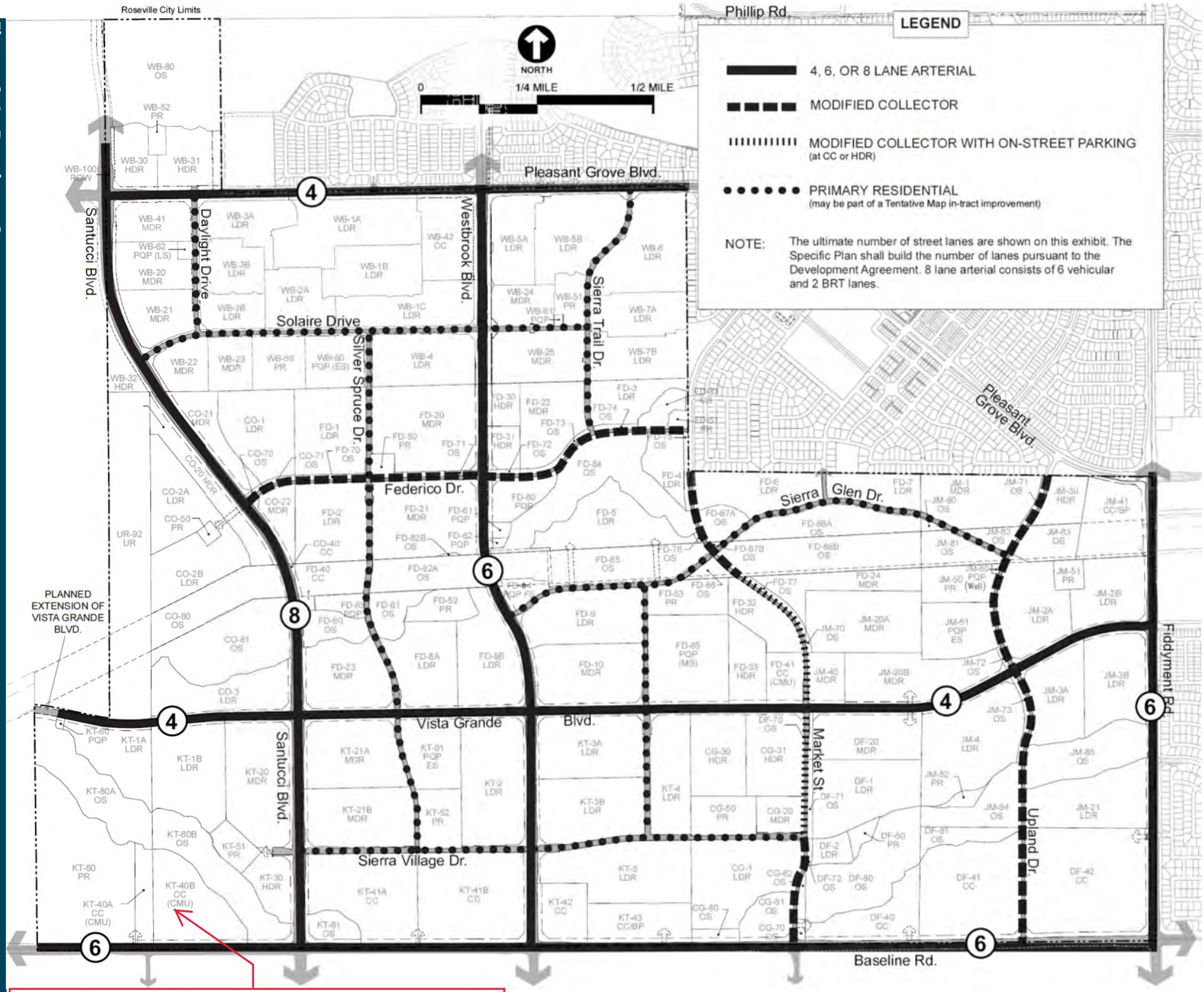
(A) Administratively Permitted

(-) Not Permitted

Notes:

(1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
(2) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
(3) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

Figure 6-1: Roadway System



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

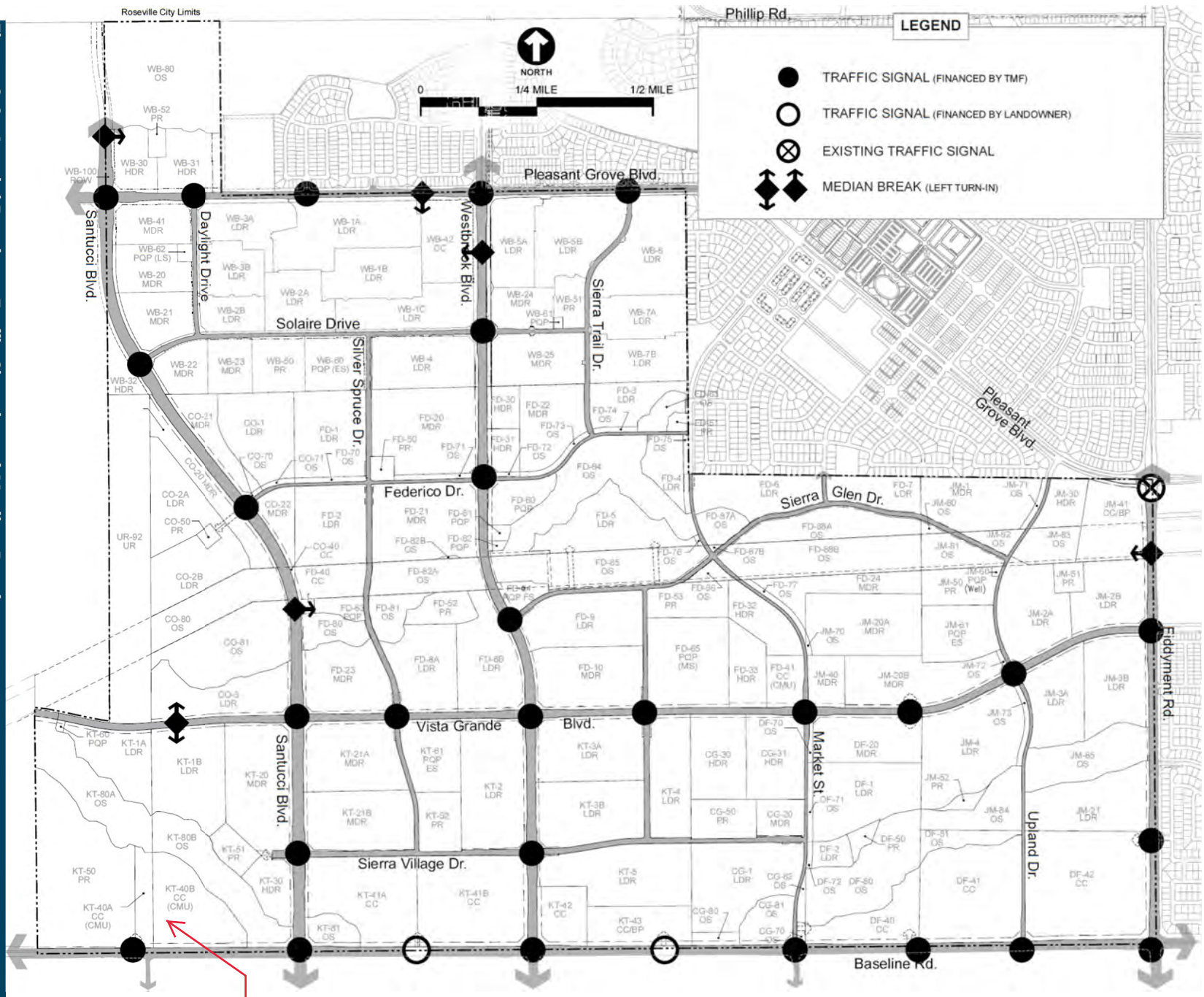


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

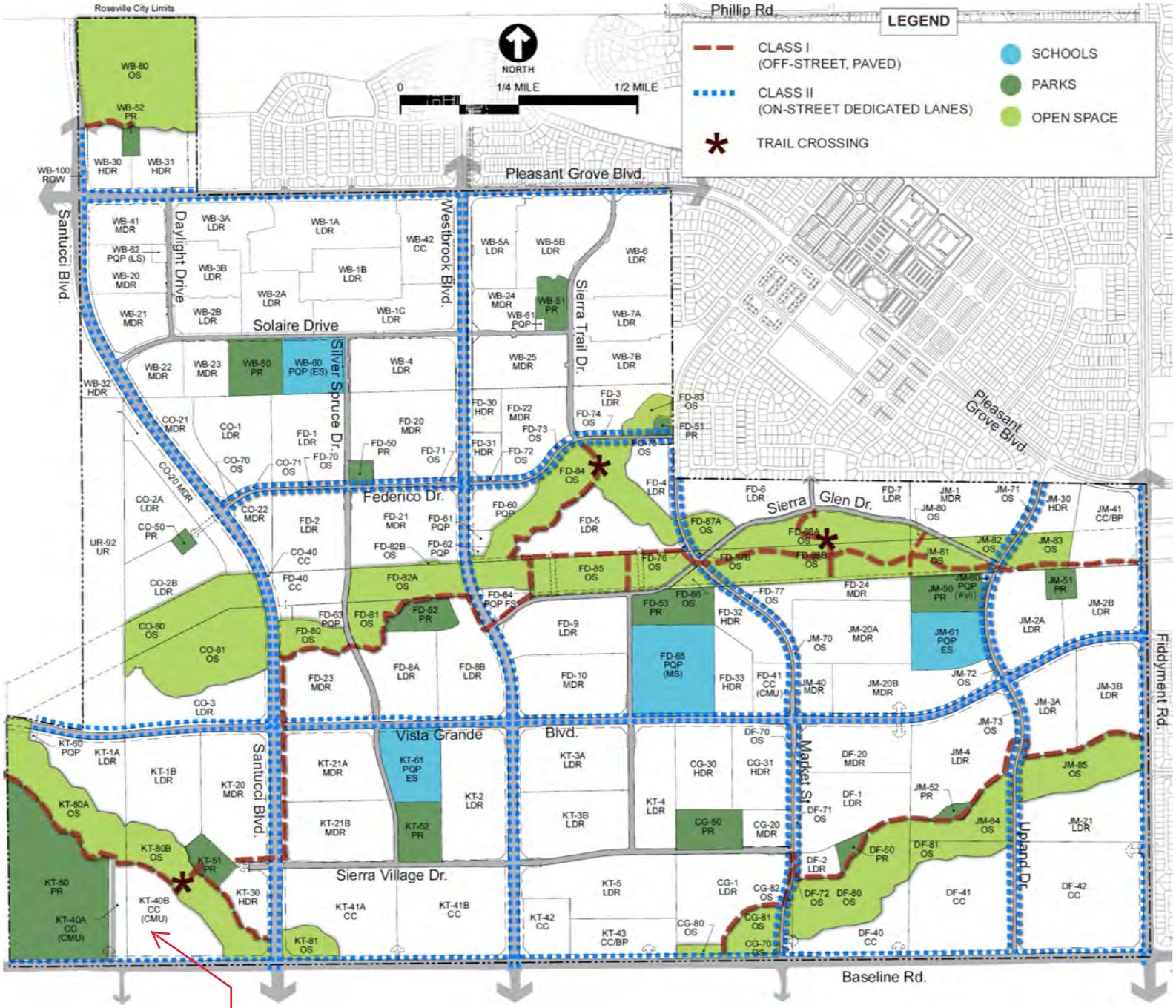


Figure 6-21: Class I and II Bikeways

Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies. Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

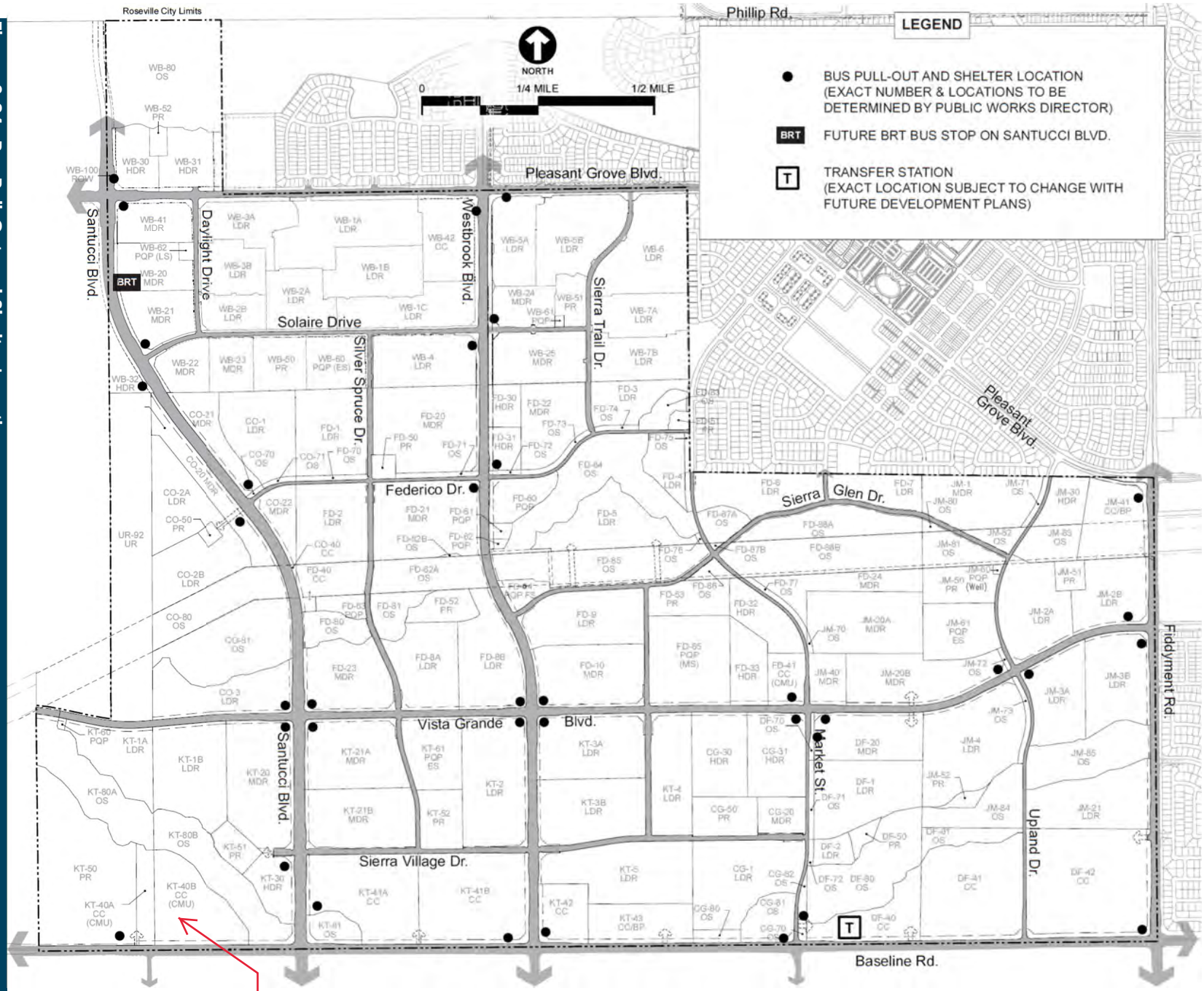


Figure 6-24: Bus Pull-Out and Shelter Locations

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

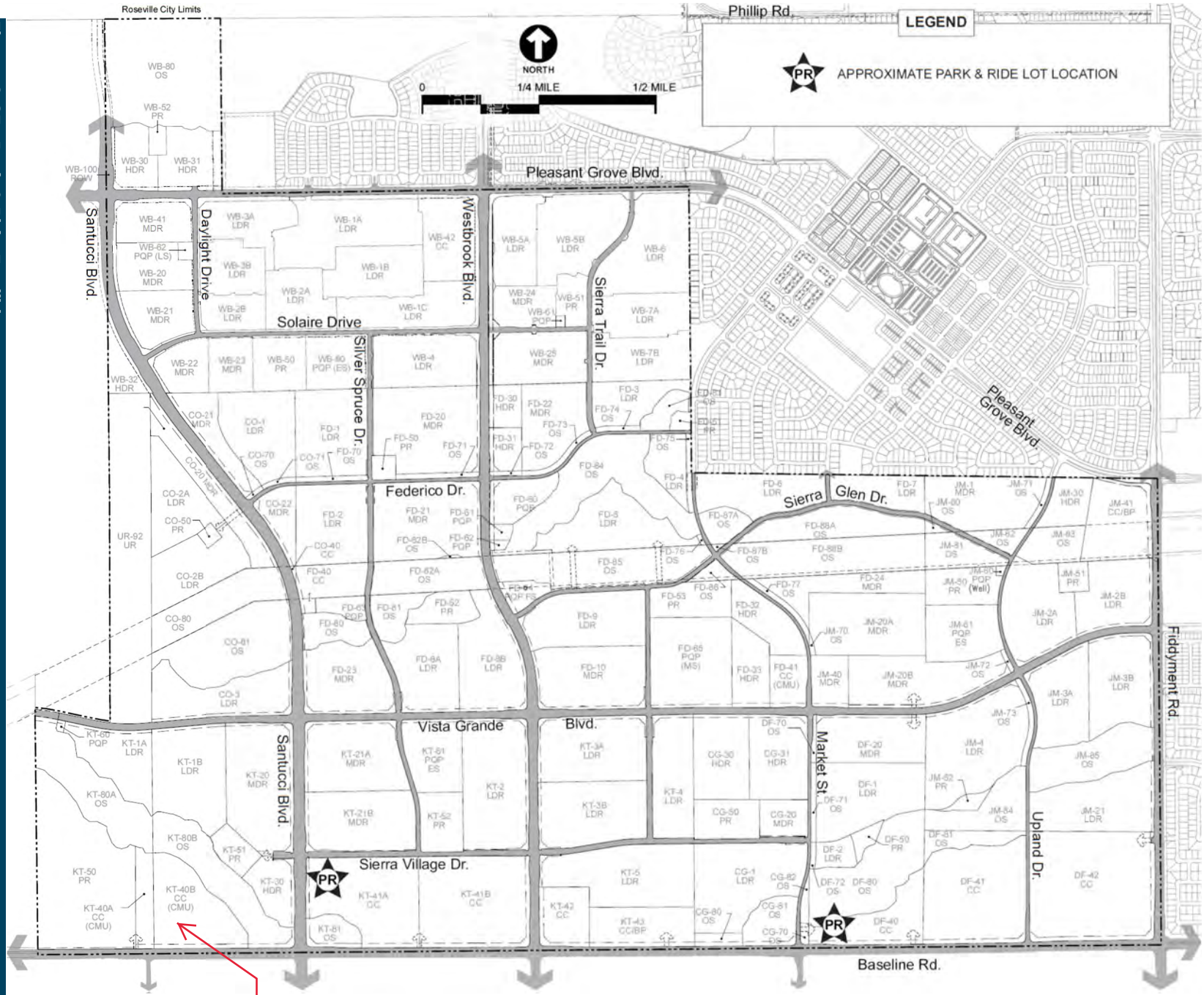


Figure 6-25: Park & Ride Facilities

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

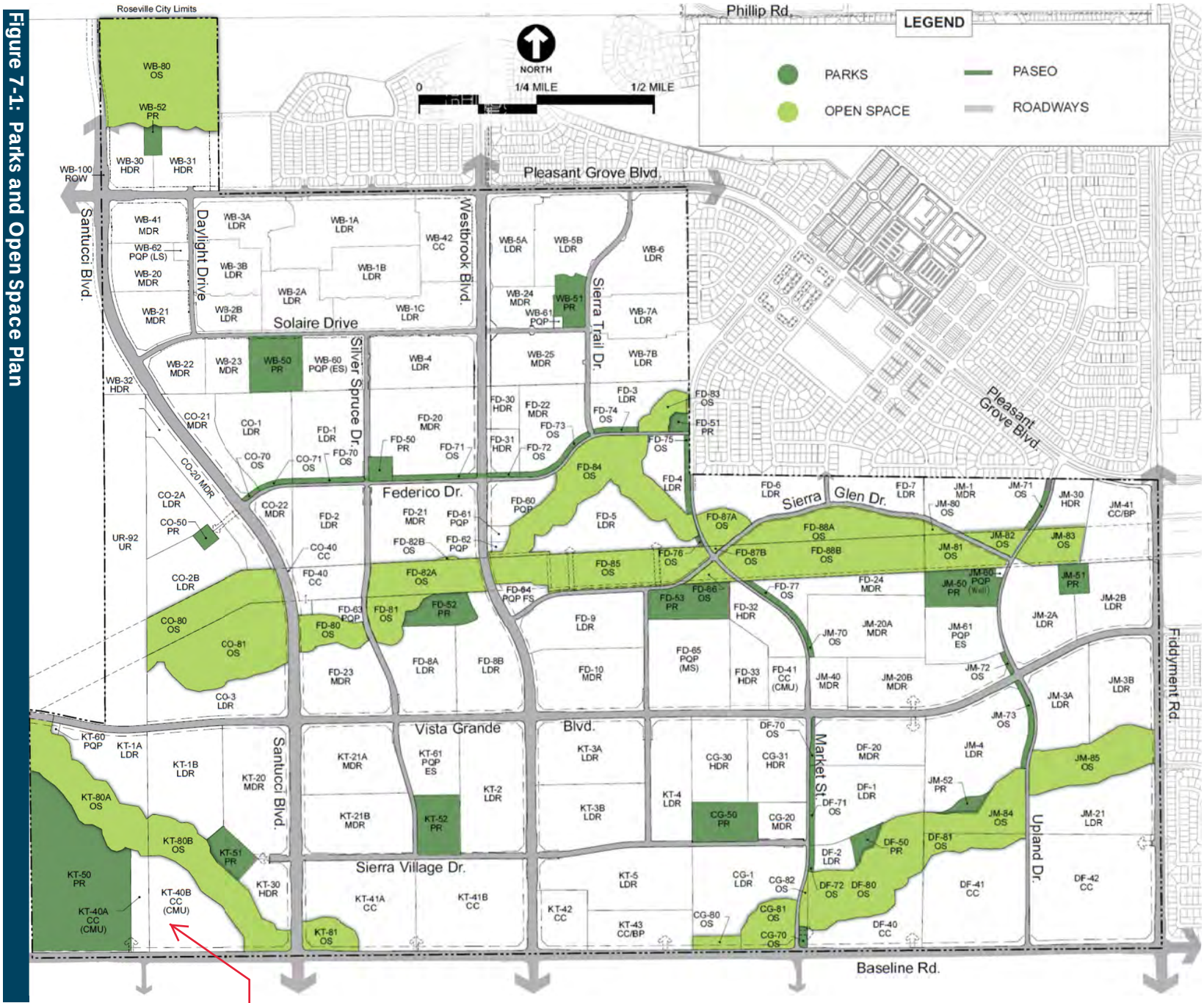


Figure 7-1: Parks and Open Space Plan

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 7-2: School Sites and District Boundaries

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

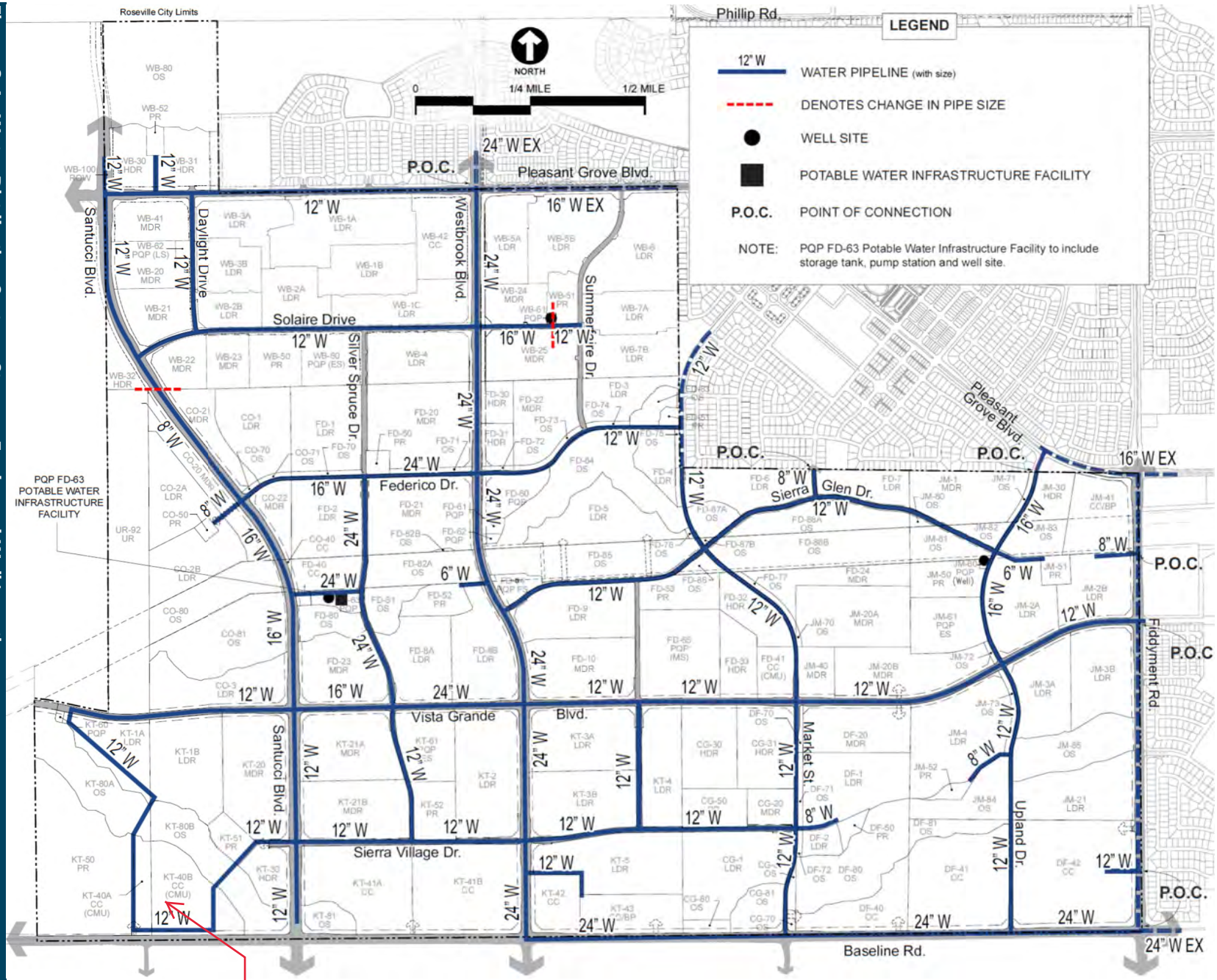
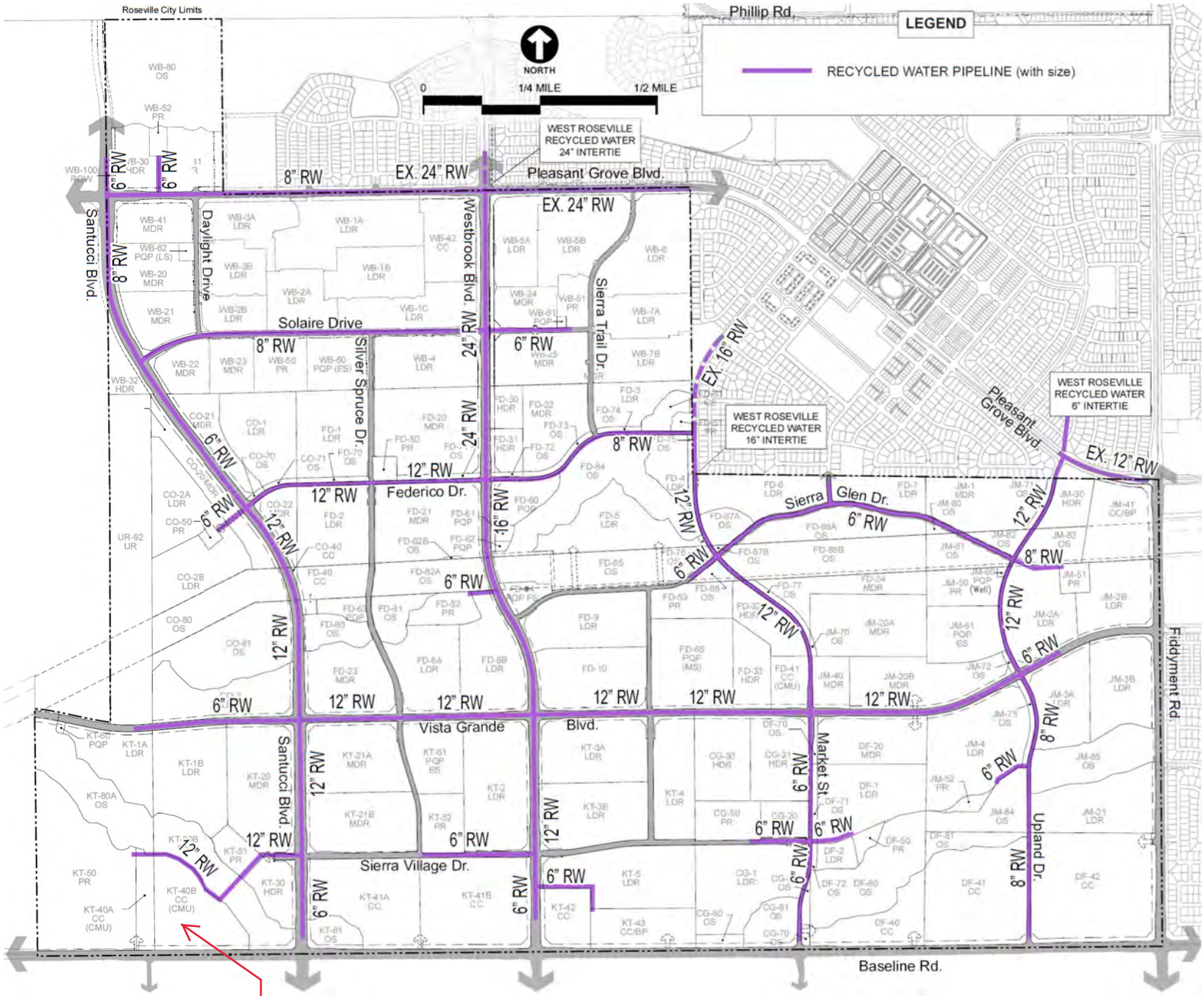


Figure 8-1: Water Distribution System, Storage Tank, and Well Locations

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 8-2: Recycled Water Distribution System



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

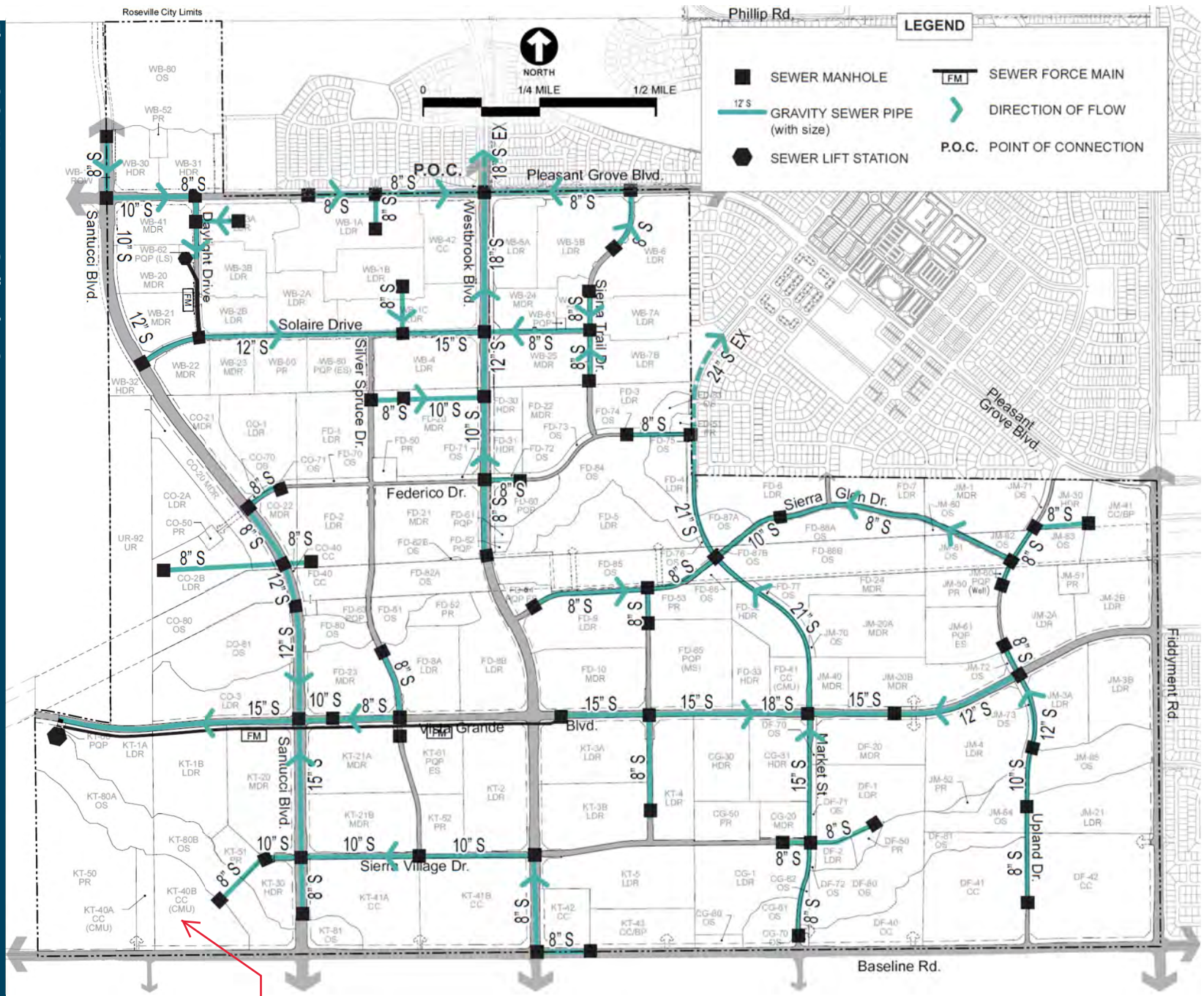


Figure 8-3: Wastewater Collection System

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

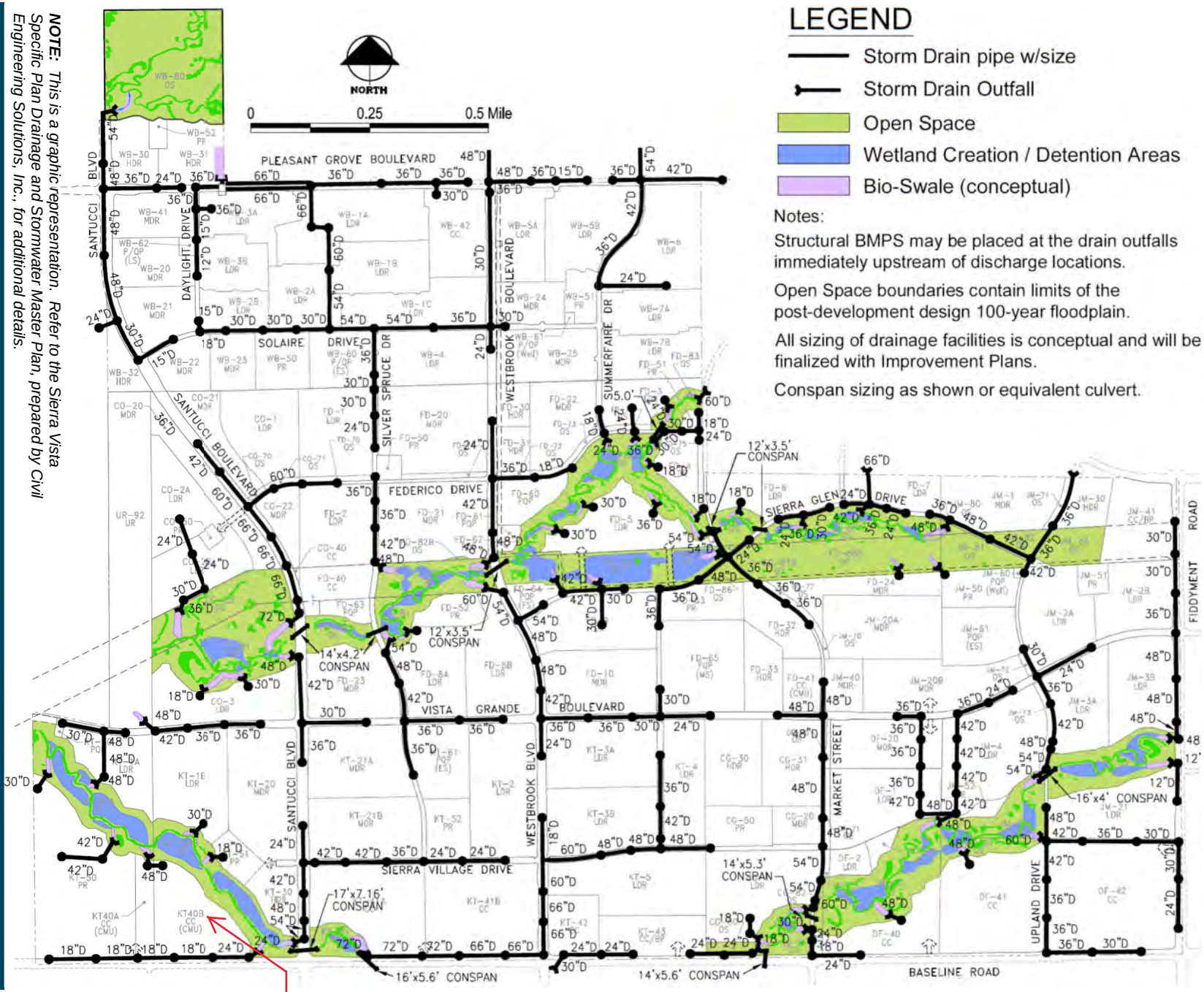


Figure 8-4: Drainage Improvements

NOTE: *This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.*

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

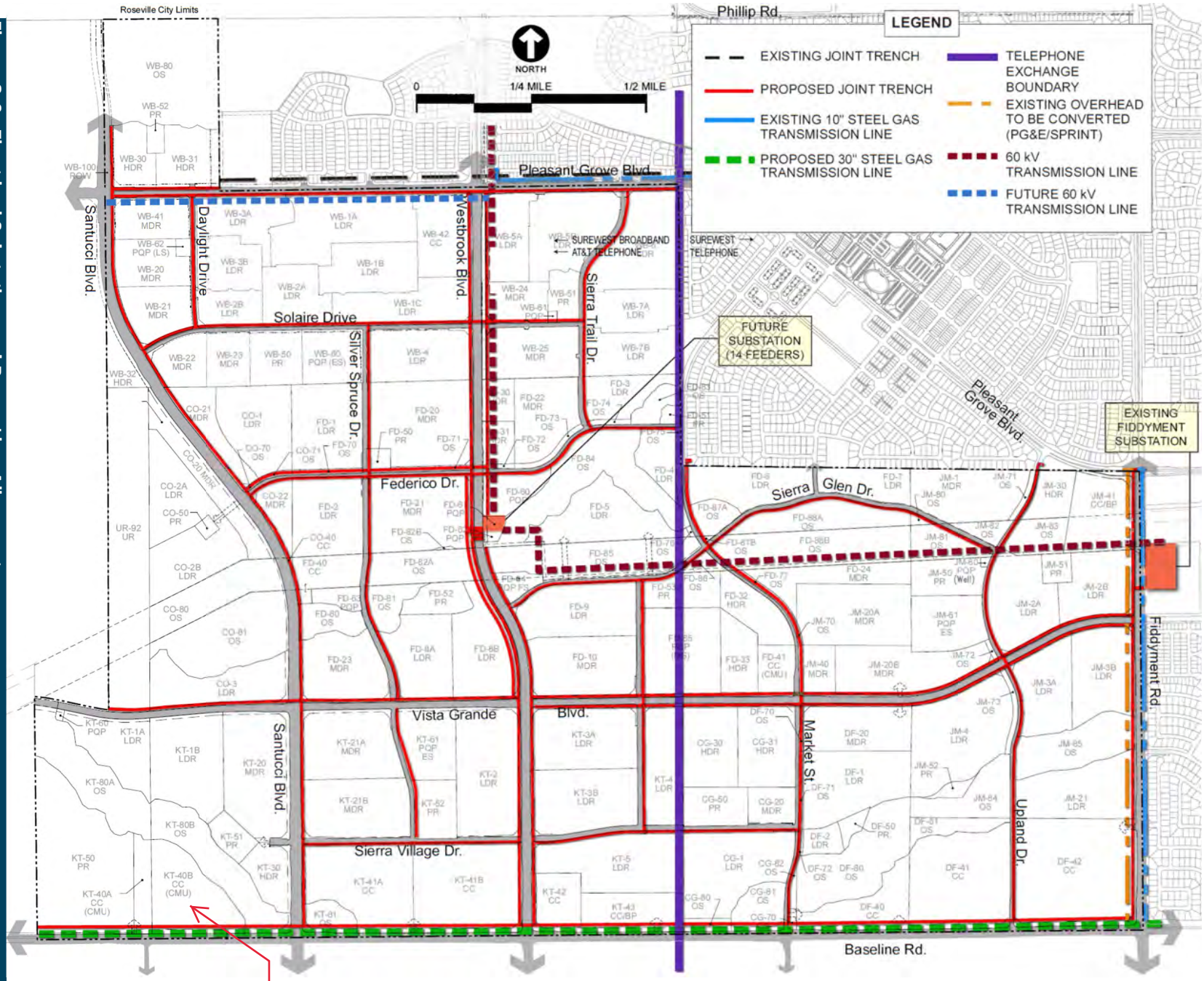


Figure 8-6: Electrical Substation and Power Line Alignments

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

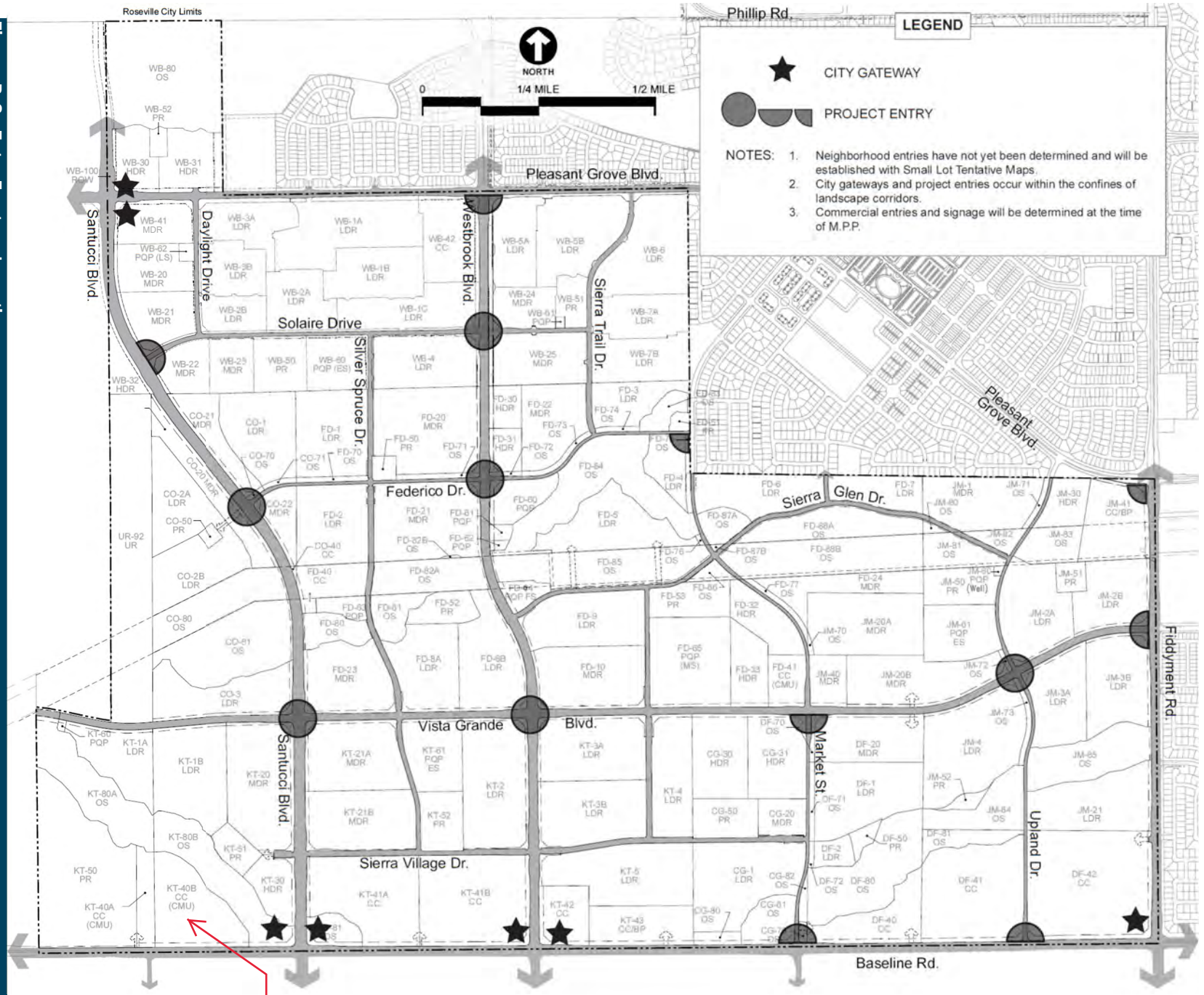
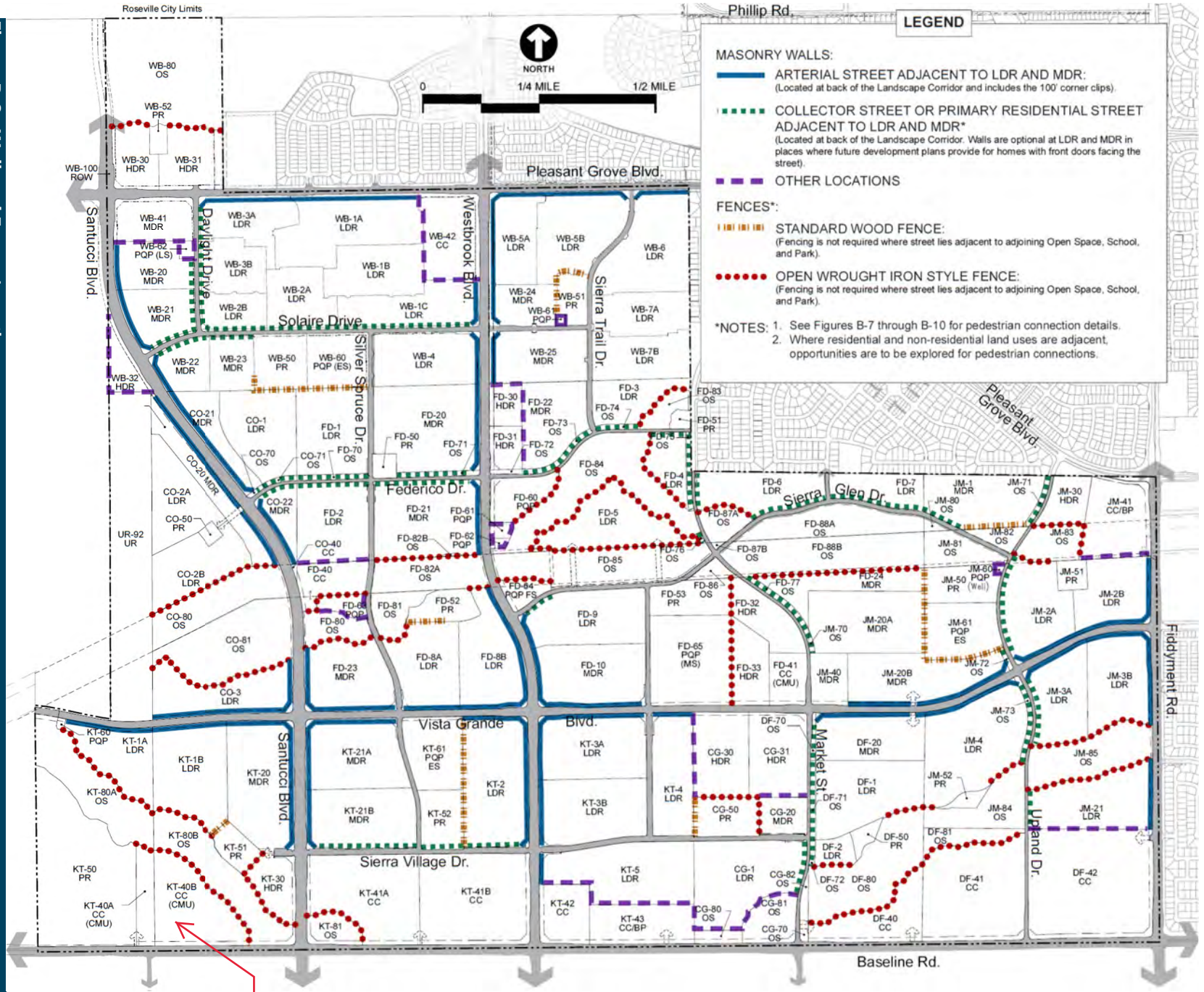


Figure B-2: Entry Feature Locations

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-3: Wall and Fence Locations



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

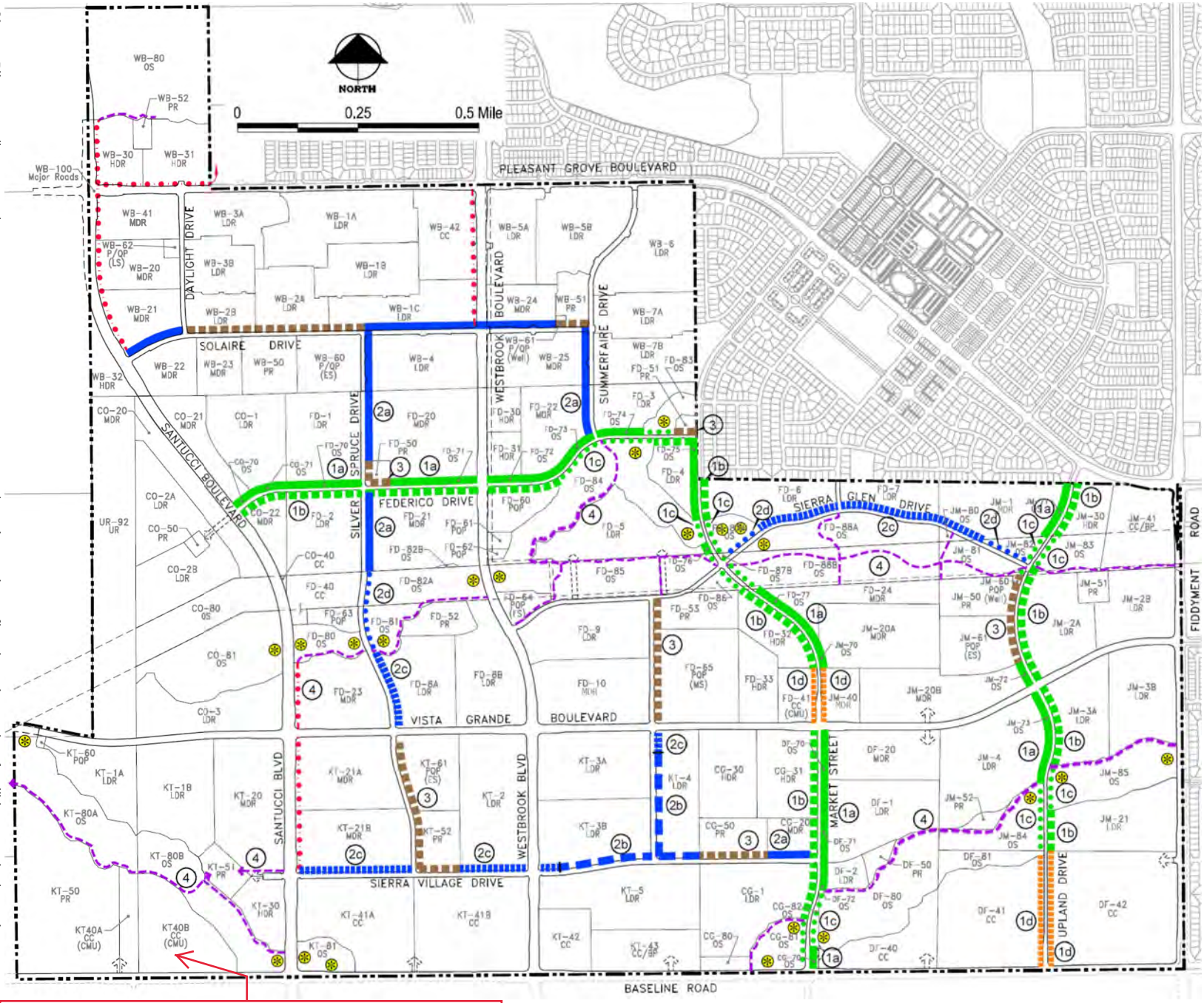


Figure B-5: Paseo Plan

Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

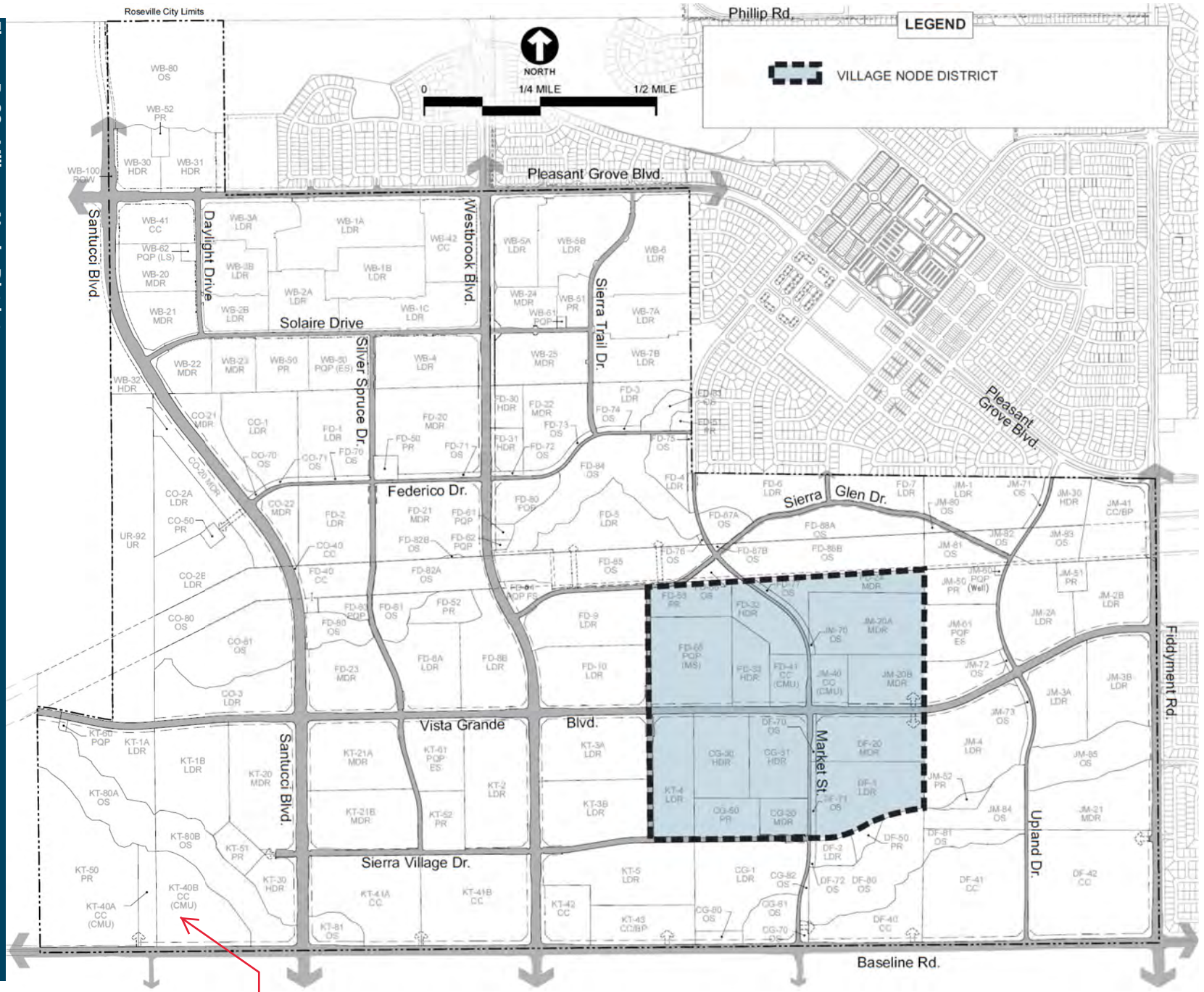


Figure B-22: Village Node District

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

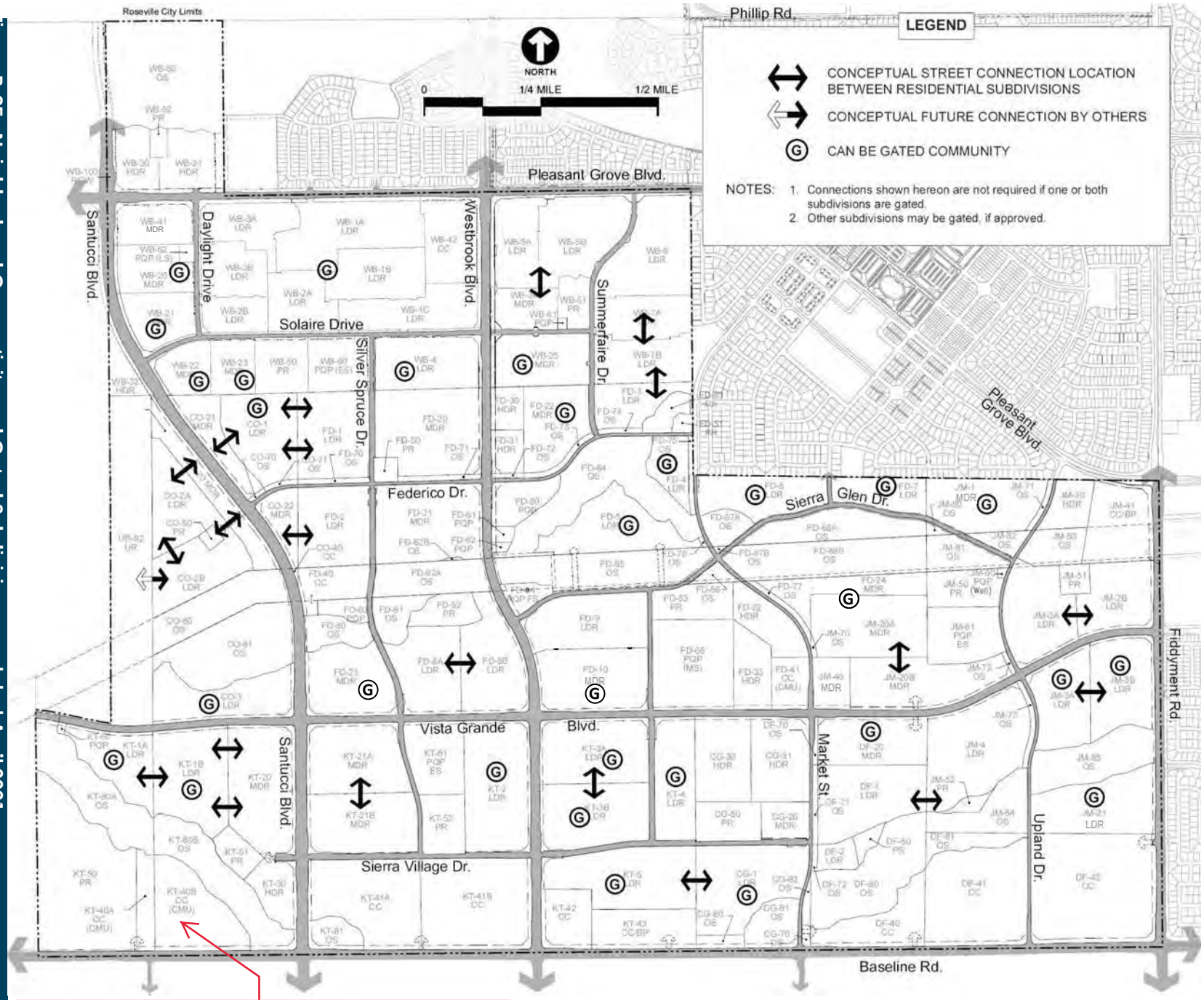


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
R.E.Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | SDAR

SIERRA VISTA ESTIA

PC EXHIBIT D

SITE PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

SCALE IN FEET

PROJECT SUMMARY

PROPOSED ZONING	CMU/SA
PROPOSED ACREAGE	16.04 ACRE
PROPOSED UNIT PER ACRE	13 UNITS PER ACRE
OPEN SPACE / DRAINAGE - LOT A	0.55 ACRE
TOTAL ACREAGE	16.49 ACRE
1- BEDROOM UNITS 2- BEDROOM UNITS	96 113
TOTAL NUMBER OF UNITS	209
REQUIRED PARKING	390
PROPOSED PARKING	357 PARKING SPACES
	36 GARAGE SPACES
ACCESSIBLE PARKING REQUIRED	7 STANDARD ACCESSIBLE
	1 VAN ACCESSIBLE

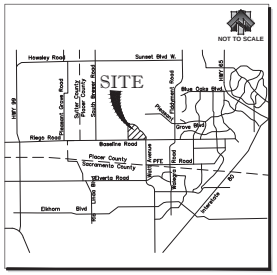
LEGEND

PROPOSED BUILDING

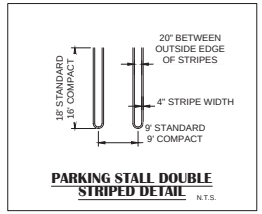
PROPOSED GARAGE

ABBREVIATIONS

(TYP)	TYPICAL
PA	PLANTING AREA
ADA	ACCESSIBLE PARKING STALL



VICINITY MAP



PARKING STALL DOUBLE STRIPED DETAIL N.T.S.

BUILDING LIGHTING

CHAIN LINK DECORATIVE FENCING FOR DOG PARK

DRIVE AISLE AND ENTRY LIGHTING

PC EXHIBIT E

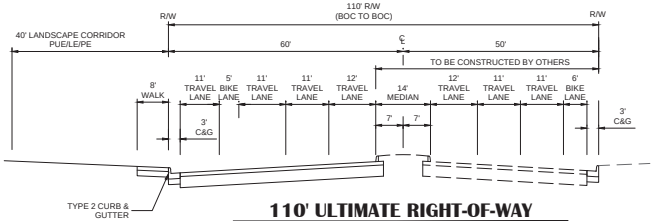
TENTATIVE PARCEL MAP

SIERRA VISTA ESTIA

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

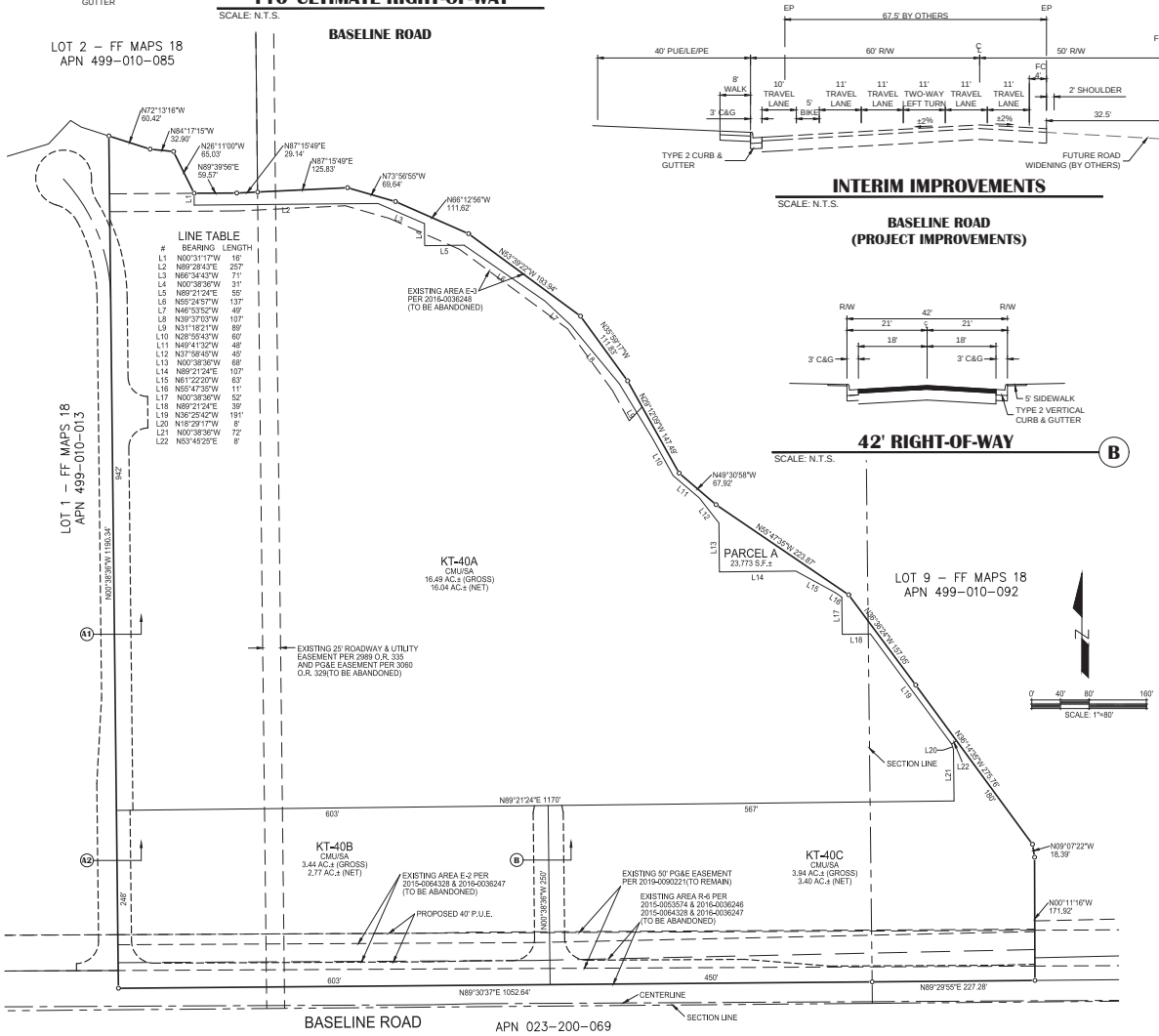
A.P.N. 499-010-014 & 058

FEBRUARY 2022



110' ULTIMATE RIGHT-OF-WAY

SCALE: N.T.S.



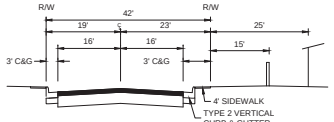
INTERIM IMPROVEMENTS

SCALE: N.T.S.

42' RIGHT-OF-WAY

SCALE: N.T.S.

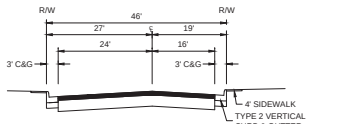
B



42' RIGHT-OF-WAY

SCALE: N.T.S.

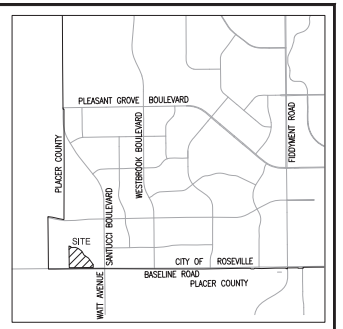
A1



46' RIGHT-OF-WAY

SCALE: N.T.S.

A2



VICINITY MAP

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SITE IS THE FOUND MONUMENTS ON THE WEST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS, SAID BEARING BEING N00°38'36"W.

BENCHMARK:

IDENTIFICATION NO.: CITY BM 126
ELEVATION: 118.03(NGVD29
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014, LS-7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.
LAT=38°45'27", LONG=121°21'30"

PROPERTY DESCRIPTION:

BEING A PORTION OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2001-0117909 AND A PORTION OF THE LANDS OF BASELINE 80 INVESTORS, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2013-0047229, OF OFFICIAL RECORDS, PLACER COUNTY RECORDS, AND LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SAID LANDS OF BASELINE P & R, LLC, SAID SOUTHWEST CORNER BEING THE SOUTHEAST CORNER OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY LINE AS DESCRIBED IN THE DEED RECORDED IN BOOK 55, AT PAGE 641, SAID COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE ALSO BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B. & M., SOUTH 89° 30' 37" WEST, A DISTANCE OF 206.88 FEET;

THENCE LEAVING SAID SOUTH LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 00° 38' 36" WEST A DISTANCE OF 1190.34 FEET;
2. SOUTH 72° 13' 16" EAST, A DISTANCE OF 60.42 FEET;
3. SOUTH 84° 17' 15" EAST, A DISTANCE OF 32.90 FEET;
4. SOUTH 26° 11' 00" EAST, A DISTANCE OF 65.03 FEET;
5. NORTH 89° 39' 56" EAST, A DISTANCE OF 59.57 FEET;
6. NORTH 87° 15' 49" EAST, A DISTANCE OF 33.89 FEET TO A POINT ON THE EAST LINE OF LAST SAID LANDS, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LANDS OF BASELINE P & R, LLC; THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING SAID LANDS OF BASELINE P & R, LLC, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 87° 15' 49" EAST, A DISTANCE OF 121.07 FEET;
2. SOUTH 73° 56' 55" EAST, A DISTANCE OF 69.64 FEET;
3. SOUTH 66° 12' 56" EAST, A DISTANCE OF 111.82 FEET;
4. SOUTH 53° 39' 22" EAST, A DISTANCE OF 193.94 FEET;
5. SOUTH 35° 59' 17" EAST, A DISTANCE OF 111.83 FEET;
6. SOUTH 29° 12' 09" EAST, A DISTANCE OF 147.49 FEET;
7. SOUTH 49° 30' 58" EAST A DISTANCE OF 67.92 FEET;
8. SOUTH 55° 47' 35" EAST, A DISTANCE OF 223.87 FEET;
9. SOUTH 36° 36' 24" EAST, A DISTANCE OF 45.55 FEET TO A POINT ON THE WEST LINE OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE RESOLUTION TO APPROVE A MINOR BOUNDARY LINE ADJUSTMENT RECORDED AS DOCUMENT #2008-0020215, SAID COUNTY RECORDS, SAID WEST LINE ALSO BEING THE COMMON SECTION LINE FOR SAID SECTION 34 AND SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B.& M.

THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 36° 36' 24" EAST, A DISTANCE OF 111.50 FEET;
2. SOUTH 36° 14' 35" EAST, A DISTANCE OF 275.76 FEET;
3. SOUTH 09° 07' 22" EAST, A DISTANCE OF 16.39 FEET;
4. SOUTH 00° 11' 16" EAST, A DISTANCE OF 171.92 FEET TO A POINT ON THE SOUTH LINE OF LAST SAID LANDS, SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF SAID DEED RECORDED IN BOOK 55, AT PAGE 641;

THENCE ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B.& M., SOUTH 89° 29' 55" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON SAID COMMON SECTION LINE; THENCE CONTINUING ALONG A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 34, SOUTH 89° 30' 37" WEST, A DISTANCE OF 845.69 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING DESCRIBED UNDER RESULTANT PARCEL 2 IN THAT CERTAIN LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 18, 2014, SERIES NO. 2014-0010531, OFFICIAL RECORDS AND RE-RECORDED APRIL 21, 2014, SERIES NO. 2014-0024961, OFFICIAL RECORDS.

OWNER:
KV SIERRA VISTA, LLC
601 UNIVERSITY AVE STE 125
SACRAMENTO CA 95825
CONTACT:
PHONE:

APPLICANT/DEVELOPER:
TCS PLANNING
11060 WHITE ROCK ROAD, STE. 150
RANCHO CORDOVA, CA 95670
CONTACT: LAURA ZUCKERMAN
PHONE: 916-262-8819 - OFFICE

ENGINEER/SURVEYOR
R.E.Y. ENGINEERS, INC
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630
CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)-850-8836

EXISTING USE:	VACANT
PROPOSED USE:	COMMUNITY COMMERCIAL & MULTI-FAMILY RESIDENTIAL
EXISTING ZONING:	CMU/SA
PROPOSED ZONING:	CMU/SA
EXISTING GENERAL PLAN DESIGNATION:	CC
PROPOSED GENERAL PLAN DESIGNATION:	CC/

SERVICE PROVIDERS:

PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE CITY FIRE DEPARTMENT
ELECTRIC:	ROSEVILLE ELECTRICAL UTILITY
SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
SCHOOL:	CENTER JOINT UNIFIED SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
TELEPHONE:	CONSOLIDATED COMMUNICATIONS
GAS:	PACIFIC GAS AND ELECTRIC CO.
STORM DRAINAGE:	ROSEVILLE DEVELOPMENT SERVICES

NOTES:

1. LOT DIMENSIONS AND ACREAGE ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL PARCEL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AS SHOWN HEREON OS ALLOWED PROVIDED THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SPECIFIC PLAN, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO PROJECT DEVELOPMENT PLANS.
4. PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVDER MAY FILE MULTIPLE FINAL PARCEL MAPS BASED UPON THE TENTATIVE PARCEL MAP. THE FILING OF A FINAL PARCEL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
5. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED.
6. PURSUANT TO GOVERNMENT CODE SECTION 66499.20.2 THE FOLLOWING EASEMENTS SHALL BE ABANDONED:
   a. AREA R-6 PER 2015-0053574, 2016-0036246, 2015-0064328 & 2016-0036247
   b. AREA E-2 PER 2015-0064328 & 2016-0036247
   c. AREA E-3 PER 2016 2016-0036246
7. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS. ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISHMENT THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THIS TENTATIVE PARCEL MAP.
8. PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL PANEL 920, MAP NO. 06061C0920H DATED NOVEMBER 2, 2018.

905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

SIERRA VISTA ESTIA

GRADING & DRAINAGE PLAN

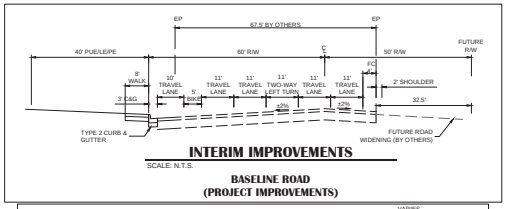
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

PC EXHIBIT F

905 Sutter Street Suite 200 Folsom CA 95630
(916) 356-3040 Fax (916) 356-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | QSP

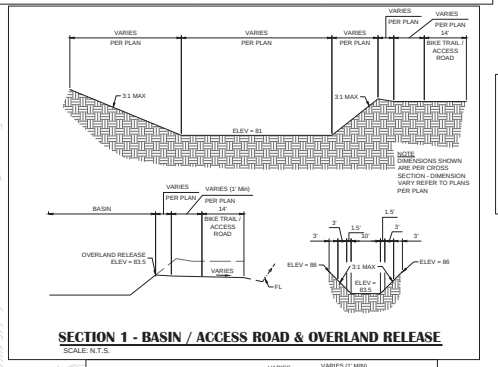
SCALE IN FEET



INTERIM IMPROVEMENTS

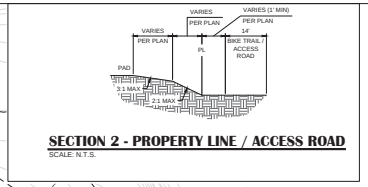
SCALE: N.T.S.

BASELINE ROAD (PROJECT IMPROVEMENTS)



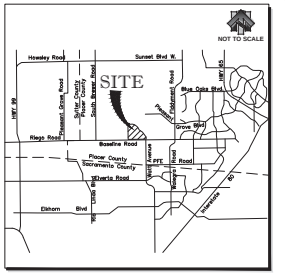
SECTION 1 - BASIN / ACCESS ROAD & OVERLAND RELEASE

SCALE: N.T.S.



SECTION 2 - PROPERTY LINE / ACCESS ROAD

SCALE: N.T.S.



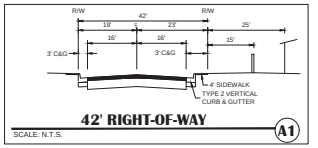
VICINITY MAP

LEGEND

NOT TO SCALE FOR CLARITY

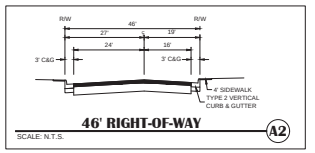
STORM DRAIN LINE AND SIZE

STORM DRAIN MANHOLE



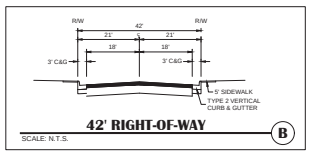
42' RIGHT-OF-WAY (A1)

SCALE: N.T.S.



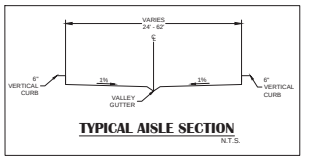
46' RIGHT-OF-WAY (A2)

SCALE: N.T.S.



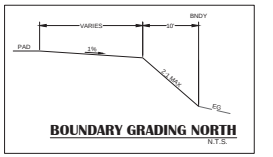
42' RIGHT-OF-WAY (B)

SCALE: N.T.S.



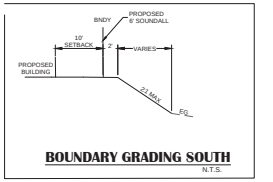
TYPICAL AISLE SECTION

N.T.S.



BOUNDARY GRADING NORTH

N.T.S.



BOUNDARY GRADING SOUTH

N.T.S.

PRELIMINARY EARTHWORK	
CUT	15,630 CY
FILL	42,500 CY
NET FILL	26,870 CY
DISTURBED AREA	17.13± ACRES

BASELINE ROAD

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
R.E.Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | SDAP

SIERRA VISTA ESTIA

UTILITY PLAN

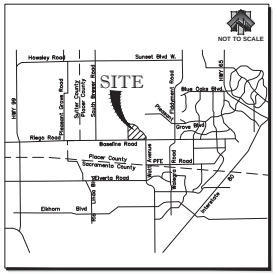
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

PC EXHIBIT G

0 20 40' 80'

SCALE IN FEET



VICINITY MAP

LEGEND

NOT TO SCALE FOR CLARITY

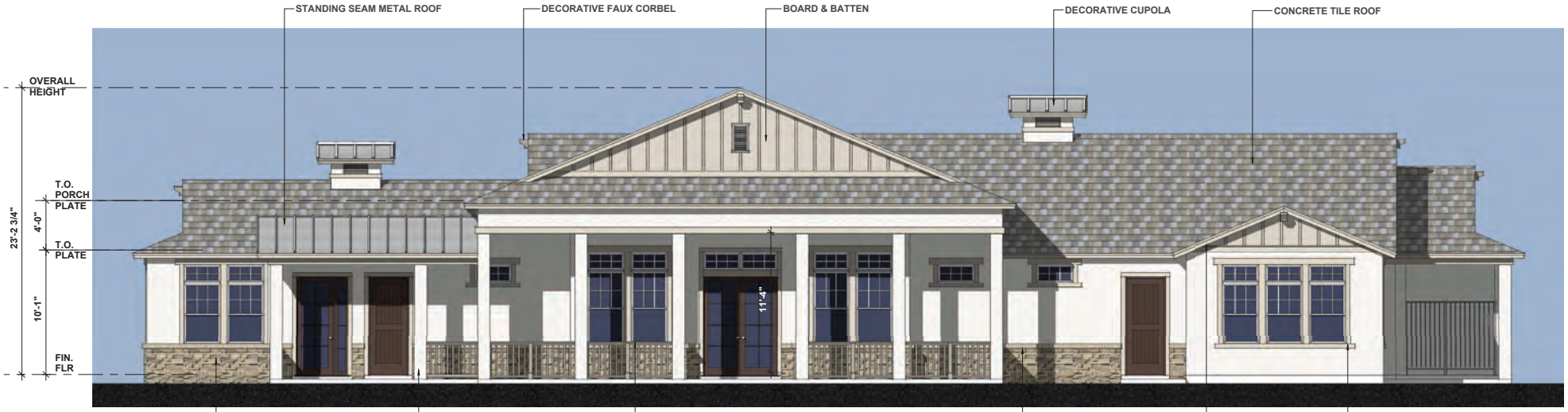
- SEWER LINE AND SIZE
- SEWER MANHOLE
- WATER LINE AND SIZE
- RECYCLED WATER LINE AND SIZE
- DDC — DOUBLE DETECTOR CHECK
- WATER SERVICES ARE SHOWN STACKED WITH METER BANK(METER NOT SHOWN)
- 6" SEWER SERVICES TO BUILDING ARE SHOWN CONNECT TO 8" SEWER MAIN

PC EXHIBIT H

LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION Color Scheme 3
1/4" = 1'-0"

A1.1

Homes by Towne
Rancho Cordova, CA

COMMUNITY CENTER

ESTIA - SIERRA VISTA
Roseville, CA

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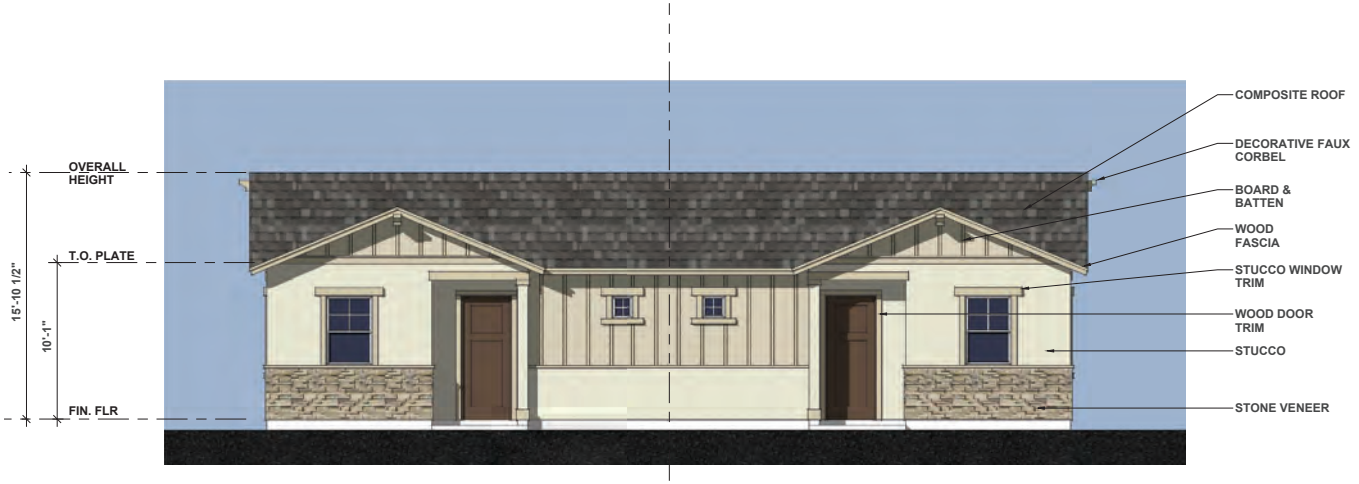
October 20, 2021 | SF000000.00

BSB DESIGN
BSBDESIGN.COM

LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION Color Scheme 1
1/4" = 1'-0"

A2.1

Homes by Towne
Rancho Cordova, CA

UNIT 1 DUPLEX

ESTIA - SIERRA VISTA
Roseville, CA

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December 10, 2021 | SR210295.00

LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION Color Scheme 2
1/4" = 1'-0"

A3.1

Homes by Towne
Rancho Cordova, CA

UNIT 2

ESTIA - SIERRA VISTA
Roseville, CA

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December 10, 2021 | SR210295.00

LEFT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION Color Scheme 2
1/4" = 1'-0"

A4.1

Homes by Towne
Rancho Cordova, CA

UNIT 2 DUPLEX

ESTIA - SIERRA VISTA
Roseville, CA

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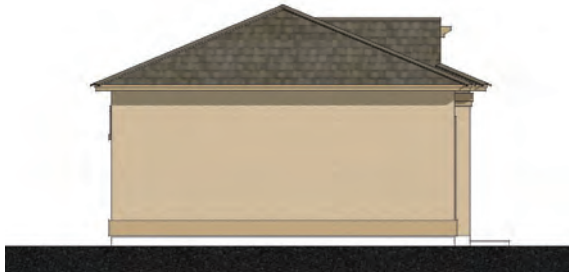
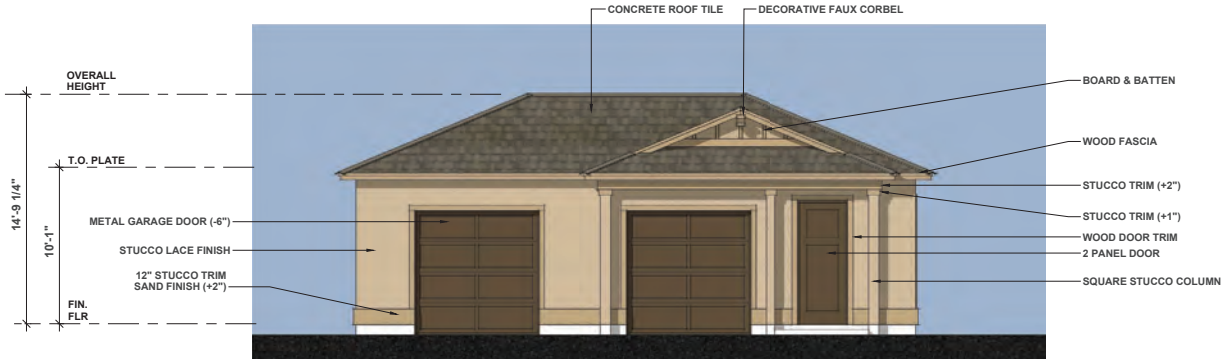
December 10, 2021 | SR210295.00

REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION Color Scheme 5
1/4" = 1'-0"

Homes by Towne
Rancho Cordova, CA

MAINTENANCE BUILDING

ESTIA - SIERRA VISTA
Roseville, CA

A6.1

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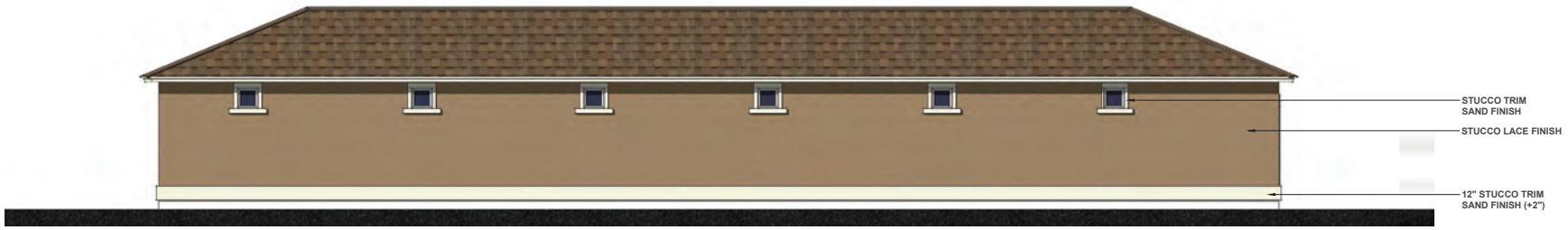
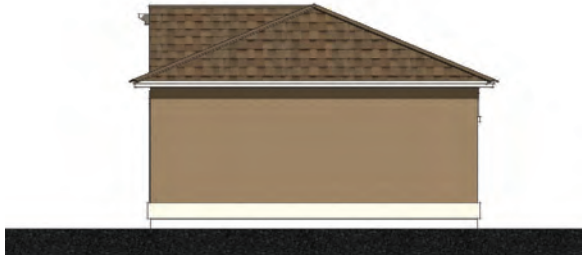


REAR ELEVATION

1/8" = 1'-0"

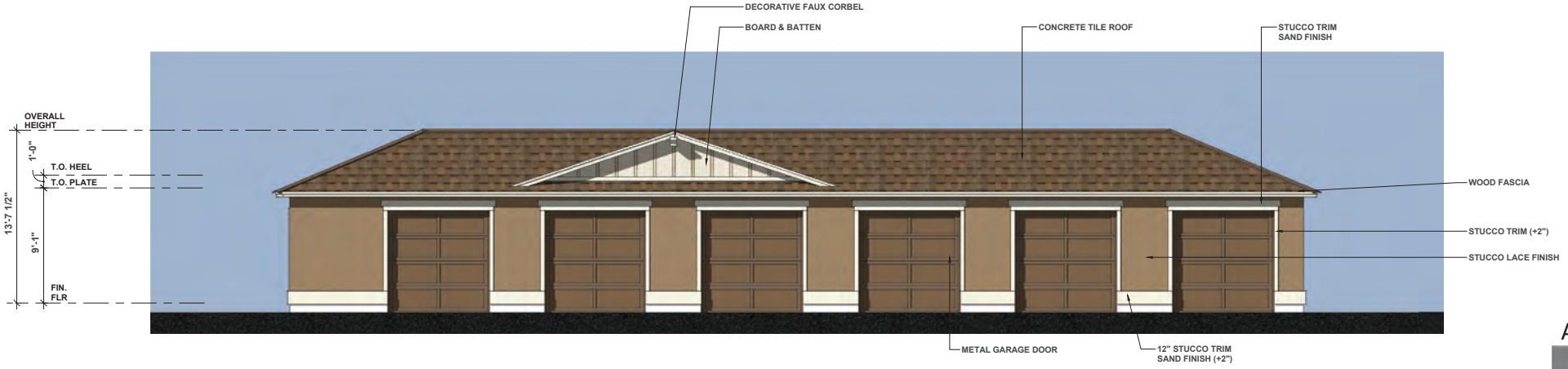
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION Color Scheme 4

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

GARAGE A WITH STORAGE

ESTIA - SIERRA VISTA

Roseville, CA

A5.1

BSB DESIGN

BSBDESIGN.COM

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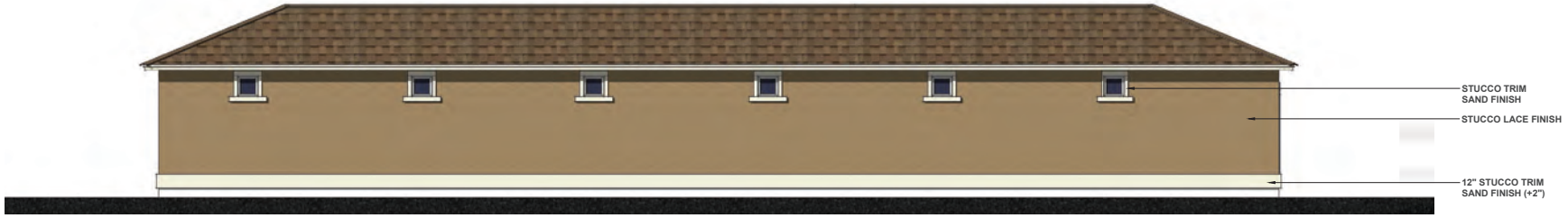
October 20, 2021 | SR210295.00

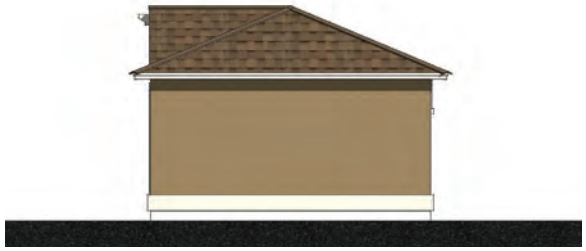


REAR ELEVATION

1/8" = 1'-0"

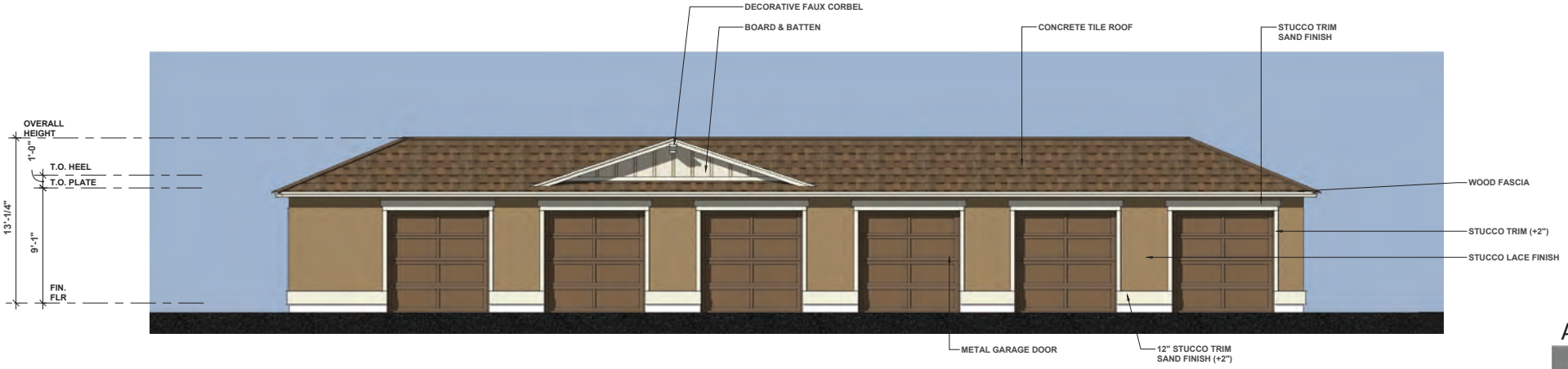
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION Color Scheme 4

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

GARAGE B WITH STORAGE

ESTIA - SIERRA VISTA

Roseville, CA

A5.2

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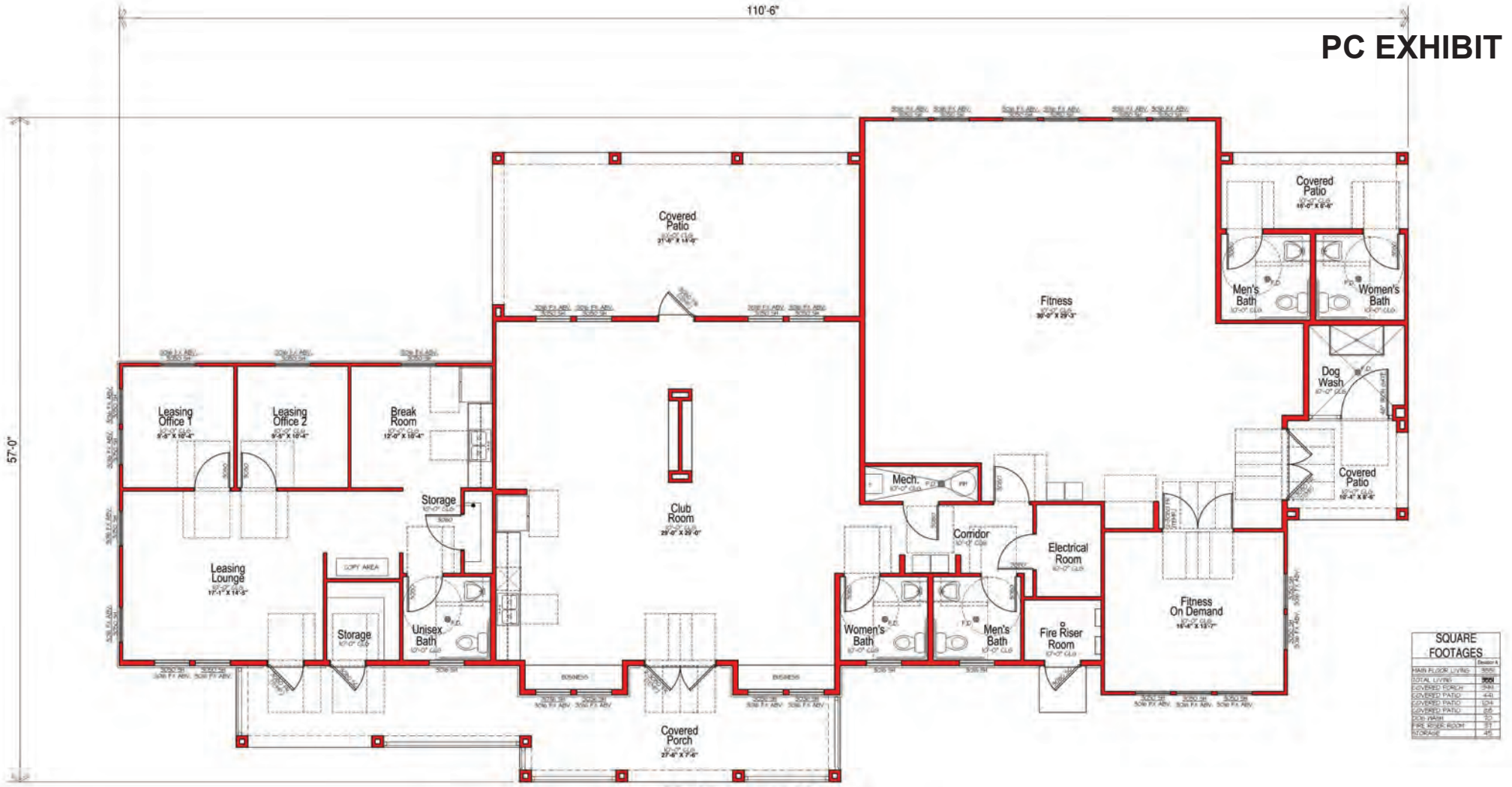
October 20, 2021 | SR210295.00

PC EXHIBIT I



SQUARE FOOTAGES

	Elevation A
MAIN FLOOR LIVING	3551
TOTAL LIVING	3551
COVERED PORCH	164
COVERED PATIO	443
COVERED PATIO	104
COVERED PATIO	85
DOG WASH	70
FIRE RISER ROOM	51
STORAGE	48

Main Floor Plan

3,551 sf

Scale 1/4" = 1'-0"

Community Center - 3,551 sf

Homes by Towne

Rancho Cordova, CA

ESTIA - SIERRA VISTA

Roseville, CA

A1.0

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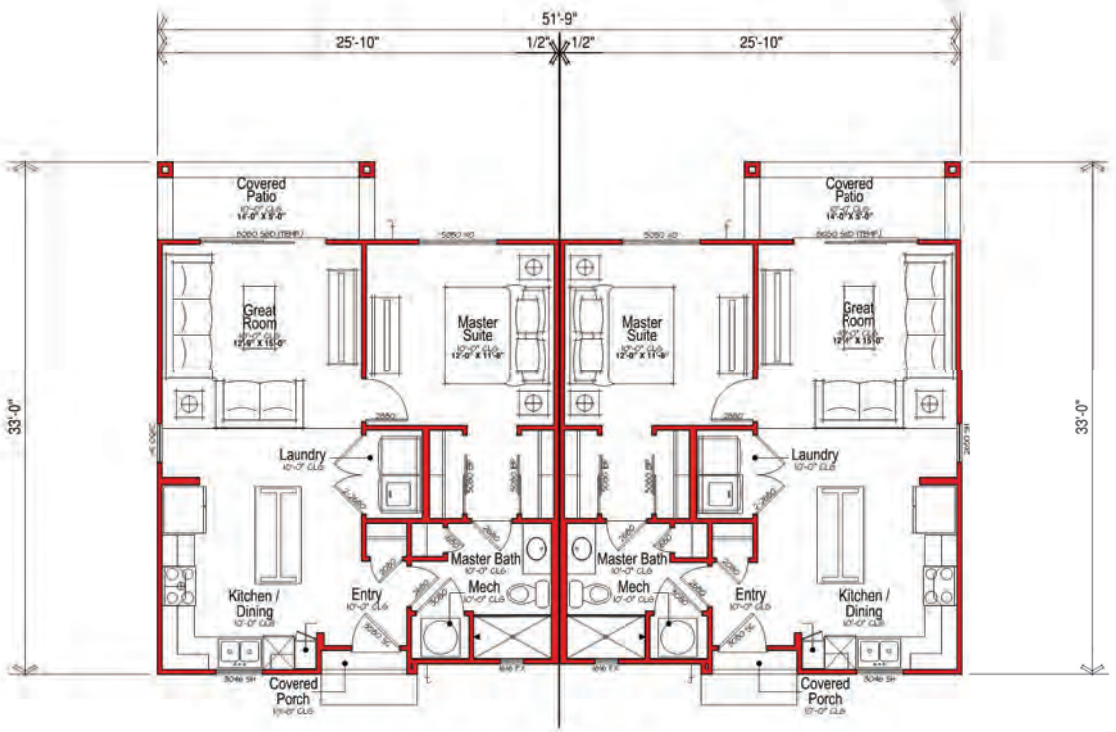
October 20, 2021 | SF000000.00



Main Assembly Plan

Scale 1/4" = 1'-0"

Opt. Tub I.L.O Shower @ Master Bath

Partial Main Floor Plan - Reversed

Unit 1 Duplex - 709 sf

SQUARE FOOTAGES	Elevation A
MAIN FLOOR LIVING	TOT
TOTAL LIVING	TOT
COVERED PORCH	0
COVERED PATIO	TO

A2.0

Homes by Towne

Rancho Cordova, CA

ESTIA - SIERRA VISTA

Roseville, CA

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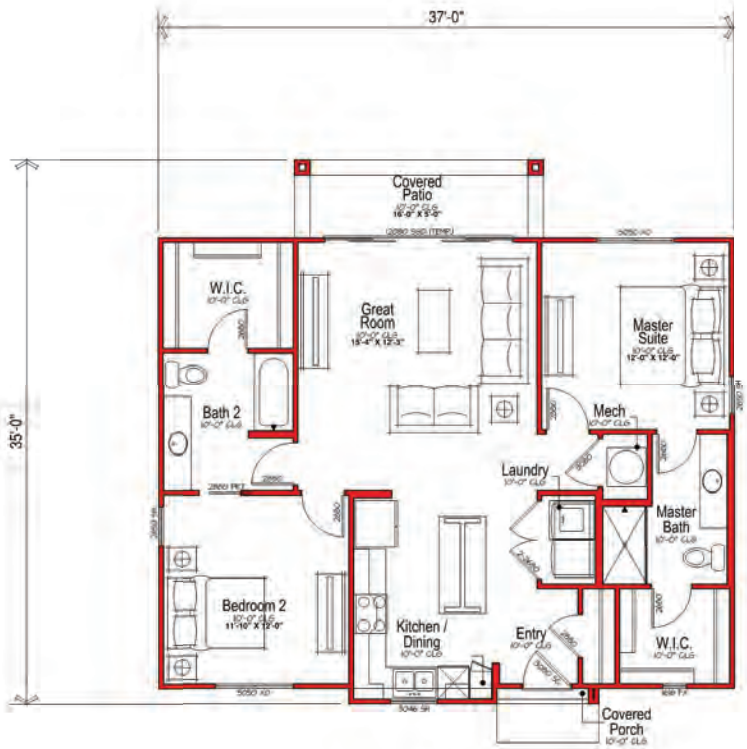
December 10, 2021 | SR210295.00



SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	1083
COVERED PORCH	0
COVERED PATIO	80

Main Floor Plan

1,083 sf

Scale 1/4" = 1'-0"

Unit 2 - 1,083 sf

A3.0

Homes by Towne

Rancho Cordova, CA

ESTIA - SIERRA VISTA

Roseville, CA

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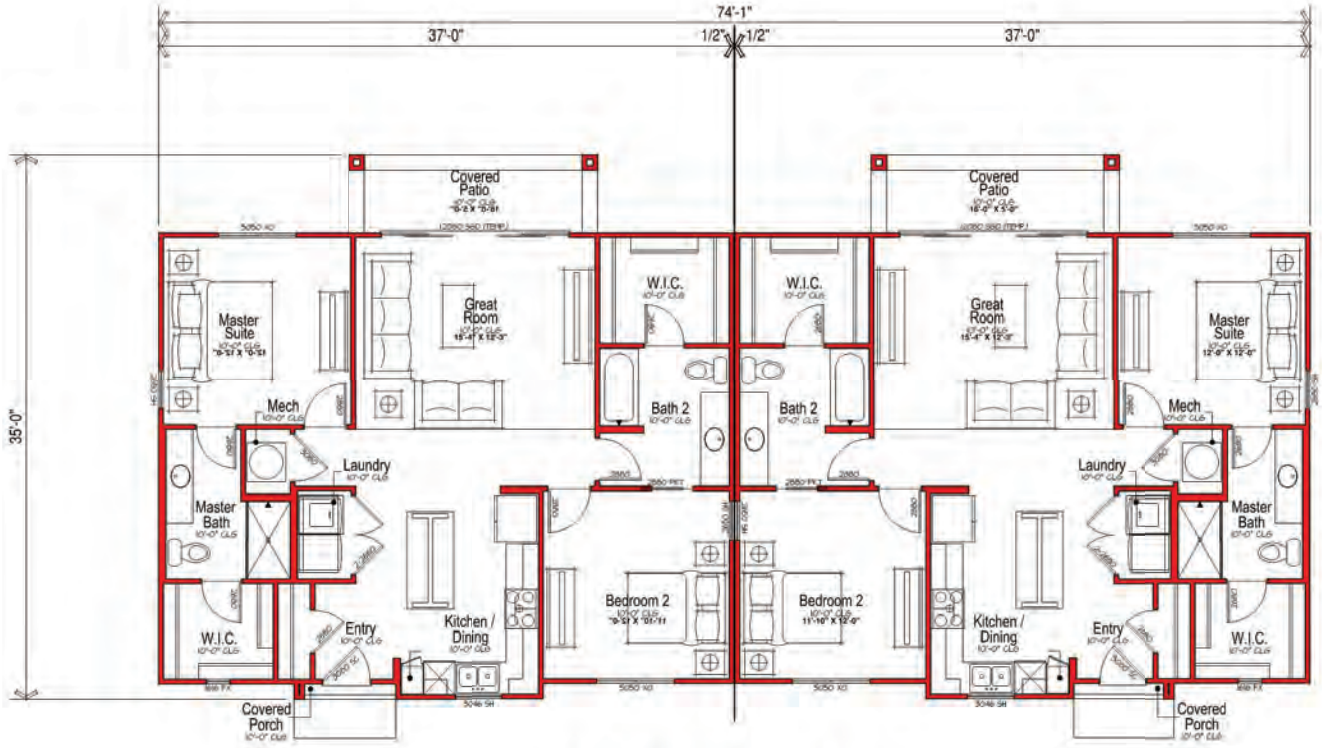

SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	1083
COVERED PORCH	0
COVERED PATIO	80

Main Assembly Plan

Scale 1/4" = 1'-0"

Unit 2 Duplex - 1,083 sf

A4.0

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

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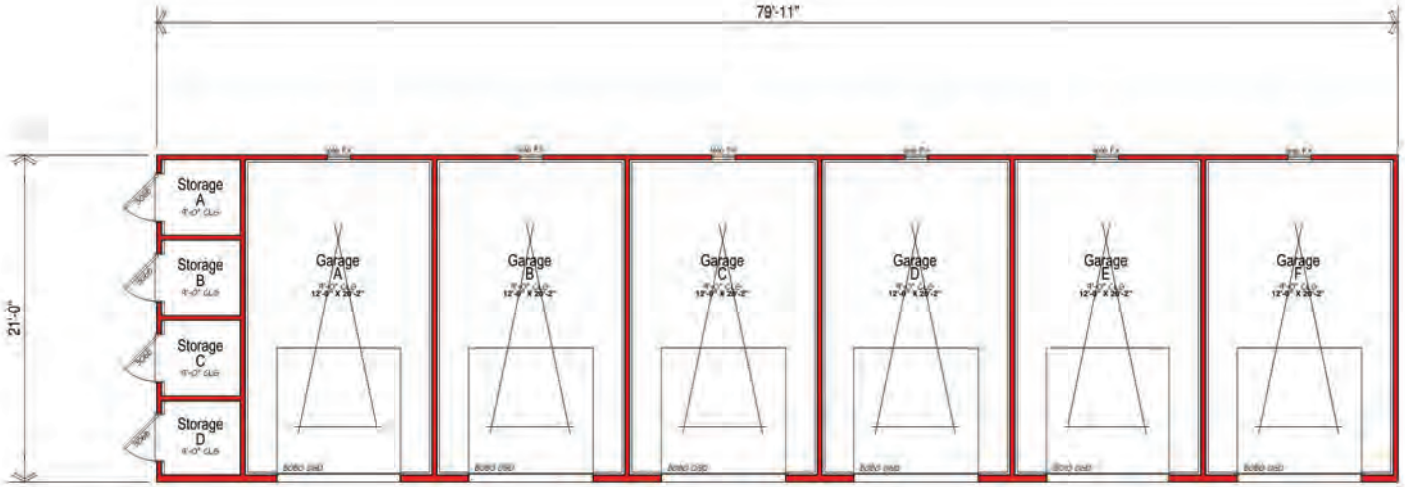
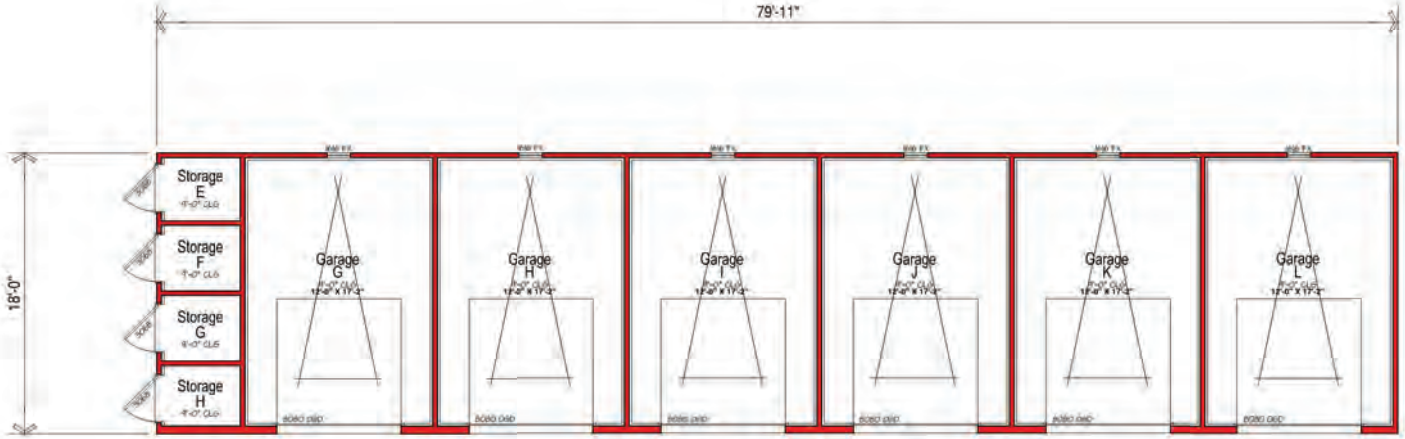


Main Floor Plan - A

1,678 sf



Main Floor Plan - B

1,439 sf

Garage / Storage - 1,678 sf/1,439 sf

SQUARE FOOTAGES

	Elevation A
GARAGE A-F	1505
STORAGE A-D	173
TOTAL	1678
GARAGE G-L	1342
STORAGE E-H	97
TOTAL	1439

A5.0

Homes by Towne

Rancho Cordova, CA

ESTIA - SIERRA VISTA

Roseville, CA

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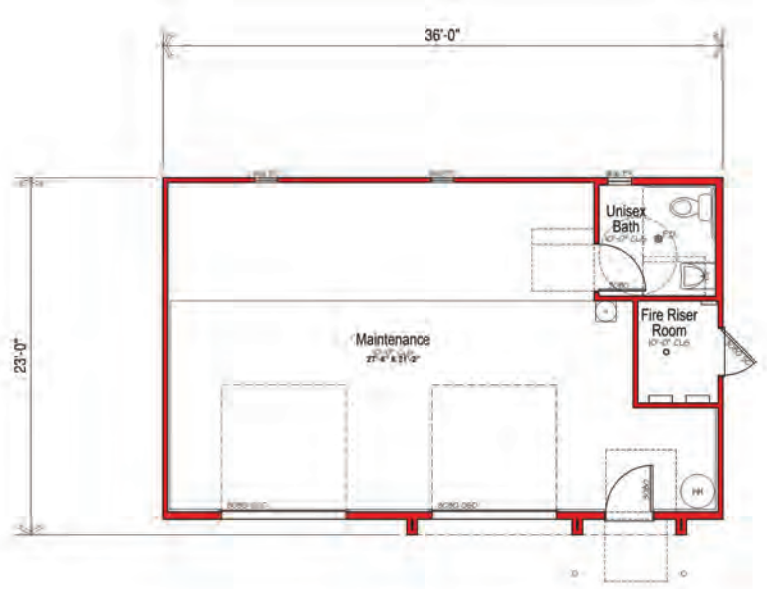
October 20, 2021 | SR210295.00



SQUARE FOOTAGES	
	Elevation A
MAINTENANCE	645
UNISEX BATH	61
FIRE RISER ROOM	36
TOTAL	794

Main Floor Plan

794 sf

Scale 1/4" = 1'-0"

Maintenance - 794 sf

A6.0

Homes by Towne

Rancho Cordova, CA

ESTIA - SIERRA VISTA

Roseville, CA

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PC EXHIBIT J

NOTES:
PAINT - KELLY MOORE
ROOF TILE - BORAL - SAXONY 900 SLATE
ROOF SHINGLE - IKO CAMBRIDGE SERIES
STONE - CULTURED STONE - ROUGHCUT SERIES

CLUBHOUSE WATERTABLE STACKED STONE

DOOR REFER TO REGULAR DOORS AS WELL AS GARAGE DOORS UNLESS NOTED OTHERWISE

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PC EXHIBIT K

Legend:

Trees

- ShadeTree
- Accent ShadeTree
- Small Shade Tree
- Accent Tree
- Edge Shade Trees
- Entry Accent Tree

Shrubs/Groundcovers

- Perimeter Edge
- Interior Accent
- Recreation Hardscape

Concept Plant Pallette

A suggested plant pallette is provided below. Water use has been derived from a review of the University of California 'WUCOLS IV' database whereas the potential use of each plant corresponds with the Legend found on the right side of this plan. This list is not all inclusive and will be used, modified and refined during the preparation of detailed plans associated with building permits. The list is only intended to show the intent of the plan to meet City of Roseville guidelines for design and water use.

Botanical Name	Common Name	Water Use	Potential Use	Size
TREES				
Pistacia chinensis (D)	Chinese Pistache	Low	Shade Tree	15 gal
Acer rubrum (D)	Red Maple	Mod	Shade Tree, Edge	15 gal
Zelkova serrata (D)	Elm 'Summer Sprite'	Mod	Small Shade Tree	15 gal
Ginkgo biloba (D)	Maidenhair Tree	Mod	Accent Shade Tree, Edge	15 gal
Gleditsia triacanthos (D)	Honey locust	Low	Accent Shade Tree	15 gal
Acacia melanoxylon (E)	Blackwood Acacia	Low	Accent Shade Tree	15 gal
Quercus lobata (E)	Valley Oak	Low	Edge Shade Tree	15 gal
Schinus molle (E)	California Pepper	Low	Edge Shade Trees	15 gal
Washingtonia robusta (E)	Mexican Fan Palm	Low	Entry Accent	15 gal
Magnolia grandiflora 'Draivl' (E)	Southern Magnolia	Low	Small Shade Tree	15 gal
Podocarpus gracilior (E)	Fern Pine	Low	Small Shade Tree	15 gal
Cedrus deodara (E)	Deodar	Low	Edge Shade Tree	15 gal
Prunus cerecifera (D)	Cherry Plum	Low	Small Shade Tree, Accent	15 gal
SHRUBS				
Prunus caroliniana (E)	Carolina Cherry Laurel	Low	Perimeter, Screen	15 gal
Ceanothus 'Concha' (E)	'Concha' Ceanothus	Low	Perimeter, Interior Foundation	1 gal
Pittosporum crassifolium (E)	Evergreen Pittosporum	Mod	Interior Foundation	5 gal
Rhaphiolepis umbellata (E)	Yeddo Hawthorn	Low	Interior Foundation, Featured	5 gal
Pyracantha spp. (E)	Firethorn	Low	Interior Featured	1 gal
Nandina domestica (E)	Heavenly Bamboo	Low	Interior Featured	5 gal
Myrtus communis (E)	True Myrtle	Low	Perimeter, Interior Foundation	15 gal
Ligustrum ovalifolium (D)	California Privet	Low	Perimeter, Interior Foundation	15 gal
Lavandula spp. (E)	Lavender	Low	Interior Featured	5 gal
Keckiella antirrhinoides (E)	Yellow Penstemon	Low	Interior Featured	1 gal
Grevillea spp. (E)	Grevillea	Low	Interior Featured	5 gal
Berberis aquifolium (E)	Oregon Grape	Low	Interior Featured	5 gal
Rosa 'Radcon' (E)	Pink Knock Out Rose	Low	Interior Featured	5 gal
Cotoneaster spp. (E)	Cotoneaster	Low	Interior Featured	5 gal
Euonymus japonicus (E)	Japanese Euonymus	Low	Perimeter	5gal
Rosmarinus officinalis (E)	Rosemary	Low	Interior Foundation, Featured	5 gal
Perovskia spp. (P)	Russian Sage	Low	Interior Featured	5 gal
GROUND COVERS				
Coprosma x kirkii (E)	Creeping Coprosma	Low	Interior, Accent	1 gal
Teucrium chamaedrys (E)	Germander	Low	Interior, Accent	1 gal
Arctostaphylos hookeri (E)	Wayside Manzanita	Low	Interior, Screen	1 gal
Rosmarinus ovs. (E)	Trailing Rosemary	Low	Interior, Accent	1 gal
Salvia leucophylla (E)	Purple Sage	Low	Interior, Accent	1 gal
Romneya coulteri (P)	Matilija Poppy	Very Low	Interior, Accent	1 gal
Lupinus excubitus (P)	Grape Soda Lupine	Very Low	Interior, Accent	1 gal
Mimulus aurantiacus (P)	Sticky Monkey Flower	Low	Interior, Screen	1 gal
Acacia redolens (E)	Prostrate Acacia	Very Low	Interior, Screen	1 gal
Bougainvillea spp. (E)	Bougainvillea	Low	Interior, Accent	1 gal
Ceanothus thyrsiflorus (E)	Highlight Ceanothus	Low	Interior, Screen	1 gal
Bracteantha ovs. (P)	Strawflower	Low	Interior, Accent	1 gal
Saponaria x lempergi (P)	Hybrid Soapwort	Low	Interior, Accent	1 gal
Vinca major (E)	Periwinkle	Low	Interior, Accent	1 gal
Ajuga reptans (E)	Carpet Bugle	Low	Interior, Accent, Entry	1 gal
Boutelous gracilis	UC Verde Buffalo Grass	Low	Dog Park, Selected	Sod

Shade Calculations

Tree Type	Tree Count	Percentage Shade	Shaded Area	Total
Shade	28	100	962	26,936
Shade	20	75	722	14,440
Shade	70	50	481	33,367
Shade	7	25	241	1,687
Entry Accent	15	75	191	2,865
	140			79,295

Total Paved Area (SF)	154,473
Total Shade Required (50%)	77,237
Total Shade Provided (SF)	79,295
Total Percent Shade Provided	51%

Area calculations are represented in square feet. Calculation symbols are specified as full coverage (F), three quarter coverage, half coverage (H) and quarter coverage (Q).

Landscape Concept Plan

ESTIA SIERRA VISTA Roseville, CA

Scale: 1:40 (0, 20, 40, 80)

February 2022

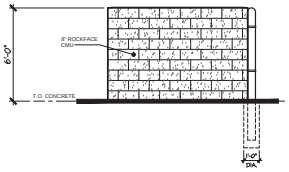
Original Sheet Size of 42" X 36"

North

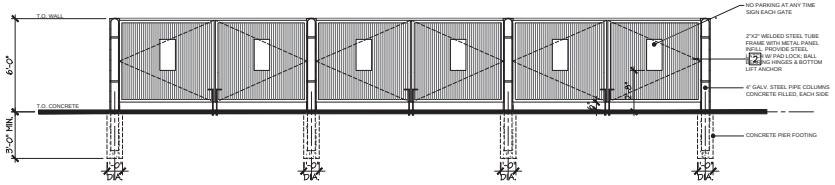
Homes by Towne

TCS PLANNING | DESIGN PROJECT MANAGEMENT

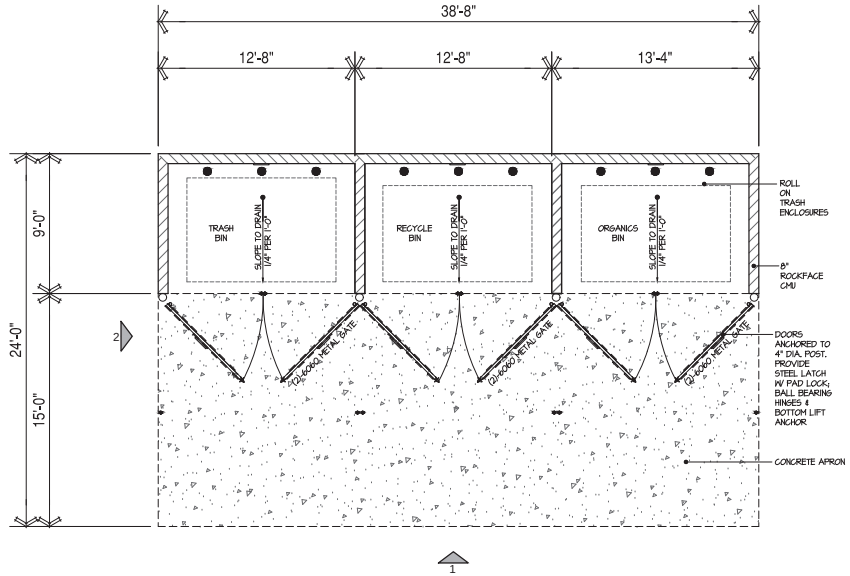
PC EXHIBIT L



Side Elevation - 2



Front Elevation - 1



Floor Plan

SQUARE FOOTAGES	
	Elevation A
TRASH ENCLOSURE	348
TOTAL	348

A7.0

Homes by Towne
Rancho Cordova, CA

TRASH ENCLOSURE

ESTIA - SIERRA VISTA
Roseville, CA

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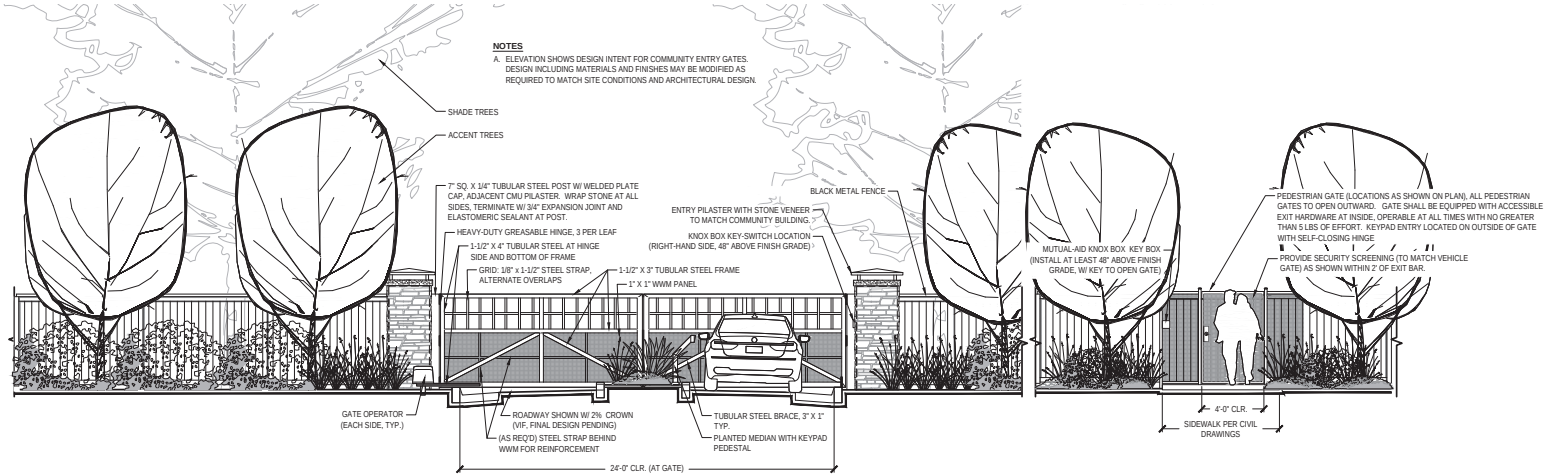
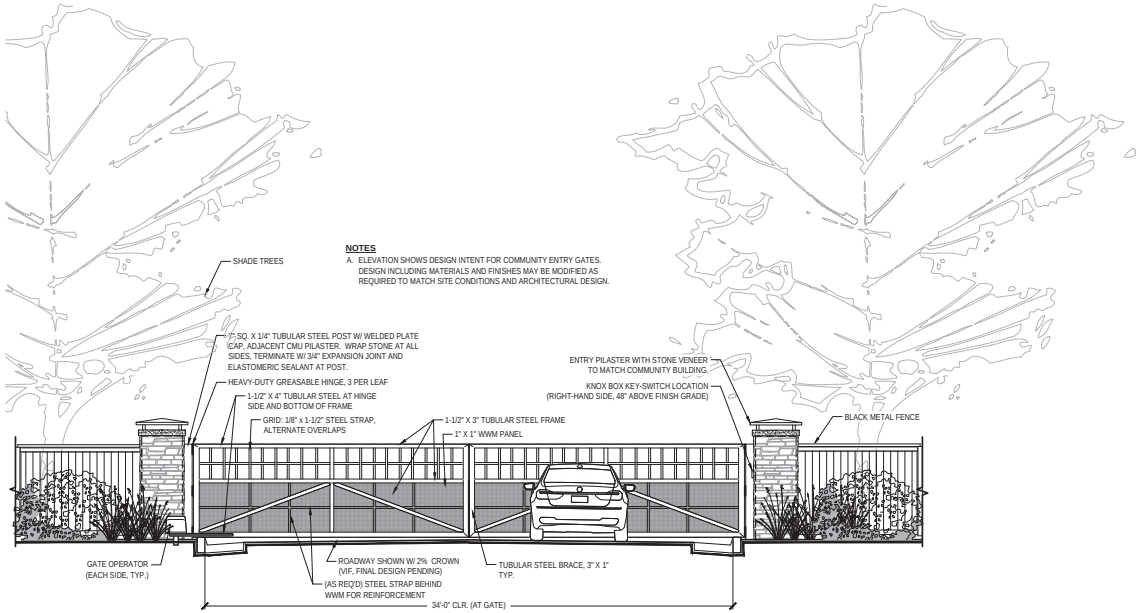


COMMUNITY ENTRY GATES

1/4" = 1'-0" ELEVATION



SECONDARY ENTRY GATES

1/4" = 1'-0" ELEVATION

BASIS FOR DESIGN

1. BUILDING CODE: CALIFORNIA BUILDING CODE 2016
2. SOIL PARAMETERS:
   - ACTIVE PRESSURE ..... 40 PCF
   - SOIL WEIGHT ..... 120 PCF
   - SOIL BEARING PRESSURE ..... 3000 PSF
   - PASSIVE PRESSURE ..... 300 PCF
   - FRICTION COEFFICIENT 0.30
3. SEISMIC DESIGN:
   - SS(0.2 SECOND) 0.548
   - S1(1.0 SECOND) 0.263
   - SITE CLASS ..... D
   - SDS (SHORT PERIOD) 0.497
   - SD1(1-SECOND PERIOD) 0.329
   - PGA_M 0.262
4. WIND DESIGN:
   - WIND SPEED ..... 100 MPH
   - RISK CATEGORY II
   - EXTERIOR PRESSURE COEFFICIENT (CP) 1.4
   - WIND EXPOSURE C
5. FOUNDATION DESIGN AND SOIL PARAMETERS PER RECOMMENDATIONS BY WALLACE KUHL & ASSOCIATES, REPORT NO. 11712.02, DATED DECEMBER 27, 2017

GENERAL REQUIREMENTS

1. THESE DOCUMENTS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CONDITIONS BY PROFESSIONAL CONSULTANTS PRACTICING IN THE SAME FIELD AT THE SAME TIME IN THE SAME OR SIMILAR LOCALITY. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND INDUSTRY ACCEPTED STANDARD GOOD PRACTICE AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. ENGINEER SHALL NOT AT ANY TIME SUPERVISE, DIRECT OR HAVE CONTROL OVER CONTRACTOR'S WORK, NOR SHALL ENGINEER HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED OR USED BY CONTRACTOR, FOR SECURITY OR SAFETY AT THE SITE NOR FOR SAFETY PRECAUTIONS AND PROGRAMS INCIDENT TO CONTRACTOR'S WORK.
3. ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENTS, BUILDING CODES OR BY THESE PLANS SHALL BE PROVIDED BY THE BUILDING DEPARTMENT OR BY AN APPROVED INDEPENDENT INSPECTION COMPANY.
4. ALTHOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON THE PLANS, TYP DETAILS AND NOTES SHALL APPLY. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
5. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH REFERENCE SHALL BE THE LATEST EDITION OR ADDENDA.
6. RETAINING WALLS SHALL NOT BE SURCHARGED OR USED IN A STACKED CONFIGURATION, UNO ON PLANS/DETAILS. A NON-SURCHARGED/NON-STACKED CONFIGURATION EXISTS WHEN UPPER STRUCTURES ARE A MIN DISTANCE OF (1)H(MAX RETAINED HEIGHT) AWAY, MEASURED FROM BACK FACE OF RETAINING WALL, UNLESS DEFINED OTHERWISE BY APPROVED GEOTECHNICAL REPORT.

FOUNDATION

1. SITE PREPARATION AND GRADING REQUIREMENTS FROM THE GEOTECHNICAL REPORT AND ANY ADDENDA ALONG W/ ANY TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVAL FROM THE GEOTECHNICAL ENGINEER RECOMMENDED BY THE GEOTECHNICAL REPORT SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOOTINGS. IF NO GEOTECHNICAL REPORT IS SUBMITTED, SITE PREPARATION AND GRADING SHALL BE PER CBC SECTION 1804.
2. W/IN THE TIME OF CONSTRUCTION AND W/IN THE LIFETIME OF THE WALL, THE OWNER MUST ENSURE THAT ALL SURFICIAL DRAINAGE IS DIRECTED AWAY FROM THE WALL SYSTEM.
3. FOUNDATION INSPECTION PRIOR TO PLACEMENT OF CONCRETE INCLUDES: FOOTING STEEL LOCATION AT GRADE, AND SIZE/DEPTH AND CLEANLINESS OF FOUNDATION. ADDITIONAL SPECIAL INSPECTION AS REQUIRED BY JURISDICTION.
4. FOOTING SHALL BE LEVEL, STEP FOOTING, AS REQ'D, WHERE GROUND SLOPES. HEIGHT OF STEP SHALL BE EQUAL TO HEIGHT OF CMU COURSE.

CONCRETE

1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (f'C) SHALL BE 2500 PSI. CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED LABORATORY. CONCRETE SHALL BE NORMAL WEIGHT OF 145 PCF USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33.
2. MAXIMUM SLUMP SHALL BE 5 INCHES. WATER SHALL BE CLEAN AND POTABLE.
3. USE TYPE V PORTLAND CEMENT, AS REQ'D BY OWNER, JURISDICTION, OR SOILS ENGINEER, CONFORMING TO ASTM C150
4. A MAXIMUM OF 90 MINUTES MAY ELAPSE BETWEEN CONCRETE AND/OR GROUT BATCHING AND FIELD PLACEMENT.
5. CONCRETE QUALITY, MIXING, WEATHER PROTECTION AND PLACING SHALL CONFORM TO CBC SECTION 1905.

BACKFILL

1. BACKFILL MATERIAL AND PLACEMENT SHALL BE IN ACCORDANCE W/ RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OR CBC SECTION 1804 IF GEOTECHNICAL REPORT NOT SUBMITTED.
2. BACKFILL SHALL NOT BE PLACED AGAINST WALLS BELOW GRADE OR ATOP FOUNDATIONS UNTIL GROUT AND CONCRETE HAVE REACHED DESIGN STRENGTH.
3. RETAINING WALL SYSTEM IS NOT DESIGNED TO WITHSTAND HYDROSTATIC PRESSURE. DRAINAGE SYSTEM SHALL BE PROVIDED TO PREVENT BUILD UP OF HYDROSTATIC PRESSURE. IN ADDITION, DRAINAGE SYSTEM SHALL NOT ADVERSELY AFFECT THE INTEGRITY OF THE RETAINING SYSTEM.

REINFORCING

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, WELDABLE REINFORCING STEEL SHALL CONFORM TO ASTM A706. REINFORCING SHALL BE GRADE 60.
2. LATEST ACI DETAILING MANUAL, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE APPLY TO REINFORCEMENT SPLICING, DETAILING, BENDING, AND PLACEMENT.
3. REFER TO TYPICAL WALL INTERSECTION DETAIL FOR REINFORCING REQUIREMENTS AT WALL AND FOOTING INTERSECTIONS.
4. REFER TO LAP SCHEDULE FOR MINIMUM O.C. SPACING, LAP SPLICE LENGTHS IN CONCRETE AND MASONRY, AND HOOK LENGTHS. NO WELDING (TACK, SPOT ETC.) OR REINFORCING ALLOWED. STAGGER SPLICES A MINIMUM OF (1) LAP LENGTH.

REINFORCING (CONT)

5. ALL REINFORCEMENT SHALL BE BENT COLD. NO FIELD BENDING OF BARS IS ALLOWED UNLESS APPROVED BY THE ENGINEER.
6. SUPPORT REINFORCEMENT ADEQUATELY TO SECURE REINFORCEMENT AGAINST DISPLACEMENT DURING CONCRETE PLACEMENT IN THE FOOTING AND GROUT PLACEMENT IN THE CMU.
7. PROVIDE VERTICAL REINFORCING BARS, W/ HOOKS INTO FOOTING PER APPLICABLE DETAIL SECTION, IN GROUTED CELLS AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, AND EACH SIDE OF CONTROL JOINTS. EXTEND ALL VERTICAL REINFORCING TO FOUNDATION EITHER CONTINUOUS OR WITH SUFFICIENT LAP REQUIREMENTS, AS INDICATED PER APPLICABLE DETAIL SECTIONS.
8. HORIZONTAL REINFORCING SHALL BE 9 GAGE DIAMETER WIRE AND CONFORM TO ASTM A82 LADDER TYPE, 9 GAGE DIAMETER, LAP JOINT REINFORCING ONE FULL CROSS SQUARE (6" MINIMUM LAP). HORIZONTAL REINF SHALL BE HOT-DIPPED GALVANIZED OR APPROVED EQUIVALENT.

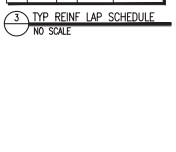
CONVENTIONAL MASONRY

1. HOLLOW, NORMAL-WEIGHT, LOAD BEARING PRECISION CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90. MINIMUM COMPRESSIVE STRENGTH OF CMU SHALL BE 2000 PSI. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION, UNO W/ ALL VERTICAL CELLS IN ALIGNMENT.
2. GROUT SHALL CONFORM TO ASTM C476. MINIMUM GROUT COMPRESSIVE STRENGTH EQUALS OR EXCEEDS f'M BUT NOT LESS THAN 2000 PSI. HOLD DOWN GROUT 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS.
3. MORTAR SHALL CONFORM TO ASTM C270 & CBC 2103, TYPE S, 2000 PSI MIN. MORTAR MUST BE A MIN OF 4 HOURS OLD PRIOR TO INITIAL TENSIONING.
4. NET AREA COMPRESSIVE STRENGTH OF MASONRY SHALL BE (f'M) 2000 PSI MIN, PER THE UNIT STRENGTH METHOD. FOR POST-TENSIONED MASONRY DESIGN AND 1500 PSI MIN, PER THE UNIT STRENGTH METHOD, FOR CONVENTIONAL MASONRY DESIGN.
5. THICKNESS OF BED JOINTS SHALL NOT EXCEED 5/8".
6. GROUT SOLID ALL CELLS BELOW GRADE UNLESS NOTED OTHERWISE.
7. MASONRY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PREPARATION, ERECTION, REINFORCEMENT INSTALLATION AND GROUT PLACEMENT SHALL COMPLY WITH CBC SECTION 2104 AND W/ ACI 530.1.
8. DAMPPROOF ALL CMU IN CONTACT W/ SOIL PER CBC SECTION 1805.
9. TONGUE AND GROOVE CMU MAY BE USED AT FENCE WALLS.

PROTO II

1. PROTO II HARDWARE IS DEFINED AS: TENSION RODS, BEARING PLATES, COUPLERS, NUTS, ALL THREADS, DTI, PLASTIC SADDLES. ALL OF THIS HARDWARE SHALL BE SUPPLIED BY ONLY AN APPROVED PROTO II LICENSEE TO THE CERTIFIED INSTALLER. POST TENSION RODS SHALL BE 7/16" DIAMETER W/ 1/2" ROLL THREADS CONFORMING TO ASTM A641 (fy=60 KSI) AND HAVE STEEL CHEMISTRY SO THAT BENDING AND THREADING CAN BE ACCOMPLISHED W/OUT DAMAGE TO THE POST TENSION ROD. MIN. OF TENSION ROD=1503 SQ IN. BEARING PLATES ARE 1/4" THICK (fy=50 KSI). SEE DETAIL TYPICAL TOP OF PROTO II WALL FOR WIDTHS. 1/2" COUPLERS SHALL BE PER ASTM A563 GRADE A, AND THE COUPLER NUT MUST FULLY ENGAGE THE UPPER AND LOWER ROD, FULLY ENGAGED AS DEFINED AS 1/2" MIN INTO COUPLER. "U" NUTS ARE TO BE GRADE B, PER ASTM A325. 1/2" ALL THREADS PER ASTM A307, GRADE 60. DTI IS NPPD ASTM F959. PLASTIC REBAR SADDLES ARE NON-STRUCTURAL.
2. PROVIDE CONT FULL HEIGHT RODS W/ MIN OF 3" "L" HOOK AT BOTTOM END AT TENSION ROD INTO FOOTING PER APPLICABLE DETAIL SECTION AND AT CONTROL JOINTS PER TYP DETAIL AT CONTRACTOR'S OPTION RODS MAY BE STABBED INTO WET CONCRETE OR TIED INTO PLACE.
3. IN LIEU OF FULL HEIGHT RODS, CONTRACTOR MAY USE SHORTER RODS, 1/2" COUPLERS AND STRAIGHT RODS THREADED BOTH ENDS FOR ADDITIONAL LIFTS. NO COUPLERS MAY OCCUR DIRECTLY BELOW AND IN CONTACT W/ THE BEARING PLATE. NO BOND BEAM BLOCK MAY BE USED AT PLATE/TENSION LOCATION.
4. A PROTO II DTI SHALL BE INSTALLED AT EVERY TENSION ROD BETWEEN THE BEARING PLATE AND NUT W/ THE DTI TABS FACING UP AGAINST THE BOTTOM OF THE NUT. THE SPECIAL DEPUTY INSPECTION REQUIRED AT THE TIME OF POST TENSIONING BY A DEPUTY INSPECTOR SHALL VERIFY FINAL TENSIONING TO 6,000 LBS BY 1 OF 2 METHODS; METHOD 1: VISUAL INSPECTION OF DTI, TABS FACING UP AND COLLAPSED AGAINST NUT W/ NO LIGHT LEAKAGE BETWEEN THE PROTO II DTI AND BOTTOM OF NUT. METHOD 2: USE OF A CALIBRATED TORQUE WRENCH TORQUED TO 55 FT-LBS. (DTI MUST STILL BE PLACED WITH METHOD 2. NO VISUAL INSPECTION OF DTI REQUIRED WHEN USING METHOD 2). INSPECTOR SHALL OBSERVE THE USE OF THREAD LUBRICANT, THE POSITION OF PLATE ON BLOCK, AND INTEGRITY OF MORTAR JOINTS. IN ADDITION, THE INSTALLER SHALL PROVIDE A SIGNED REPORT TO ALL APPROPRIATE PARTIES. PROTO II MASONRY DESIGN IS BASED ON THIS SPECIAL INSPECTION.
5. VERTICAL CONTROL JOINTS TO BE PLACED AT MAX 36'-0" O.C. IN ALL NON-STUCCOED WALLS AND 20'-0" O.C. IN STUCCOED WALLS W/ CLEAN VERTICAL BREAK OF ALL MATERIALS.
6. CONCRETE AT FOOTING SHALL BE A MIN OF 48 HOURS OLD. CMU BLOCK SHALL BE A MIN OF 7 DAYS OLD, & MORTAR SHALL BE A MIN OF 24 HRS OLD PRIOR TO FINAL TENSIONING.

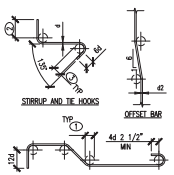
STANDARD ABBREVIATIONS	
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ALT	ALTERNATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
CBC	CALIFORNIA BUILDING CODE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DIA OR ø	DIAMETER
DTI	DIRECT TENSION INDICATOR
EQ	EQUAL
EW	EACH WAY
FT	FOOT
FTG	FOOTING
GSN	GENERAL STRUCTURAL NOTES
ICC	INTERNATIONAL CODE COUNCIL
INFO	INFORMATION
LBS	POUNDS
MFR	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
O.C.	ON-CENTER
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCING
REQ'D	REQUIRED
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
T&B	TOP AND BOTTOM
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT



1 TYPICAL STEP IN FOOTING
NO SCALE

KEYNOTES

1. STEP IN FOOTING ELEVATION PER PLAN
2. WIDTH EQUAL TO FOOTING THICKNESS OR 18", WHICHEVER IS GREATER
3. SLOPE REINFORCING AT STEP TO MATCH AND LAP W/ LONGITUDINAL BARS
4. LINE OF FINISH GRADE



2 TYPICAL BEND IN REINF
NO SCALE

KEYNOTES

1. HOOK LENGTH INCLUDES BEND RADIUS AND EXTENSION
2. TOP BARS ARE TRANSVERSE TOP BARS, SO PLACED THAT 12" OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW SPLICE

NOTES

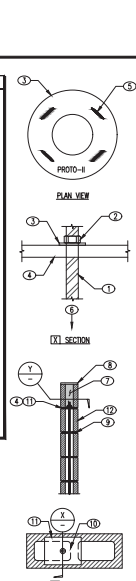
A. CONCRETE LAP LENGTHS BASED ON ACI 318-14, SECTION 25.4.2.3 WITH CLASS B LAP SPLICE PER 25.5 FOR NORMAL WEIGHT CONCRETE AND UNCOATED BARS

B. MASONRY LAP LENGTHS PER CBC SECTION 2107 & 2108

C. LAP LENGTHS BASED OFF OF ALLOWABLE STRESS OF REINFORCING OF FY=60 KSI

BAR SIZE	HOOK LENGTH (1)	CONCRETE (f'C=2500 PSI) LAP	CONCRETE (f'C=2500 PSI) LAP FOR TOP BARS (2)	MASONRY (f'M=1500 PSI) LAP
#3	6"	1'-3"	1'-7"	1'-3"
#4	7 ½"	1'-7"	2'-1"	2'-2"
#5	9 ⅜"	2'-0"	2'-7"	3'-4"
#6	11 ¼"	2'-5"	3'-1"	4'-2"

3 TYP REINF LAP SCHEDULE
NO SCALE



KEYNOTES

1. POST TENSION ROD
2. NUT
3. DTI
4. BEARING TOP PLATE
5. COLLAPSIBLE TABS
6. MIN TENSION TO BE 6,000 LBS LOAD AND CONFIRMED BY ONE OF TWO METHODS PER NOTES "B" AND "C" BELOW
7. AFTER TENSION INSPECTION, PLACE MORTAR MOUND OVER THE TOP OF ROD/PLATE/NUT LOCATION BLOCK
8. OPT CAP BLOCK
9. CONTINUOUS HORIZONTAL JOINT REINFORCING PER GSN
10. CENTER WEB OR END FACE SHELL BELOW
11. STEEL PLATE SIZES:
    - A. 4" PROTO II: 1 1/4"x3"x6"
    - B. 4" SLUMP PROTO II: 1 1/4"x3"-1/2"x6"
    - C. 6" PROTO-II: 1 1/4"x4-1/2"x6"
    - D. 6" SLUMP PROTO-II: 1 1/4"x4-1/2"x6"
    - E. 8" PROTO-II: 1 1/4"x6-1/2"x6"

    STEEL PLATE TO BE PLACED AT THE EDGE OF THE CELL SO THAT THE PLATE BEARS FULLY ON THREE SIDES
12. DO NOT USE BOND BEAM BLOCK AT BEARING PLATE LOCATIONS

NOTES

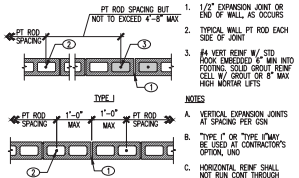
A. PROTO-II DTI TO BE USED AT EACH TENSION ROD, TABS FACING UP AGAINST BOTTOM OF 1/2" NUT AND TABS COLLAPSED TO ACHIEVE TENSION (NO LIGHT PASSES BETWEEN BOT OF NUT AND DTI)

B. AS ALTERNATE TO VISUAL INSPECTION OF TABS, INSPECTION OF NUT TORQUE MAY BE ACHIEVED BY USE OF CALIBRATED TORQUE WRENCH. TORQUE NUTS TO 55 FT-LBS. DTI STILL MUST BE PLACED ON ROD IS USING TORQUE WRENCH METHOD. SEE GSN FOR ADD'L INFO

C. DEPUTY INSPECTOR SHALL PERFORM A VISUAL INSPECTION TO CONFIRM THE DTI IS COLLAPSED W/ NO LIGHT LEAKS BETWEEN THE TABS AND BOTTOM OF NUT

D. INSTALLER MUST HAVE SPECIAL INSPECTION OF TENSIONING PERFORMED PER ONE OF THE TWO METHODS NOTED ABOVE. SPECIAL INSPECTOR TO PROVIDE A COMPLETED REPORT TO LISTED PARTIES

4 TYPICAL TOP OF PROTO II WALL
NO SCALE



KEYNOTES

1. 1/2" EXPANSION JOINT OR END OF WALL AS OCCURS
2. TYPICAL WALL PT ROD EACH SIDE OF JOINT
3. #4 VERT REINF W/ STD HOOK EMBEDDED 6" MIN INTO FOOTING TO BE GROUT REINF CELL W/ GROUT OR 8" MAX NON MORTAR LIFTS

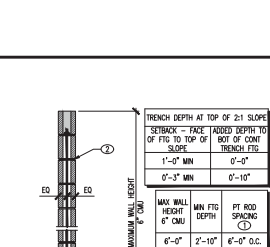
NOTES

A. VERTICAL EXPANSION JOINTS AT SPACING PER GSN

B. "TYPE I" OR "TYPE II"MAY BE USED AT CONTRACTOR'S OPTION, UNO

C. HORIZONTAL REINF SHALL NOT RUN CONT THROUGH JOINT

5 PLAN – TYPICAL PROTO II CONTROL JOINT
NO SCALE



TRENCH DEPTH AT TOP OF 2:1 SLOPE	
SETBACK – FACE OF FTG TO TOP OF SLOPE	ADDED DEPTH TO BOT OF CONT TRENCH FTG
1'-0" MIN	0'-0"
0'-3" MIN	0'-10"

MAX WALL HEIGHT 6" CMU	MIN FTG DEPTH	PT ROD SPACING (1)
6'-0"	2'-10"	6'-0" O.C.
6'-8"	3'-0"	6'-0" O.C.

KEYNOTES

1. POST TENSION ROD, REFER TO SCHEDULE FOR SPACING
2. HORIZONTAL JOINT REINFORCING PER GSN, PLACE IN FIRST TWO JOINTS BELOW PLATE WASHER AND 2'-0" O.C. THEREAFTER UNTIL THE TOP OF FOOTING IS REACHED
3. #4 CONT REINF
4. TOP OF LEVEL NATURAL GRADE OR COMPACTED SUBGRADE
5. 3" MORTAR COVER AROUND COUPLER AND/OR POST TENSIONED ROD AT FIRST COURSE

NOTES

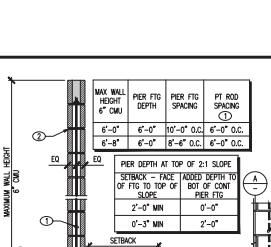
A. REFER TO GSN AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED

B. WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE SURCHARGED, UNO

C. PLACE FIRST BLOCK INTO WET CONC TO RECESS 1/2" MIN, 3/4" MAX

D. SPECIAL INSPECTION AS REQUIRED BY JURISDICTION

6 TYPICAL 6'-0" & 6'-8" PROTO-II 6" CMU FENCE W/ CONT TRENCH FTG
NO SCALE



MAX WALL HEIGHT 6" CMU	PIER FTG DEPTH	PIER FTG SPACING	PT ROD SPACING (1)
6'-0"	6'-0"	10'-0" O.C.	6'-0" O.C.
6'-8"	6'-0"	8'-6" O.C.	6'-0" O.C.

PIER DEPTH AT TOP OF 2:1 SLOPE	
SETBACK – FACE OF FTG TO TOP OF SLOPE	ADDED DEPTH TO BOT OF CONT PIER FTG
2'-0" MIN	0'-0"
0'-3" MIN	2'-0"

KEYNOTES

1. POST TENSION ROD, REFER TO SCHEDULE FOR SPACING
2. HORIZONTAL JOINT REINFORCING PER GSN, PLACE IN FIRST TWO JOINTS BELOW PLATE WASHER AND 2'-0" O.C. THEREAFTER UNTIL THE TOP OF FOOTING IS REACHED
3. #4 CONT REINF
4. TOP OF LEVEL NATURAL GRADE OR COMPACTED SUBGRADE
5. CONT. CONCRETE SETTING PAD
6. THICKEN CONCRETE SETTING PAD TO PROVIDE 3" MIN COVER AROUND PT ROD AND NUT, AS REQ'D, WHERE PT ROD DOES NOT ALIGN W/ PIER
7. LINE OF PIER FTG BEYOND, REFER TO SCHEDULE FOR O.C. SPACING
8. 3" MORTAR COVER AROUND COUPLER AND/OR POST TENSIONED ROD AT FIRST COURSE
9. (2) #4 CAISSON REINF W/ STD HOOK EMBEDDED INTO GRADE BEAM AS SHOWN
10. NO COLD JOINT B/W FTG & SETTING PAD

NOTES

A. REFER TO GSN AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED

B. WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE SURCHARGED, UNO

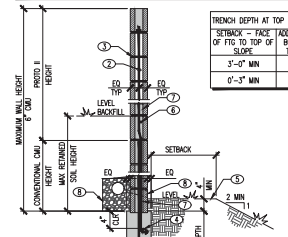
C. PLACE FIRST BLOCK INTO WET CONC TO RECESS 1/2" MIN, 3/4" MAX

D. SPECIAL INSPECTION AS REQUIRED BY JURISDICTION

E. NO COLD JOINTS ALLOWED IN PIER FOOTING

F. POST TENSION ROD SPACING DOES NOT NEED TO LINE UP W/ PIER FOOTING

7 TYPICAL PROTO-II 6" CMU FENCE W/ PIER FTG
NO SCALE



TRENCH DEPTH AT TOP OF 2:1 SLOPE	
"SETBACK" – FACE OF FTG TO TOP OF SLOPE	ADDED DEPTH TO BOT OF CONT TRENCH FTG
3'-0" MIN	0'-0"
0'-3" MIN	1'-6"

MAX WALL HEIGHT 6" CMU	MAX RETAINED SOIL HEIGHT	MIN FTG DEPTH	6" CONVENTIONAL CMU HEIGHT	VERT REINF AT 6" CONVENTIONAL CMU (1)	6" PROTO II HEIGHT	PT ROD SPACING (2)
7'-4"	1'-4"	3'-2"	2'-0"	#4 AT 40" O.C.	5'-4"	8'-0" O.C.
8'-0"	2'-0"	3'-6"	2'-0"	#4 AT 32" O.C.	6'-0"	6'-0" O.C.
8'-8"	2'-8"	3'-10"	2'-8"	#4 AT 24" O.C.	6'-0"	6'-0" O.C.
9'-4"	3'-4"	4'-3"	3'-4"	#4 AT 16" O.C.	6'-0"	6'-0" O.C.

KEYNOTES

1. REBAR REINF. REFER TO SCHEDULE FOR SPACING. EXTEND REINF CONT FROM BOT OF FOOTING TO TOP OF CONVENTIONAL CMU, AS SHOWN
2. POST TENSION ROD, REFER TO SCHEDULE FOR SPACING. EXTEND ROD TO EMBED INTO FOOTING AS SHOWN. RODS NOT TO OCCUR IN SAME CELL AS CONVENTIONAL REINF. ONLY GROUT CELLS W/ CONVENTIONAL REINF W/IN CONVENTIONAL CMU HEIGHT
3. HORIZONTAL JOINT REINFORCING PER GSN, PLACE IN FIRST TWO JOINTS BELOW PLATE WASHER AND 2'-0" O.C. THEREAFTER UNTIL THE TOP OF CONVENTIONAL CMU IS REACHED
4. #4 CONT REINF TOP & BOT & AT 18" O.C.
5. TOP OF LEVEL NATURAL GRADE OR COMPACTED SUBGRADE
6. #3 CONT IN 8" MIN SOLID GROUTED BOND BEAM
7. 3" MORTAR COVER AROUND POST TENSIONED ROD AT FIRST COURSE ABOVE GRADE
8. REFER TO APPROVED GEOTECHNICAL REPORT FOR WATER PROOFING/DRAINAGE REQUIREMENTS AT BACK FACE OF WALL. IN ADDITION, PROVIDE 2" DIA HOLE AT 6'-0" O.C. FOR WEEPERS OR PROVIDE APPROVED ALTERNATE DRAINAGE SYSTEM BY OTHERS

NOTES

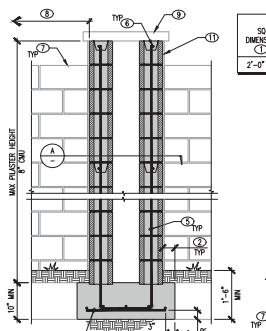
A. REFER TO GSN AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOTED

B. RETAINING WALL SHALL NOT BE SURCHARGED OR USED IN A STACKED CONFIGURATION, EXCEPT AS NOTED. FENCE WALL SHALL NOT BE FLOOD SURCHARGED, EXCEPT AS NOTED

C. PLACE FIRST BLOCK INTO WET CONC TO RECESS 1/2" MIN, 3/4" MAX

D. CONVENTIONAL MASONRY DESIGNED TO FULL-STRESSES. SPECIAL INSPECTION OF MASONRY AS REQUIRED BY JURISDICTION

8 TYP 1'-4" TO 3'-4" 6" CMU RETAINERS W/ PROTO-II FENCE
NO SCALE



SQ DIMENSION (1)	MAX PLASTER HEIGHT 8" CMU	TOE DIMENSION (2)
2'-0" SQ	9'-4"	0'-4"

KEYNOTES

3. PROVIDE #4 HORIZ AT 16" O.C. EACH WAY, AT BOT OF FOOTING
4. EDGE OF PILASTER FOOTING
5. #4 VERT BAR IN EACH CORNER CELL AS SHOWN
6. #3 CLOSED TIES AT TOP AND AT 48" O.C. MAX. PROVIDE 2" MIN GROUT COVER ALL AROUND
7. CMU FENCE WALL PER APPLICABLE WALL SECTION DETAIL, AS OCCURS
8. PROVIDE VERTICAL EXPANSION JOINTS IN FENCE WALLS PER GSN
9. NON-STRUCTURAL DECORATIVE CAP/RAISED PATTERN AS OCCURS PER ARCH. WEIGHT NOT TO EXCEED 200 LBS
10. PROVIDE VERT DOWEL IN CELL ADJACENT TO PILASTER PER VERT REINFORCING REQUIREMENTS OF APPLICABLE WALL SECTION DETAIL
11. STONE VENEER AND ATTACHMENT BY OTHERS (10 PSF MAX)

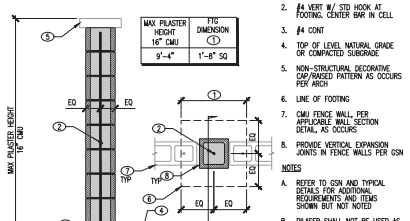
NOTES

A. REFER TO GSN AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED

B. WET SET 1st COURSE INTO FTG 2" MIN

C. PILASTER MAY RETAIN UP TO 3'-4" MAX OF SOIL PROVIDED PILASTER FOOTING/CMU ALONG RETAINED FACE MATCHES MIN STRUCTURAL REQUIREMENTS OF APPLICABLE RETAINING WALL DETAIL

10 TYPICAL 8" CMU PILASTER
NO SCALE



MAX PILASTER HEIGHT 16" CMU	FTG DIMENSION (1)
9'-4"	1'-8" SQ

KEYNOTES

2. #4 VERT W/ STD HOOK AT FOOTING CENTER BAR IN CELL
3. #4 CONT
4. TOP OF LEVEL NATURAL GRADE OR COMPACTED SUBGRADE
5. NON-STRUCTURAL DECORATIVE CAP/RAISED PATTERN AS OCCURS PER ARCH
6. LINE OF FOOTING
7. CMU FENCE WALL, PER APPLICABLE WALL SECTION DETAIL, AS OCCURS
8. PROVIDE VERTICAL EXPANSION JOINTS IN FENCE WALLS PER GSN

NOTES

A. REFER TO GSN AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED

B. PILASTER SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE SURCHARGED, EXCEPT AS NOTED

C. WET SET 1st COURSE INTO FTG 2" MIN

D. PILASTER MAY RETAIN UP TO 3'-4" MAX OF SOIL PROVIDED PILASTER FOOTING MATCHES MIN STRUCTURAL REQUIREMENTS OF APPLICABLE RETAINING WALL DETAIL

9 TYP 16" SQ CMU PILASTER
NO SCALE

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SIERRA VISTA
BASELINE ROAD
CITY OF ROSEVILLE, CA
PROTO-II WALL SYSTEMS MAY ONLY BE INSTALLED BY APPROVED AND CERTIFIED INSTALLERS

PROJECT:

TITLE: GSN & TYP DETAIL

Development Services Department
Planning Division
311 Vernon Street
Roseville, California 95678-2649

March 28, 2022

Jeff Pemstein
Towne Development of Sacramento
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SUBJECT: SVSP PCL KT-40A & KT-40B – Estia
File # PL21-0256
Citywide Job # 190748

On **MARCH 24, 2022**, the *Planning Commission* **CONSIDERED** the **7th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT**; **RECOMMENDED APPROVAL** of a request for **SPECIFIC PLAN AMENDMENT**, **DEVELOPMENT AGREEMENT AMENDMENT ("BASELINE P&R DA")**, and **DEVELOPMENT AGREEMENT AMENDMENT ("BAYBROOK DA"**); and, **APPROVED** the request for a **TENTATIVE SUBDIVISION MAP** to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a **TREE PERMIT** to remove two native oak trees, and a **DESIGN REVIEW PERMIT** to allow construction of 209 multi-family residential units on parcel KT-40A, located at **6350 BASELINE RD**.

ADVISORY ACTION
The Planning Commission action on the **SPECIFIC PLAN AMENDMENT**, **DEVELOPMENT AGREEMENT AMENDMENT ("BASELINE P&R DA")**, and **DEVELOPMENT AGREEMENT AMENDMENT ("BAYBROOK DA"**) is a recommendation and does not grant the applicant any entitlements. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE
You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit, or else the **TENTATIVE SUBDIVISON MAP**, **TREE PERMIT** and **DESIGN REVIEW PERMIT** approval becomes null and void.

The expiration date of this request is **MARCH 24, 2024**.

EXTENSION OF PERMIT

You many request that the **TENTATIVE SUBDIVISION MAP** be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

You many request that the **TREE PERMIT** and **DESIGN REVIEW PERMIT** be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk**.

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the City Council by filing a written appeal and paying the required fee **within *ten (10)* calendar days of March 24, 2022. The appeal shall be filed with the City Clerk**.

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section I094.6. (See Roseville City Council Resolution No. 82-8I)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT, FILE # PL21-0256

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 24, 2022** and if not effectuated shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. (Planning)

2. The project is approved as shown in Exhibit A - L and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and the 7th Addendum to the SVSP EIR (Attachment 1), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. A Design Review Permit shall be required prior to issuance of building permits for the development of Parcels KT-40B and KT-40C. (Planning)

5. The project shall be addressed as 6350 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s), upon initial building permit submittal, to the Development Services Department (Business Services – Addressing) for building/unit addressing review. (Business Services)

6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

8. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services – Engineering (Engineering)

9. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

10. Garage spaces shall not be utilized for storage that displaces vehicle parking. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1)

parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

   i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

   ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

   iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

14. The project Landscape Plans shall comply with the following:

    a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

    b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

    c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

    d. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans for the Clubhouse. (Building)

18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

24. Baseline Road/Access Drive – install signal infrastructure including conduit, loops and poles as part of the Estia project improvements per the Development Agreement. Provide 40' minimum width of pavement for the Access Drive to accommodate a city standard southbound right turn lane. (Engineering)

25. Landowner shall be responsible for the costs of construction of the traffic signals as shown on Exhibit "K" of the Baybrook LP and Baseline P & R LLC Development Agreement. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

26. The entry drive for the project shall consist of 36' width of pavement to allow for an eventual striped center turn lane. The applicant to provide city standard 3' vertical curb-gutter and 5' sidewalk on both sides of the street. See Sheet 1, Section B of the Tentative Parcel Map. (Engineering).

27. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed project shall be completed by the applicant. (Engineering)

28. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section shall include providing an additional paving (from the existing pavement as shown, as part of the Baseline Road & Watt Avenue Infrastructure Plans- EN20-0362) and 3' vertical curb and gutter and 8' separated sidewalk. The roadway section will include two (2) 11' travel lanes, a 6' bike lane, a 10' auxiliary lane and the aforementioned 3' curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60'. (Engineering)

29. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the ***excess/borrow*** *earthen material shall be imported/deposited. If the* ***borrow/deposit*** *site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

30. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)

31. If not constructed prior to the project, per the Development Agreement, the developer shall be responsible for preliminary design, permitting and rough grading of the trail. In this case, developer may request reimbursement for this work by obtaining a reimbursement agreement prior to approval of improvement plans. (Engineering, Alternative Transportation)

32. If not constructed prior to the project, per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. The developer shall provide an estimate for trail construction prior to or concurrent to the first submittal of improvement plans. (Alternative Transportation)

33. The design of the trail shall be consistent with City standards and shall incorporate the following:

    a. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control while meeting trail design standards as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)

34. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

35. The design of the on-site connection to the bike trail shall be reviewed and approved by Development Services/Engineering and Alternative Transportation. (Engineering, Alternative Transportation)

36. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

37. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

38. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

39. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

40. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

41. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

42. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

43. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

44. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Public Works, Development Services Department, Planning)

45. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

46. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

47. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

50. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

51. This project will require some units to be served by sewer mains installed through landscaping. Sewer mains outside of the paved areas shall be privately owned and maintained. (Environmental Utilities)

52. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

53. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

54. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

55. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

56. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

57. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans

    b. load calculations

    c. electrical panel one-line drawings

58. No new drainage/run off into the open space shall occur, all landscaping adjacent to the open space shall be native and non-invasive and all irrigation shall avoid run-off or over-spray into

the open space. Lot A shall have a non-living finish to deter weed growth and to minimize long-term maintenance. (Parks)

59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

60. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

62. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c. The control valves and the water meter shall be physically unobstructed.

    d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

    a. A 12.5’-foot-wide public utilities easement along all public road frontages.

    b. Water, sewer, and reclaimed water easements.

    c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

64. Prior to releasing building permits, the existing 25' PG&E Roadway & Utility easement shall be abandoned or a quitclaim process completed. (Engineering)

65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

66. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

    a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.

    b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

    c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

67. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

68. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

69. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

71. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could

potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

72. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

73. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial and Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)

76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a. Locate the metered service panel on the outside of the building.

    b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service

room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

79. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

80. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

81. The Developer will be responsible for extending mainline infrastructure on the north side of baseline from Santucci Boulevard west to the project site. These improvements shall be installed in the ultimate Public Utility Easement location along Baseline Road. These improvements shall include point of connections for parcels 40B and 40C. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

83. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

84. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

85. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

86. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

87. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

88. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

89. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

90. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

91. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:

a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP, FILE # PL21-0256

1. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and 7th Addendum to the SVSP EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

2. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)

3. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

4. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

   a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

   b. Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant’s responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

   c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

d. Access to the floodplain shall be provided as required by Engineering and the Streets Department.

e. Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

5. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

6. All drainage facilities shall conform to natural drainage sheds. (Engineering)

7. The following note shall be added to the Grading and/or Improvement Plans:

   To minimize dust/grading impacts during construction the applicant shall:

   a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.

   b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.

   c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

   d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

   e. *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)

9. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

10. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

11. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Services Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

15. There shall be two points of access for all phasing plans. (Fire)

16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

17. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

19. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

22. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans

    b. load calculations

    c. electrical panel one-line drawings

23. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

26. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

27. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):

    a. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney)

    b. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)

    c. A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

    d. A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)

28. The City shall not approve the Final Map for recordation until either:

a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

   OR

b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

29. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

30. Lot/Parcel A shall be dedicated as an easement (or in fee) to the City for the purposes of open space. (Engineering)

31. Street names shall be approved by the City of Roseville. (Engineering)

32. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

34. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

35. The Final/Parcel Map shall be submitted per “The Digital Submittal of Cadastral Surveys.” A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

36. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

37. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

40. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

41. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

44. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

45. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)

46. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

47. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT, FILE # PL21-0256

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #8511 and #8513 (or as listed in Attachment 2 and identified on Exhibit D) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 54. Mitigation must be provided prior to tree removal in the form of payment of in-lieu fees ($118 per inch) and/or combination of native and non-native tree plantings, unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)

5. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)

7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

20. The approval of this Tree Permit shall expire on **March 24, 2024**. (Planning)

NOTICE TO PROJECT APPLICANT: All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Planning Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

7th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL KT-40A & KT-40B- Estia; File #PL21-0256
Project Location:	6350 and 6400 Baseline Road, Roseville, Placer County, CA (APN 499-010-014-000)
Project Description:	The proposed project will create 209 multi-family residential units within the Sierra Vista Specific Plan (SVSP). The proposed project is a Tentative Parcel Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R" and "Baybrook") applicable to the property will be amended so that the property is covered under one Development Agreement ("Baseline P&R"). Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B & KT-40C, will remain undeveloped and designated for future commercial uses.
Project Applicant:	Vanessa Humphrey, REY Engineers
Property Owner:	KV Sierra Vista, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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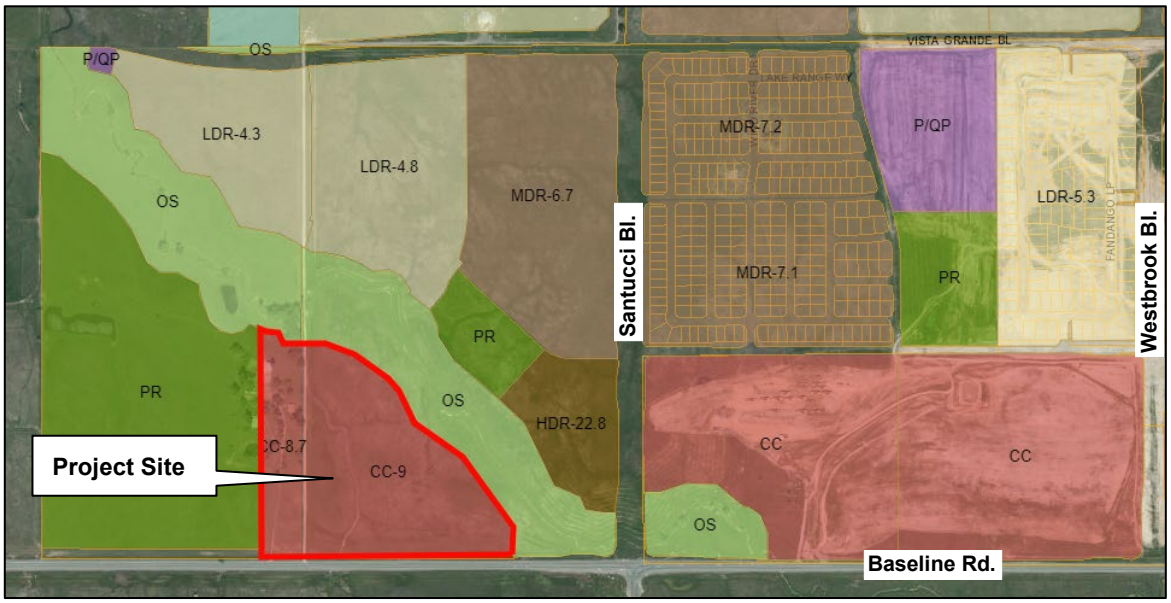
PROJECT DESCRIPTION

Project Location

The 23-acre project site is located at 6350 Baseline Road (APN 499-010-014-000), on Parcel KT-40A and KT-40B within the Sierra Vista Specific Plan area (see Figure 1). The site is a single parcel with two large lot numbers.

Figure 1: Project Location



Background

The SVSP was approved by the City Council on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified on May 5, 2010 (SCH #2008032115) and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

Parcels KT-40A and KT-40B are designated as Community Commercial/Commercial Mixed Use (CC/CMU) parcels in the SVSP with a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minium density of 13 units per acre. The SVSP allocates a total of 209 residential units to the site.

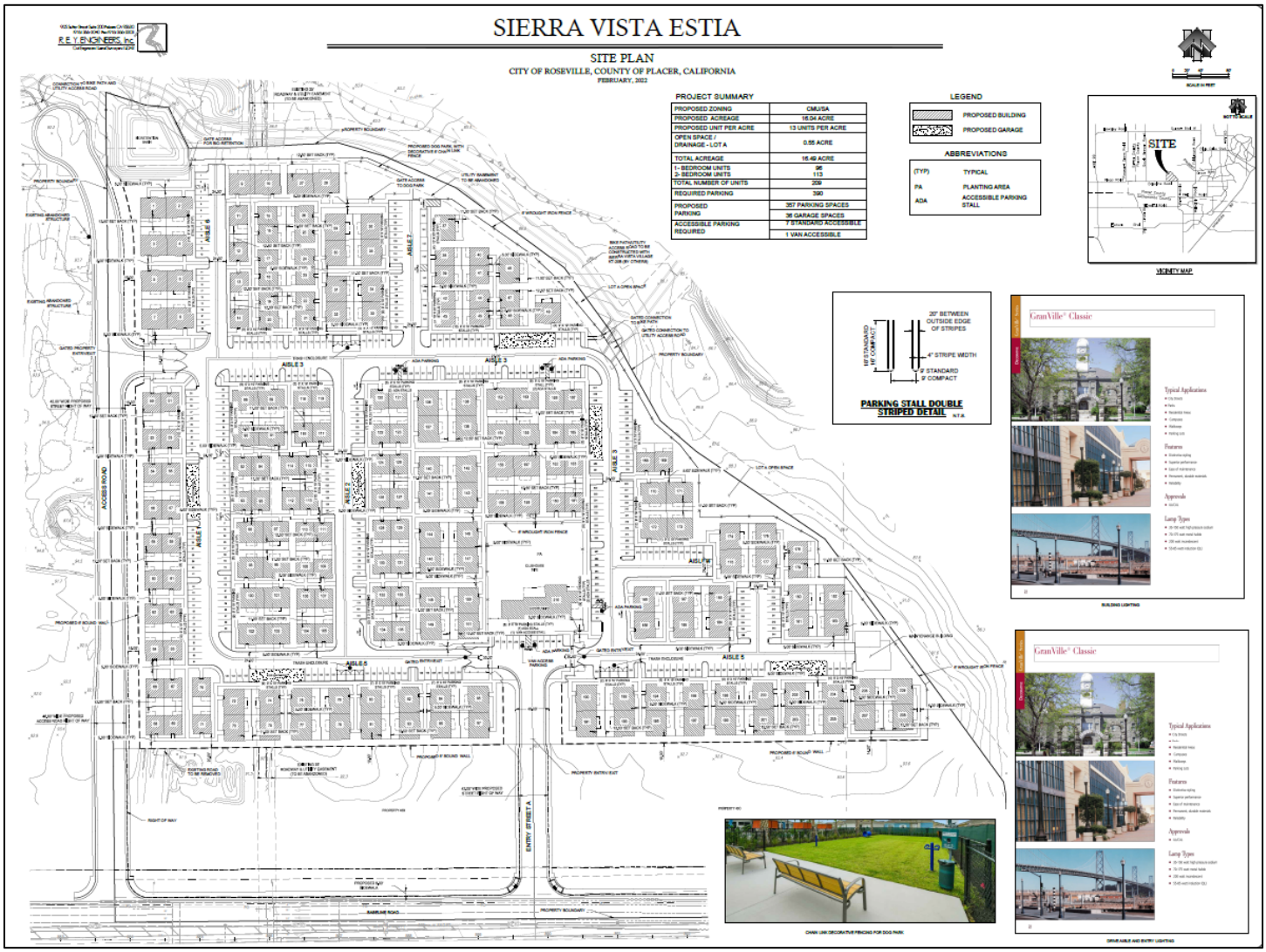
Environmental Setting

The project site is currently undeveloped and is comprised mostly of annual grasslands. The northwestern corner of the parcel consists of a mix of evergreen and deciduous trees as well as abandoned structures. A 25-foot-wide roadway and overhead power lines traverse the property in a north to south direction. Aerials of the site show evidence of previous ground disturbance due to construction of adjacent roadways. The parcel has frontage on Blue Oaks Boulevard to the south, and is adjacent to Curry Creek open space to the north and east, and an undeveloped Park and Recreation parcel to the west.

Table 1: Surrounding Zoning and Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Commercial Mixed Use/Special Area (CMU/SA)	Community Commercial (CC-9)	Vacant
North	Open Space (OS)	Open Space (OS)	Curry Creek Open Space
South	Unincorporated Placer County	Unincorporated Placer County	Unincorporated Placer County
East	OS	OS	Open Space
West	Parks & Recreation (PR)	Parks & Recreation (PR)	Vacant

Figure 2: Preliminary Site Plan



Proposed Project

The preliminary site plan of the proposed project is shown in Figure 2 above. The proposed project is a Tentative Parcel Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R" and "Baybrook") applicable to the property will be amended so that the property is covered under one Development Agreement ("Baseline P&R"). Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B and KT-40C, will remain undeveloped and will be designated for future commercial uses. A separate Design Review Permit will be required prior to development of parcels KT-40B and KT-40C.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Sierra Vista Specific Plan EIR was adopted by City Council on May 5, 2010. The document analyzed the impacts that would occur as a result of development of the SVSP area. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources

- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project is consistent with the land uses anticipated for the site and does not change the development footprint or anticipated grading for the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have

occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

OHER CONSIDERATIONS

Since certification of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form), effective early 2019[1]. These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

  The replacement of "as defined in" with "pursuant to" is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

  Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

  The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT).

As evaluated below, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

[1]Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decision-makers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	SVSP EIR Section 4.14	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	SVSP EIR MM 4.13-1

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed land use change and subdivision map do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. The CDG establishes common design elements and expectations for development within the City. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources; however, the project will require the removal of one native oak tree on the project site, and therefore requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit would contain conditions of approval that require

compliance with mitigation measures. These measures include payment of in-lieu mitigation fees to compensate for oak tree removal. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG, the SVSP, and applicable zoning regulations.

As it relates to light and glare, Mitigation Measure (MM) 4.13-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials. While the project does not involve development of the commercial parcels at this time, MM 4.13-1 is still applicable. Given the project's proximity to the Curry Creek open space to the north, SVSP MM 4.14-3 will also apply, which ensures lighting would not adversely affect wildlife in open space areas and along Curry Creek. In addition, lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: SVSP EIR Mitigation Measures 4.13-1 (use low-glare materials) and 4.14-3 (avoid light spill over into Curry Creek open space) remain applicable to the proposed project. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None

Discussion: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP. The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within

or adjacent to land within a Williamson Act Contract, and is not considered forest land. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: SVSP EIR Mitigation Measure (MM) 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Section 4.4	No	No	No	None
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. The proposed project is consistent with the land use designation for the site and evaluated in the SVSP EIR, and is substantially consistent with the build out assumptions. Therefore, operational impacts of the proposed project remain consistent with the scope of impacts and mitigation already established in the SVSP EIR. Based on the foregoing, there would be no new significant impacts not previously identified in the SVSP EIR. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to air quality impacts.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

An Arborist Report was prepared for the project by California Tree and Landscape Consulting, Inc. (see Attachment 2) that inventoried a total 41 trees on the site. The Tree Preservation Chapter (Chapter 19.66) of the City's Zoning Ordinance identifies a protected tree as any native oak tree equal to or greater than six inches diameter at breast height (DBH), and requires a Tree Permit for the removal of a protected tree. All trees on the site will be removed, however, only two are considered protected trees—Tree #8511 (31" DBH interior live oak) and Tree #8513 (23" DBH interior live oak). The trees could potentially provide habitat for nesting birds and construction activities could also have the potential to disrupt offsite nesting species. The SVSP EIR adopted MM 4.8-3 which requires pre-construction nesting surveys to ensure that nesting birds are not harmed during construction. Compliance with this measure was found to render potential impacts to nesting birds as less than significant. In addition, the SVSP EIR concluded that compliance with the City's Zoning Ordinance Tree Preservation Chapter 19.66 would ensure that removal of oak trees would be adequately replaced. Consistent with the Zoning Ordinance, the project includes a request for a Tree Permit to allow removal of the protected oak trees. The Tree Permit will have conditions of approval requiring compliance with the SVSP EIR mitigation measures. The SVSP EIR mitigation measures were found to render potential impacts less than significant.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the SVSP EIR. The project site is devoid of vernal pools and other water features. The site is primarily populated by non-native annual grasses and aerial photography shows evidence of previous ground disturbance on the site due to construction of the adjacent roadways. The mitigation measures adopted with certification of the SVSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to impacts to biological resources.

Mitigation Measures: Mitigation Measure 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill over into Curry Creek open space) were identified to reduce the impacts to biological resources to less than significant. These measures also applicable to the proposed project.

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3

Discussion: The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Consistent with state law, notice of the proposed project was mailed on September 14, 2021 to tribes which had requested such notice pursuant to Assembly Bill 32 (AB32) and Senate Bill 18 (SB18). No request for consultation was received during the request for consultation period.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist), 4.9-2 (cease work and consult with paleontologist), and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project would allow for the development of 209 multi-family residential units. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the Project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The SVSP EIR included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles

traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The proposed project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to energy impacts.

Mitigation Measures: None required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-2 to MM 4.9-3

Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood. The SVSP EIR discussed the potential for paleontological resources to be found on the site, and included a mitigation measure requiring a cessation of work should any be found on site. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to geology and soil impacts.

Mitigation Measures: Mitigation Measure 4.9-2 (cease work and consult with paleontologist) and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Section 4.4	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. The proposed project is consistent with the land use designation for the site and evaluated in the SVSP EIR, and is substantially consistent with the build out assumptions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), and 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Section 4.10	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None

Discussion: The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations.

The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City's stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	SVSP EIR Section 4.1	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project. In addition, the project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan which are adopted for the purpose of avoiding environmental effects.

The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to land use and planning.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed

disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) 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?	SVSP EIR Section 4.7	No	No	No	None
d) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to mineral resources.

Mitigation Measures: None required for this Project.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-4
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1 and 4.6-4
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area, including Baseline Road. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant.

The project will be subdividing the property into three lots—KT-40A, KT-40B, and KT-40C. The 209 units allocated to the property will be built on KT-40A, while the remaining KT-40B and KT-40C will be designated for commercial uses and developed in the future. Consistent with the SVSP noise reduction mitigation measures, a 6-foot tall masonry sound wall will be constructed along the shared property line between the residential and commercial uses. The sound wall will also help mitigate noise resulting from Baseline Road and ensure that noise volumes are consistent with City standards.

Based on the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	SVSP EIR Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The project will construct 209 residential units, which is the total number of units allocated to the site. Given the project involves the same number of housing units as analyzed in the SVSP EIR, the project will result in the same previously identified impacts. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to population and housing impacts.

Mitigation Measures: None required for this Project.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	SVSP EIR MM 4.11-3
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center School District. The project will not change the overall number of housing units in the SVSP; therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

The project was routed to the School District for review, and no issues were identified. The project will be required to pay per-unit school fees to mitigate any impacts. Under state law, such payments are deemed to constitute "*full and complete mitigation*" of impacts to school facilities (Gov. Code, § 65995, subd. (h)). In addition, the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

The developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. The City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

Based on the evaluation above, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to public services.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	SVSP EIR Section 4.11	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion: The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The project involves the construction of 209 units, which is consistent with the number of units allocated to the site by the General Plan and the SVSP. As such, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Given the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to recreation impacts.

Mitigation Measures: None required for this Project.

XVII. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SVSP EIR Section 4.3	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. The proposed project is consistent with the Community Commercial/Commercial Mixed Use designation of the site and will be building the same number of units contemplated for the site. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

Checklist item b) focuses on Vehicle Miles Traveled (VMT). This was added to the checklist after publication of the SVSP EIR. However, the General Plan Update (GPU) EIR[2] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a

[2] General Plan Update EIR: www.roseville.ca.us/GeneralPlan

Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. The proposed project is consistent with the General Plan land use and will allow the development of 209 residential units, which is consistent with the number of units allocated to the site in the General Plan and in the SVSP. The project does not change the total number of units anticipated for buildout of the SVSP and analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with the GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR relative to transportation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation.

Mitigation Measures: Mitigation was included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	SVSP EIR Section 4.9	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Same	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received during the consultation period. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	SVSP EIR Section 4.12.3	No	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. Water demand and supply is based on existing land use designations and population projections. Because the project is consistent with the existing land use designations and will be building the same number of units allocated to the site, the project is consistent with the prior analysis.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Given the project is consistent with the existing land use designations, Environmental Utilities determined that the project falls within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR or negative declaration have occurred.”

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	n/a	No	No	No	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	n/a	No	No	No	None
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	n/a	No	No	No	None
Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local					

responsibility. Checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. Therefore, there would be no impact to this criteria.

Mitigation Measures: None required for this Project.

XXI. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SVSP EIR	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Sierra Vista Specific Plan EIR (2008032115, adopted on May 5, 2010), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[**X**] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. SVSP Applicable Mitigation Measures
2. Arborist Report

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: ○ Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. ○ Suspend grading operations during high winds (greater than 15 mph). ○ Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. ○ Pave or apply gravel to any on-site haul roads. ○ Reestablish ground cover on the construction site through seeding and water. ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). ○ Minimize diesel idling time to a maximum of five minutes. ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.* 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					

equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: ○ Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; ○ Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	*Pre-Construction:* Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

○ All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; ○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
MM 4.6- 4: Traffic Noise Attenuation **MM 4.6-4(a):** Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. **MM 4.6-4(b):** In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance. **MM 4.6-4c:** Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	*Pre-Construction:* Prior to issuance of Improvement Plans. Add as note on Improvement Plans and Building Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	*Pre-Construction*: Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas** Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	

MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 4, 2021

Laura Zuckerman
TCS Planning
11060 White Rock Road, Suite 150
Rancho Cordova, California 95670
Via Email: lzuckerman@tcsplanning.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

RE: Sierra Vista, 6400 Baseline Road, APN 499-010-014, City of Roseville Jurisdiction

Executive Summary

Towne Development of Sacramento contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. The property is located at 6400 Baseline Road, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Inventory Map.

Edwin E. Stirtz, ISA Certified Arborist #WE-0510A, and Thomas M. Stein, ISA Certified Arborist WE-12854A, were on the site on May 5, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 41 trees were included in the inventory, 9 of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66.

Tree Species	Trees Inventoried	Trees on the Site[1]	Protected Trees	Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Interior Live Oak	2	2	2	1	n/a	n/a	n/a
Non-Protected: Aleppo Pine, Almond, American Elm, Arizona Cypress, Black Locust, Black Walnut, Casuarina, Eucalyptus, European Olive, Honey Locust, Interior Live Oak, Mulberry, Oregon Ash, Unknown	39	39	0	13	n/a	n/a	n/a
Totals	**41**	**41**	**2**	**14**	**n/a**	**n/a**	**n/a**

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

[1] CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

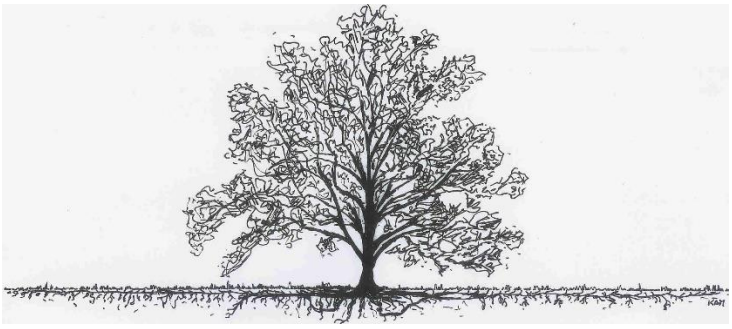
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over- weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

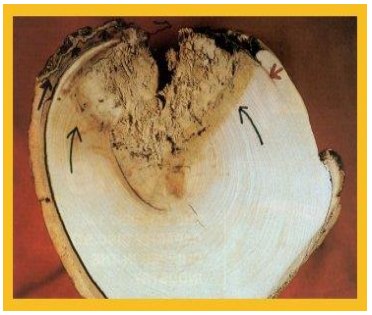
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown. Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

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Enc.: Appendix 1 – Tree Inventory Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

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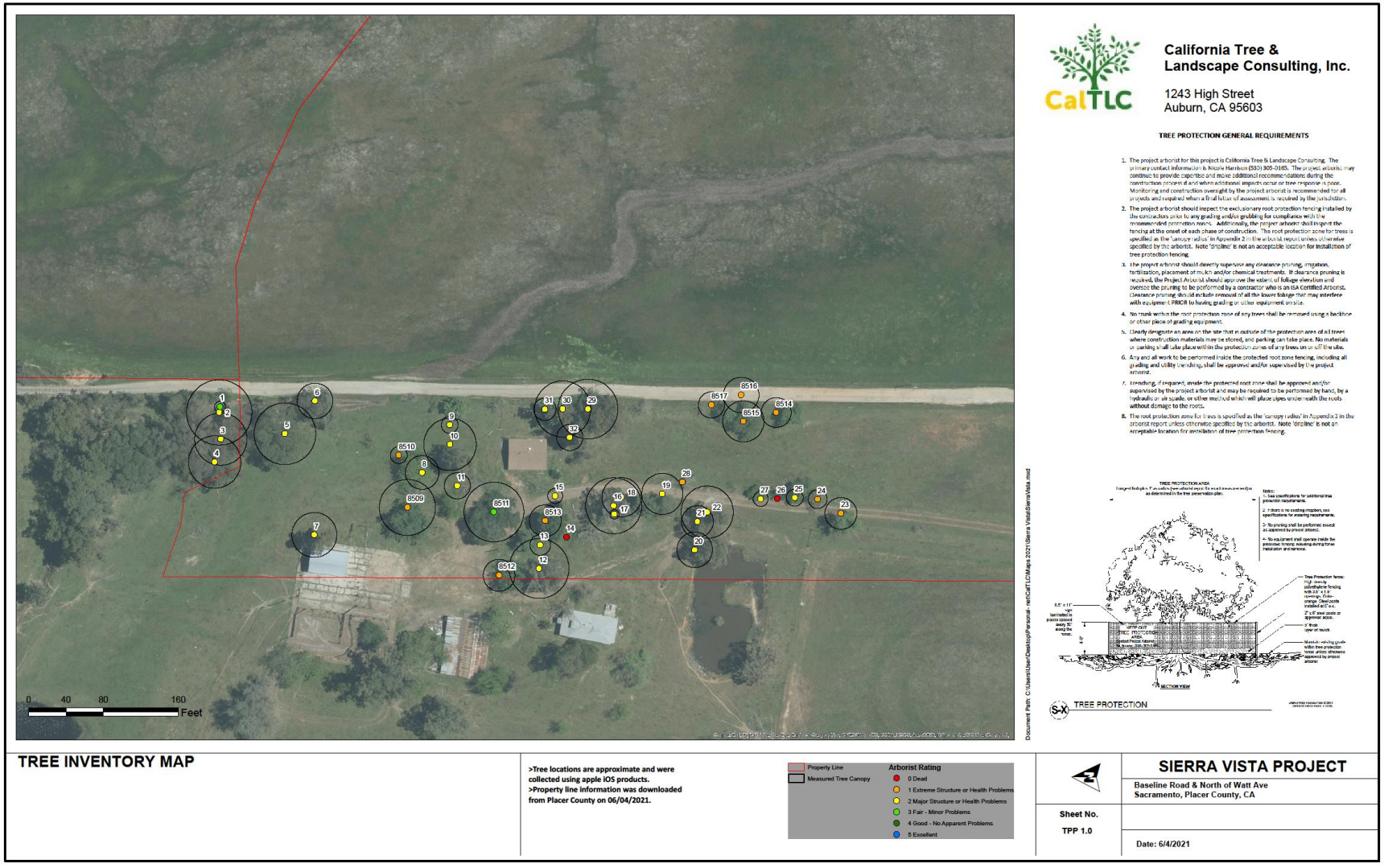
APPENDIX 1 – TREE INVENTORY MAP



APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
Non-Protected Trees*												
1		No	No	Interior Live Oak	*Quercus wislizeni*		5	54	6	3 Fair - Minor Problems	Substandard size tree adjacent to the gravel road. 3" Live Oak 3' south.	None at this time.
2		No	No	Eucalyptus	*Eucalyptus globulus*		45	54	35	2 Major Structure or Health Problems	Large Eucalyptus forks 4.5' above grade with weak attachments.	None at this time.
3		No	No	Eucalyptus	*Eucalyptus globulus*	14,17	31	54	28	2 Major Structure or Health Problems	Forks 1' above grade with weak attachments. Above average amount of dead branches.	None at this time.
4		No	No	Eucalyptus	*Eucalyptus globulus*		16	54	28	2 Major Structure or Health Problems		None at this time.
5		No	No	Eucalyptus	*Eucalyptus globulus*	29,33	62	54	33	2 Major Structure or Health Problems	Two smaller Eucalyptus trees directly north of this tree.	None at this time.
6		No	No	Eucalyptus	*Eucalyptus globulus*	12,12	24	54	19	2 Major Structure or Health Problems	Forks at grade. One 12" Eucalyptus to the north. Two trees to the south (one 13" and one 10,11,12").	None at this time.
7		No	No	Eucalyptus	*Eucalyptus globulus*		24	54	24	2 Major Structure or Health Problems	Growing adjacent to old barn. Reaction growth over concrete slab.	None at this time.
8		No	No	Black Locust	*Robinia pseudoacacia*		15	54	18	2 Major Structure or Health Problems	Single stem. Poor condition. Excessive deadwood and sparse foliage.	None at this time.
9		No	No	Unknown	*Unknown*		10	54	9	2 Major Structure or Health Problems		None at this time.
10		No	No	Eucalyptus	*Eucalyptus globulus*	12,13,28	53	54	28	2 Major Structure or Health Problems	One-sided south. Smaller Eucalyptus directly north with stems 12,14".	None at this time.
11		No	No	Honey Locust	*Gleditsia triacanthos*		8	54	14	2 Major Structure or Health Problems	One stem surrounded by 4 volunteers, 4-5" each. Poor condition.	None at this time.
12		No	No	Eucalyptus	*Eucalyptus globulus*		47	54	32	2 Major Structure or Health Problems	Forks 4.5' above grade into 2 large stems, both leaning northwest.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
13		No	No	Almond	*Prunus dulcis*		12	54	11	2 Major Structure or Health Problems	Tree is 95% dead.	None at this time.
14		No	No	Eucalyptus	*Eucalyptus globulus*		25	54		0 Dead	Tree is dead	**Recommend removal due to nature and extent of defects.**
15		No	No	Arizona Cypress	*Cupressus arizonica*		12	54	8	2 Major Structure or Health Problems		None at this time.
16		No	No	Eucalyptus	*Eucalyptus globulus*		25	54	30	2 Major Structure or Health Problems	Dead branches, leans.	None at this time.
17		No	No	Arizona Cypress	*Cupressus arizonica*		7	54	5	2 Major Structure or Health Problems		None at this time.
18		No	No	Aleppo Pine	*Pinus halepensis*		23	54	21	2 Major Structure or Health Problems	Trunk leans south and bends east.	None at this time.
19		No	No	Casuarina	*Casuarina equisetifolia*		17	54	22	2 Major Structure or Health Problems		None at this time.
20		No	No	Eucalyptus	*Eucalyptus globulus*		25	36	19	2 Major Structure or Health Problems		None at this time.
21		No	No	Eucalyptus	*Eucalyptus globulus*		15	54	17	2 Major Structure or Health Problems		None at this time.
22		No	No	Eucalyptus	*Eucalyptus globulus*		17	54	28	2 Major Structure or Health Problems		None at this time.
23		No	No	American Elm	*Ulmus americana*		26	54	17	1 Extreme Structure or Health Problems	Poor condition. Forks into codominant stems 5' above grade. Northerly stem broken 9' above grade. Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
24		No	No	Almond	*Prunus dulcis*	5,6,8,12	31	54	10	1 Extreme Structure or Health Problems	Above average dead branches.	**Recommend removal due to nature and extent of defects.**
25		No	No	Almond	*Prunus dulcis*	8,8	16	54	9	2 Major Structure or Health Problems		None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
26		No	No	Almond	*Prunus dulcis*	5,6	11	54	3	0 Dead	Tree is dead.	**Recommend removal due to nature and extent of defects.**
27		No	No	Almond	*Prunus dulcis*	4,4,5,5,5	23	54	8	2 Major Structure or Health Problems	Poor condition.	None at this time.
28		No	No	Mulberry	*Morus*		16	36	2	1 Extreme Structure or Health Problems	Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
29		No	No	Eucalyptus	*Eucalyptus globulus*		30	54	32	2 Major Structure or Health Problems		None at this time.
30		No	No	Eucalyptus	*Eucalyptus globulus*		34	54	30	2 Major Structure or Health Problems	5 small Eucalyptus 3-4" beneath this tree and the previous tree.	None at this time.
31		No	No	European Olive	*Olea europaea*	3,4,5,7	19	54	12	2 Major Structure or Health Problems	Poor structure.	None at this time.
32		No	No	Eucalyptus	*Eucalyptus globulus*		13	54	14	2 Major Structure or Health Problems		None at this time.
8509	1509	Yes	No	Black Walnut	*Juglans nigra*	10,11,13,19	53	54	30	1 Extreme Structure or Health Problems	Branches 1' above grade. Large basal cavity. Moderate decay. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8510		Yes	No	Oregon Ash	*Fraxinus latifolia*		8	54	9	1 Extreme Structure or Health Problems	Trunk split from grade to 12' above grade. Half missing with extreme decay.	**Recommend removal due to nature and extent of defects.**
8512	1589	Yes	No	Black Walnut	*Juglans nigra*		17	54	17	1 Extreme Structure or Health Problems	Trunk leans slightly south. Codominant branching at 5' above grade with included bark. Canopy is 70% dead.	**Recommend removal due to nature and extent of defects.**
8514		Yes	No	Black Walnut	*Juglans nigra*		18	12	16	1 Extreme Structure or Health Problems	Branches 2-3' above grade. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8515	1579	Yes	No	Black Walnut	*Juglans nigra*		18	54	22	1 Extreme Structure or Health Problems	Codominant branching 6' above grade with included bark. Canopy ~30% dead. Moderate lean north.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
8516	1581	Yes	No	Black Walnut	*Juglans nigra*	4,5,6	15	54	19	1 Extreme Structure or Health Problems	Branches at grade. Canopy ~50% dead. Broken branches throughout.	**Recommend removal due to nature and extent of defects.**
8517	1582	Yes	No	Black Walnut	*Juglans nigra*	6,6	12	54	14	1 Extreme Structure or Health Problems	Branches 1' above grade. Canopy ~45% dead.	**Recommend removal due to nature and extent of defects.**
Protected Trees**												
8511	1587	Yes	No	Interior Live Oak	*Quercus wislizeni*		31	54	32	3 Fair - Minor Problems	Moderate lean west from grade to 8' above grade. One-sided east.	Canopy raise on east side.
8513	1586	Yes	No	Interior Live Oak	*Quercus wislizeni*		23	54	17	1 Extreme Structure or Health Problems	Mechanical wound south side from grade to 7' above grade. Partially callused. Extreme decay. Fruiting bodies. Extremely sparse canopy.	**Recommend removal due to nature and extent of defects.**

TOTAL INVENTORIED TREES = 41 trees (932 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 14 trees (320 aggregate diameter inches)
Rating (0-5, where 0 is Dead) = 0=2 trees; 1=11 trees; 2=26 trees; 3=2 trees
Total Non-Protected Trees = 39 trees (878 aggregate diameter inches)
Total Protected Trees = 2 trees (54 aggregate diameter inches)

**Non-Protected Trees for identification purposes, not numbered in the field.*

***Protected Trees tagged in the field.*

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

RESOLUTION NO. 22-107

AMENDING THE SIERRA VISTA SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the Special Area (SA) overlay description of the Commercial Mixed Use (CMU) zone applicable to Parcels KT-40A, KT-40B, and KT-40C of the Sierra Vista Specific Plan, as shown in Exhibit B, attached and incorporated herein by reference; and

WHEREAS, the land use map and exhibits in the Sierra Vista Specific Plan will be amended to reflect the subdivision of the site, as shown in Exhibit B, attached and incorporated herein by reference; and

WHEREAS, on March 24, 2022, the Planning Commission held a public hearing on the proposed amendments to the Sierra Vista Specific Plan and unanimously recommended that the City Council approve the proposed Specific Plan Amendment; and

WHEREAS, the Specific Plan Amendment as proposed and revised is consistent with the adopted City of Roseville General Plan; and

WHEREAS, on April 20, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on April 20, 2022, the City Council considered the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified May 5, 2010); and

WHEREAS, the Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Specific Plan Amendment, and makes the following findings:

The Specific Plan Amendment is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Sierra Vista Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the proposed changes to the Sierra Vista Specific Plan are adopted as set forth in the attached Exhibit B.

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

SIERRA VISTA LAND USE PLAN

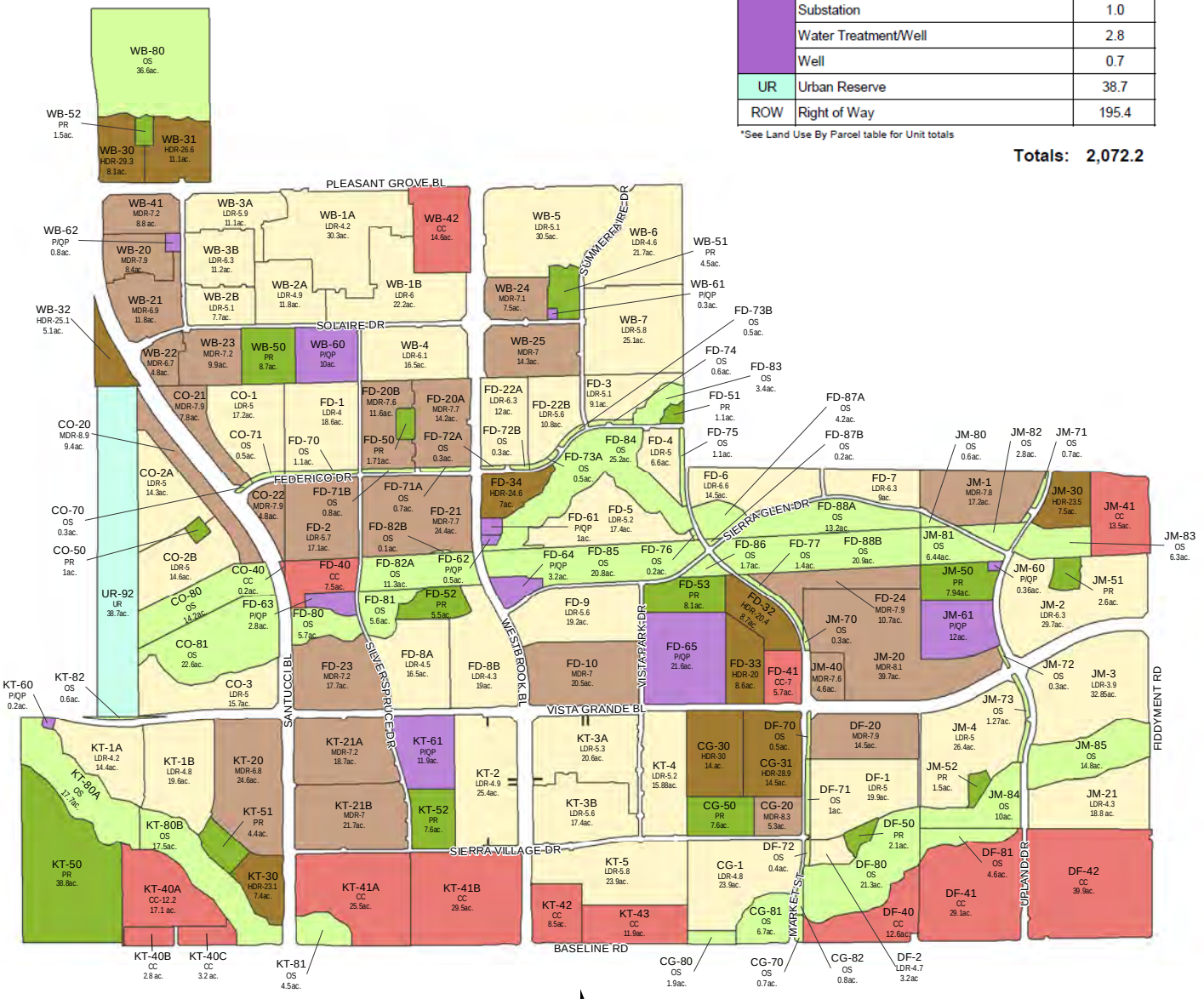
CC EXHIBIT B

Figure 4-1

	Land Use Designation	Acres
LDR	Residential	595.7
	Residential - Age Restricted	94.3
MDR	Residential	349.8
HDR	Residential	92.1
CC	Business Professional and Commercial	25.4
	Commercial	167.2
	Commercial Mixed Use	28.8
OS	Open Space	301.8
	Open Space/Paseo	13.6
PR	Park	104.3
P/QP	Elementary School	34.1
	Fire Station	3.2
	Lift Station	1.2
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	195.4

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Last Updated: March 16, 2022

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.16	135	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	39.70	322	8.1
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**255.75**	**1,194**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	16.04	209	13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	3.44		
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94		
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**411.55**	**1,543**	

Community Commercial (CC) – Mixed Use

FAR & Density:	Commercial/Office: Up to 3.0 FAR Residential: 13.0 dwelling units per acre and higher
Applied Zoning Districts:	CMU/SA – Commercial Mixed Use/Special Area overlay
Description:	Sites with a Community Commercial (CC) – Mixed Use designation are intended to develop as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay. These sites are intended to promote a variety of commercial use types and the flexible citing of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions while maintaining sites for local neighborhood services. At full buildout of the Plan Area, these CMU parcels can accommodate approximately 366,000 sq. ft. of commercial/office uses (assuming FAR of 0.4 for the portion of each site assumed to be non-residential) and 249 residential units. The development allocation is assumed to be 60% commercial/office and 40% high-density residential. While the intent is that each CMU site develops with a mixture of uses, it could develop solely as a commercial use, or with a different mixture of commercial/residential uses, provided some non-residential use is provided. Therefore, the final development plan for each site may ultimately deviate from the square footage/ dwelling unit assumptions listed in Table 4-2. See Figure B-23 for an illustrative concept plan. Parcel KT-40A is designated for 209 multi-family residential units and Parcels KT-40B and KT-40C are designated for commercial uses. See Table 4-3 below for a list of permitted uses for Parcels KT-40B and KT-40C.
Permitted Uses & Development Standards	As specified in the City of Roseville Zoning Ordinance.

Table 4-3: CMU/SA Permitted Use Types for Parcel KT-40B and KT-40C

AGRICULTURAL AND OPEN SPACE USE TYPES		CMU/SA
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		**CMU/SA**
Community Assembly		-
Community Services		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		-
Public Parking Services		-
Schools		
	College & University	CUP
	Public/Private Elementary & Secondary	-
Social Services		
	Food Distribution	-
	Food Service	-
	Temporary Resident Shelter	-
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	-
	Passive Power	-
RESIDENTIAL USE TYPES		**CMU/SA**
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	P
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		**CMU/SA**
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-

	Gasoline Sales	-
Banks & Financial Services (1)		P
Bars & Drinking Places		P
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
Community Care Facility		P
Day Care Center		P
Eating and Drinking Establishment		
	Fast Food with Drive Through	-
	Convenience	P
	Full Service	P
Food & Beverage Retail Sales		P
Funeral & Internment Services		-
Lodging Services		-
Long Term Care Facility		-
Maintenance and Repair		-
Medical Services, General		P
Neighborhood Commercial		P
Nightclubs		-
Nursery, Retail		-
Offices, Professional (1)		P
Personal Services (2)		P
Retail Sales and Services (1) (3)		P
Specialized Education & Training		
	Vocational Schools	CUP
	Specialty Schools	CUP
Storage, Personal Storage Facility		-
INDUSTRIAL USE TYPES		**CMU/SA**
Laundries, Commercial		-
Printing & Publishing		-
Research Services		-
Wholesale & Distribution, Light		-
TRANSPORTATION AND COMMUNICATION USE TYPES		**CMU/SA**
Antennas & Communications Facilities		
	Developed Lot	-
	Undeveloped Lot	-
Heliport		-
Intermodal Facilities		-

All highlighted uses have been modified by the SVSP SA Overlay.

(P) Principally Permitted

(CUP) Permitted through approval of a Conditional Use Permit

(A) Administratively Permitted

(-) Not Permitted

Notes:

(1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
(2) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
(3) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

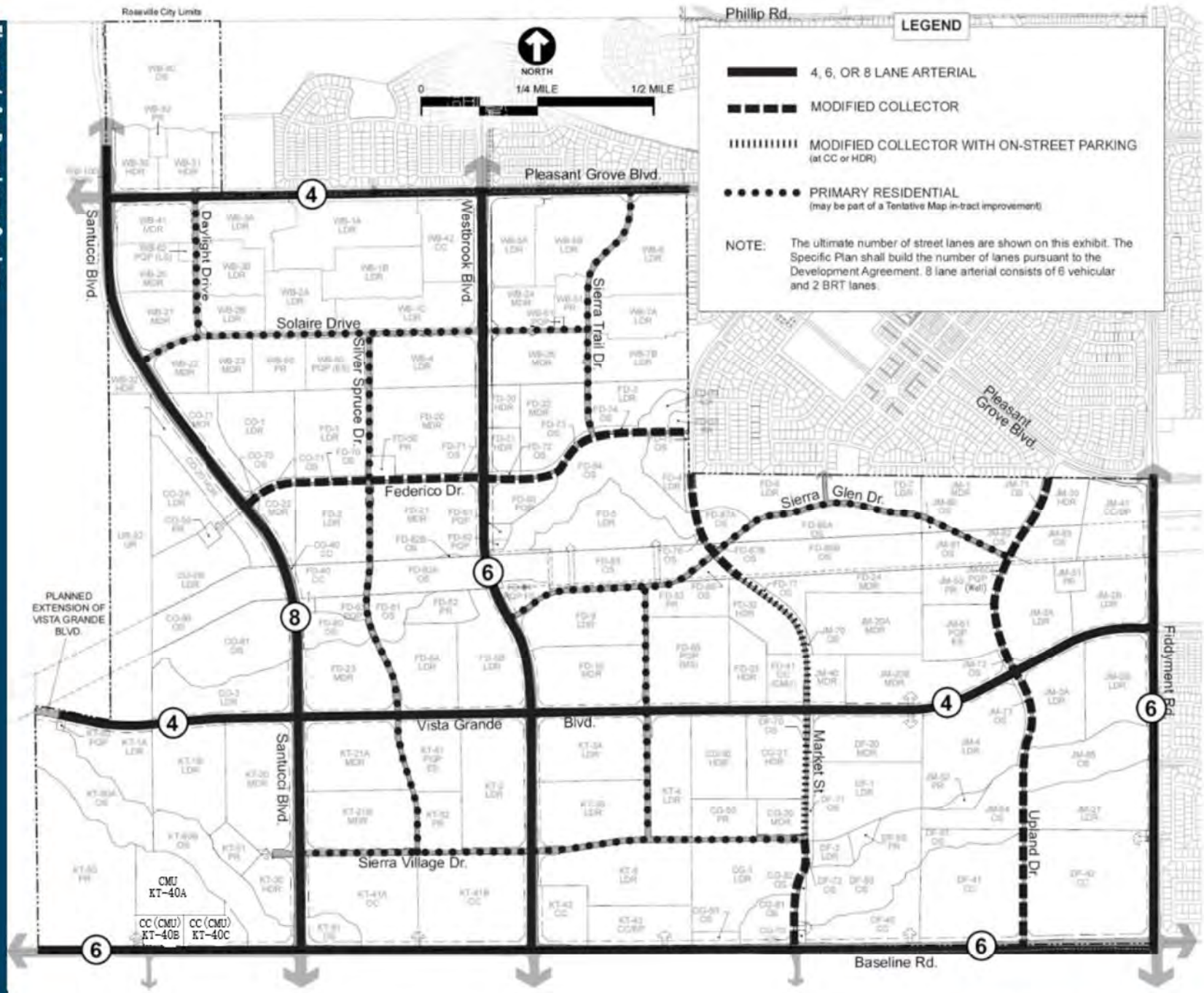


Figure 6-1: Roadway System

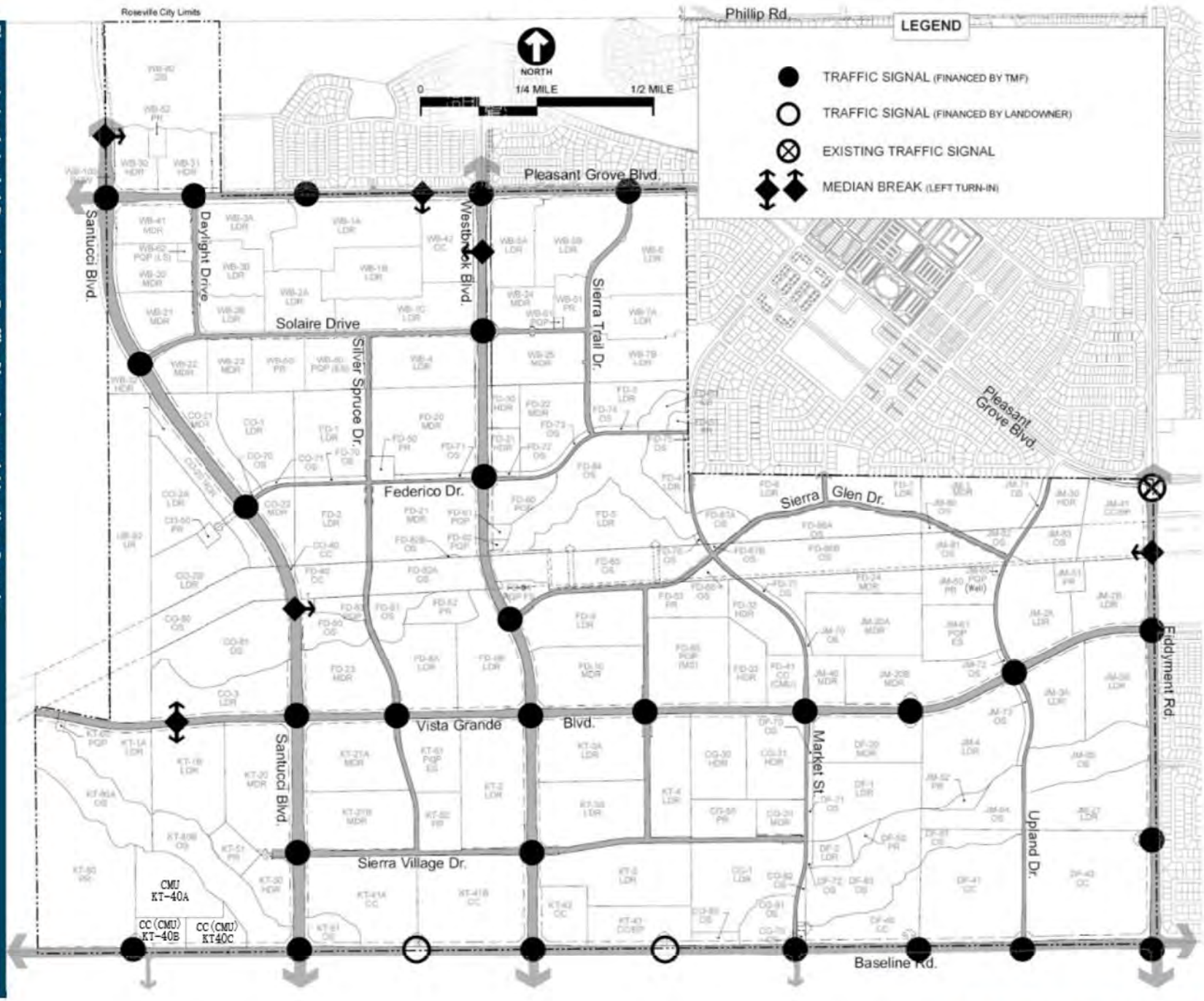
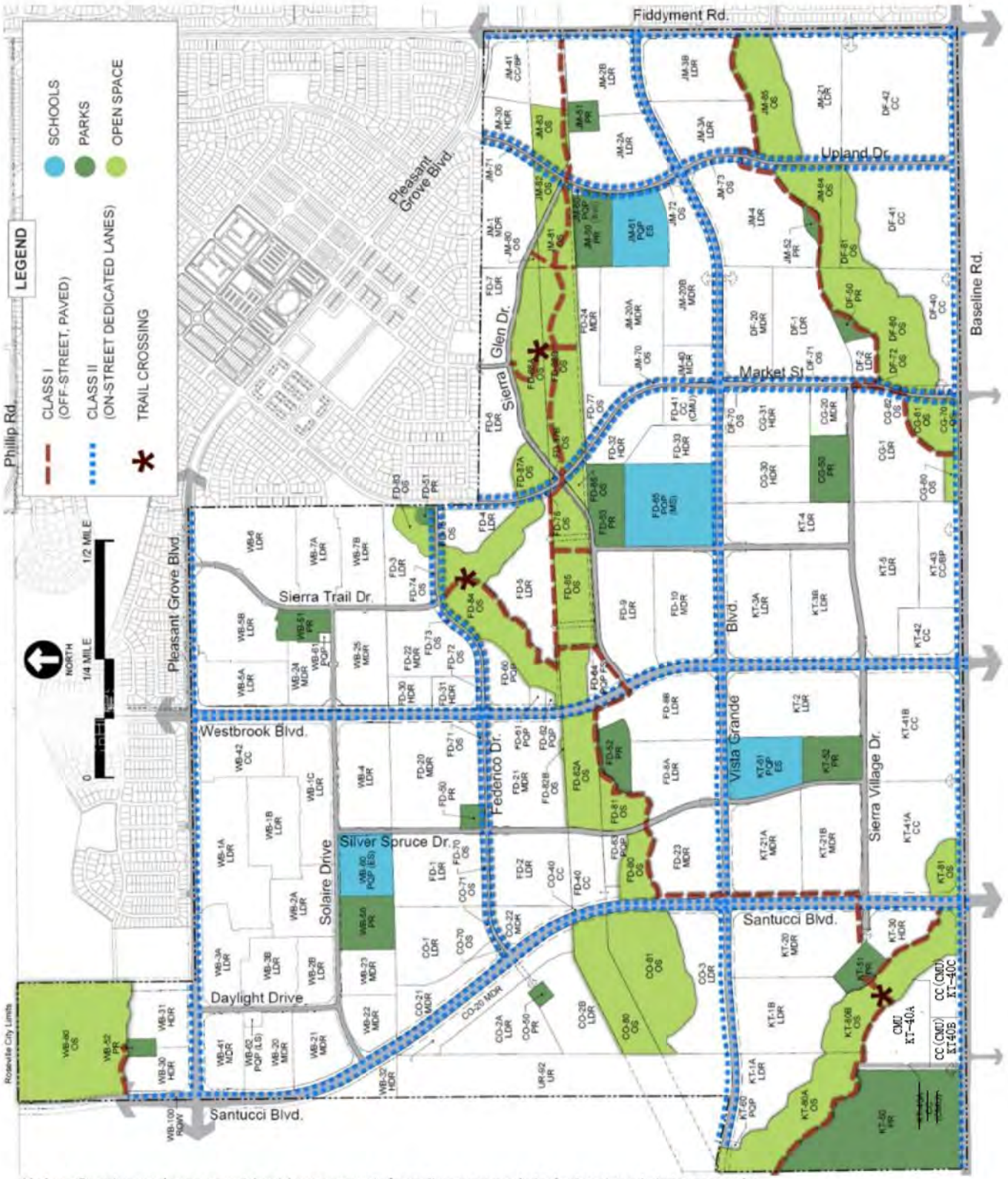


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks



Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies.
Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Figure 6-21: Class I and II Bikeways

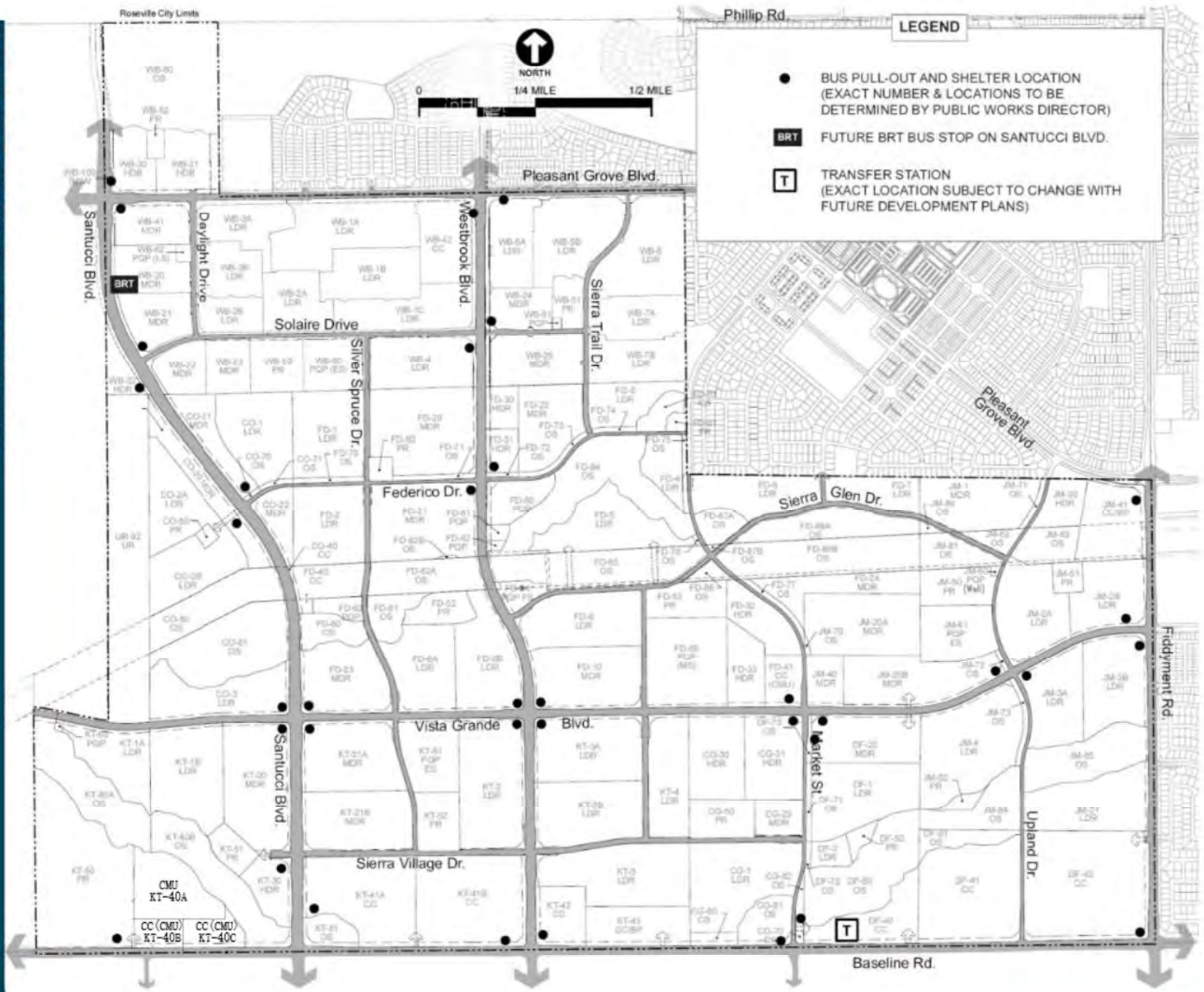


Figure 6-24: Bus Pull-Out and Shelter Locations

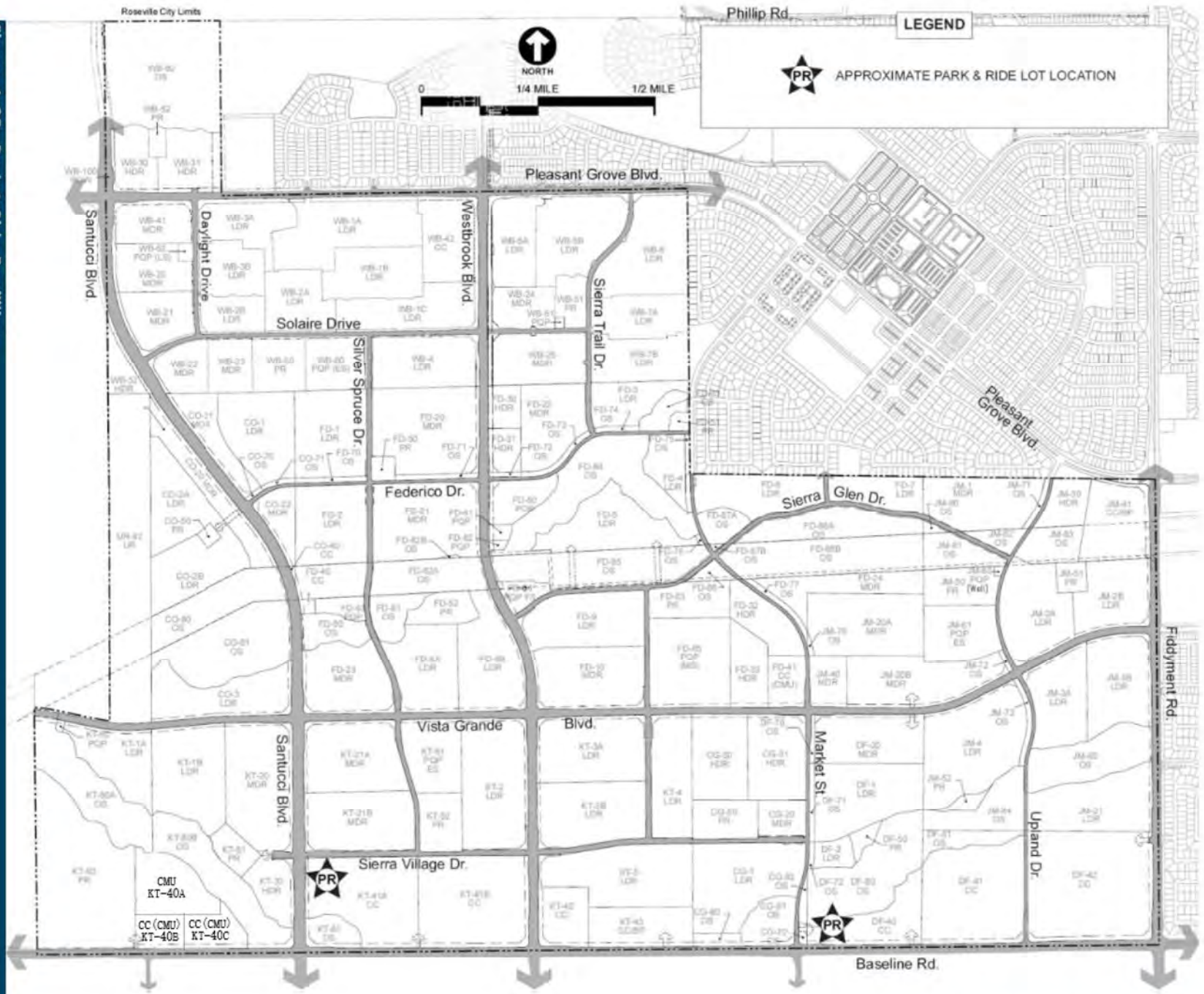


Figure 6-25: Park & Ride Facilities

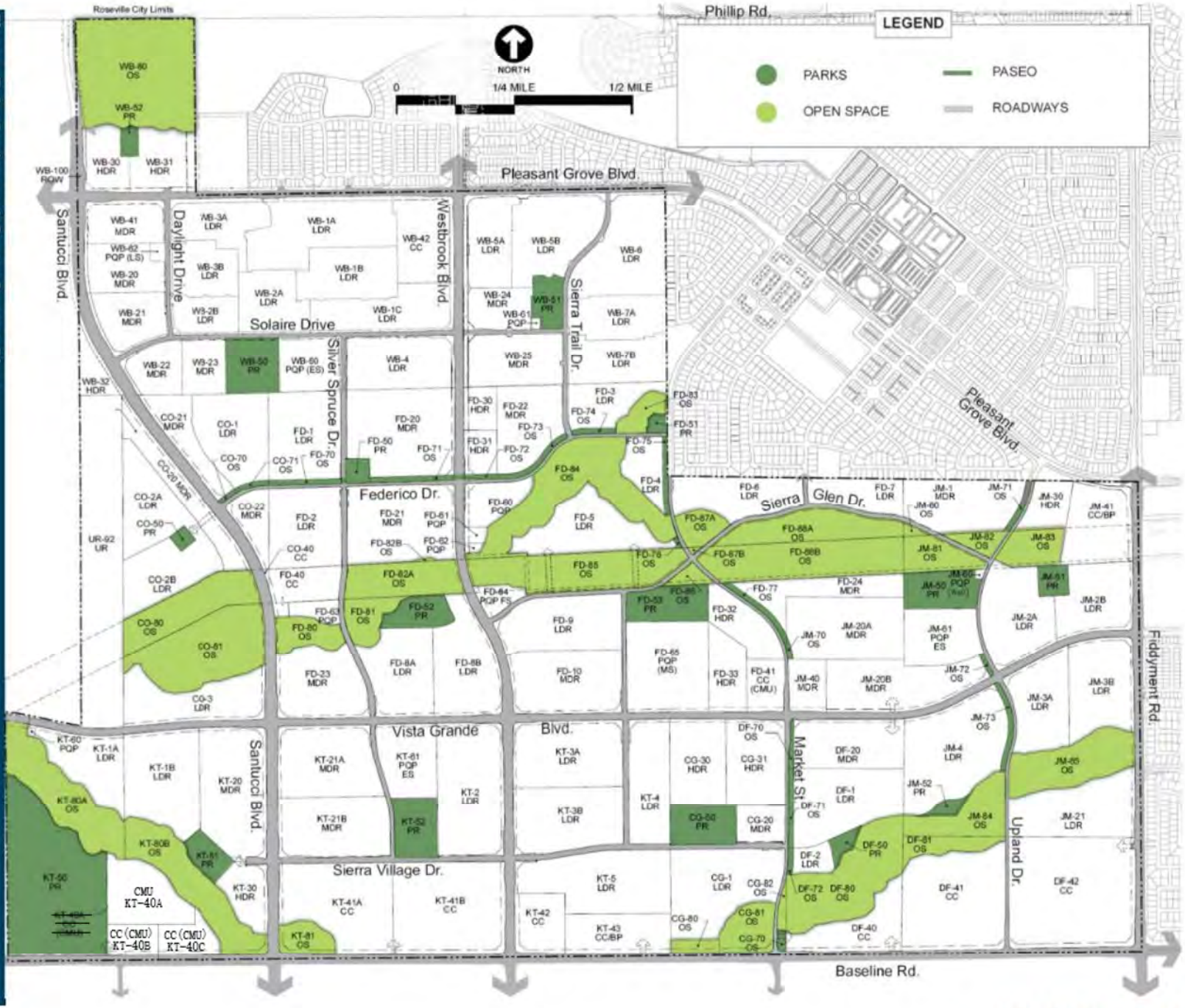


Figure 7-1: Parks and Open Space Plan

Figure 7-2: School Sites and District Boundaries

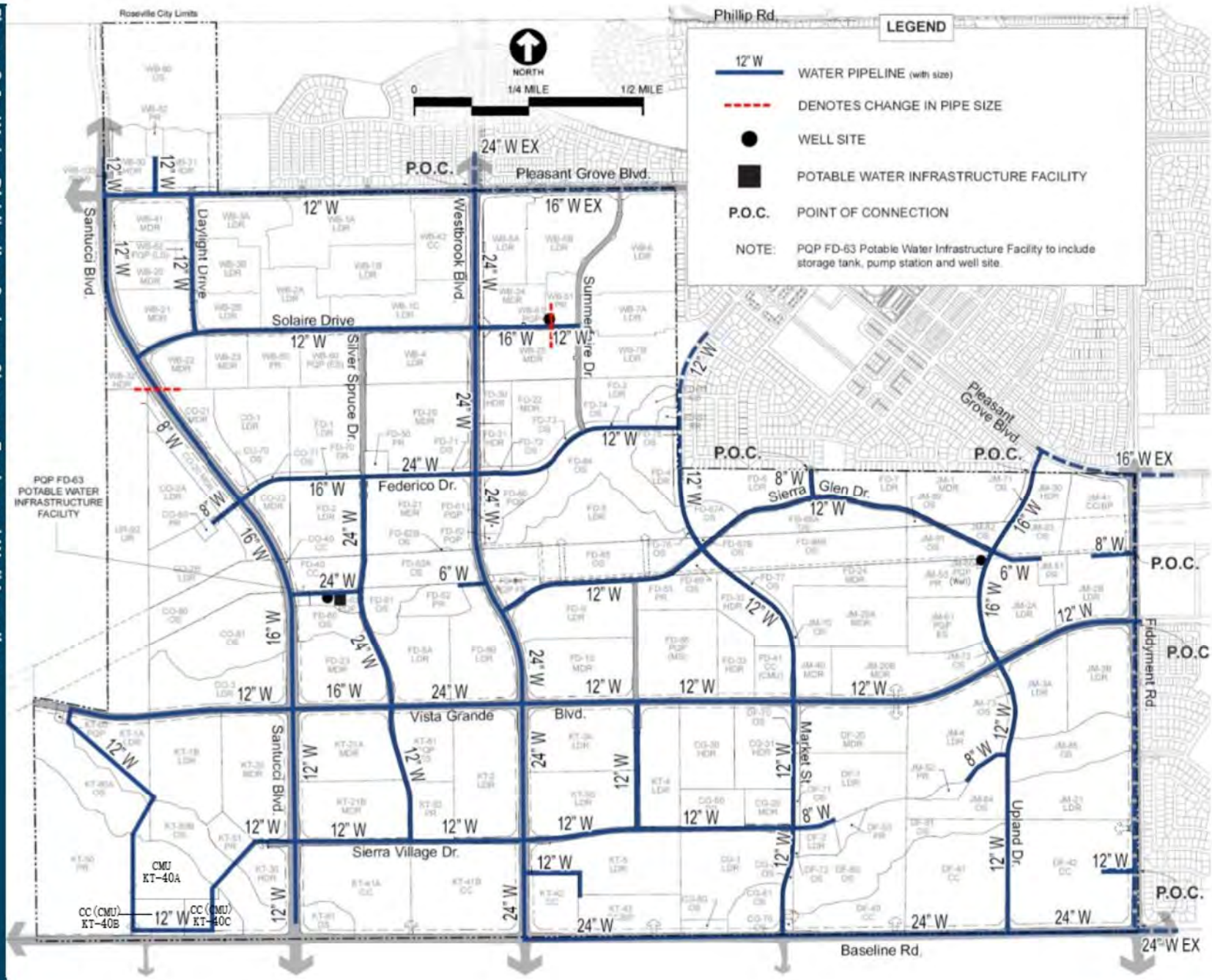


Figure 8-1: Water Distribution System, Storage Tank, and Well Locations

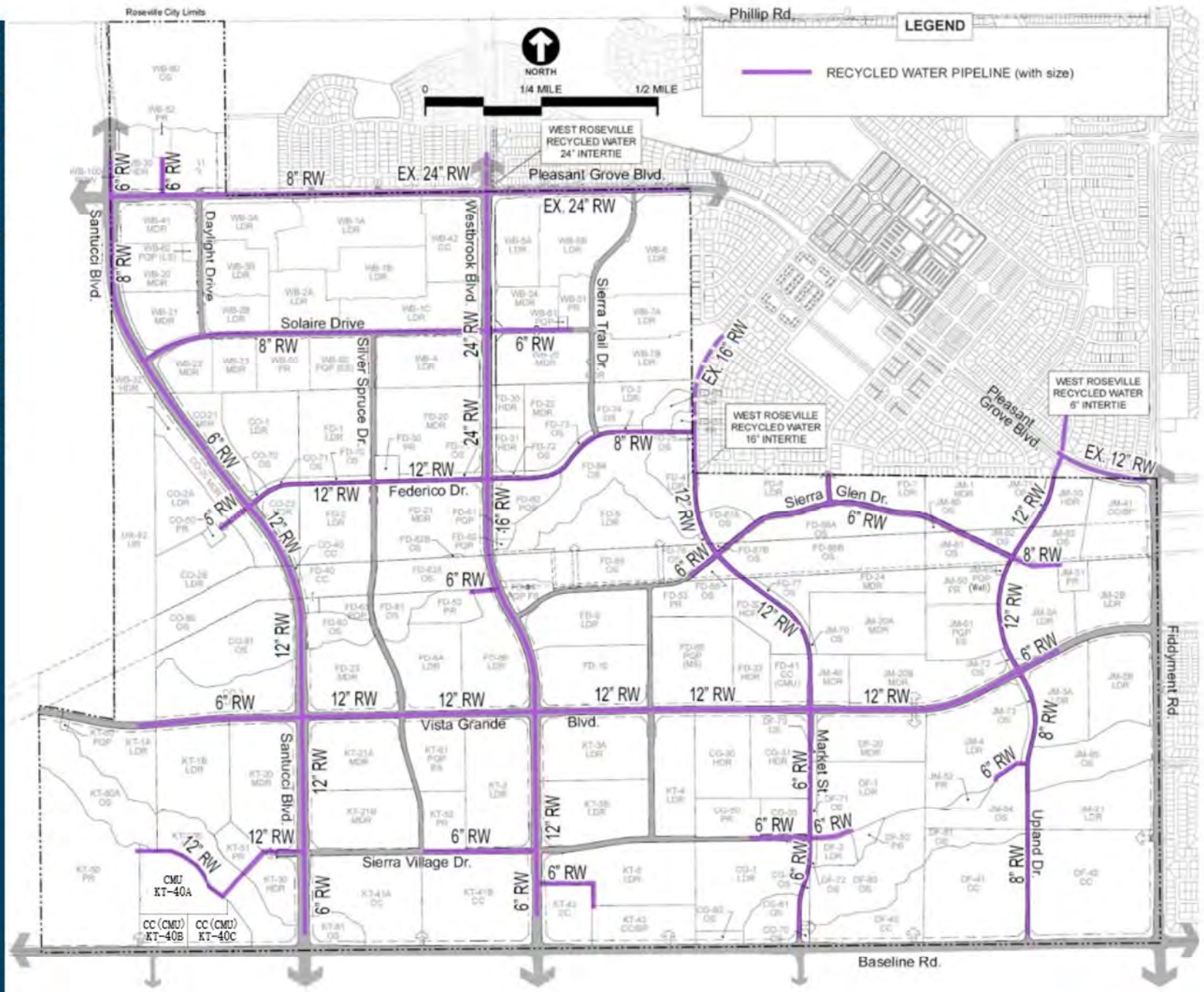


Figure 8-2: Recycled Water Distribution System

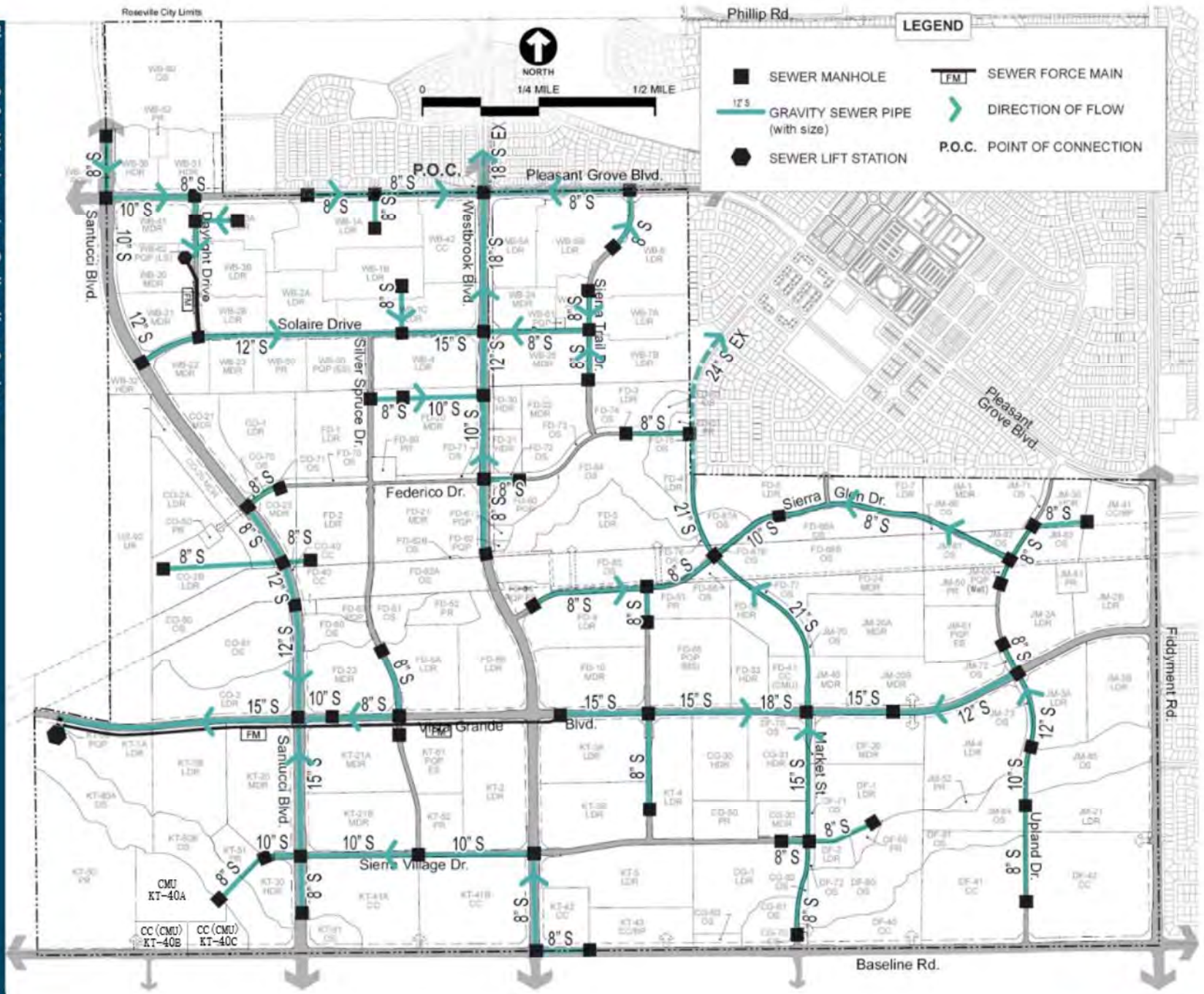
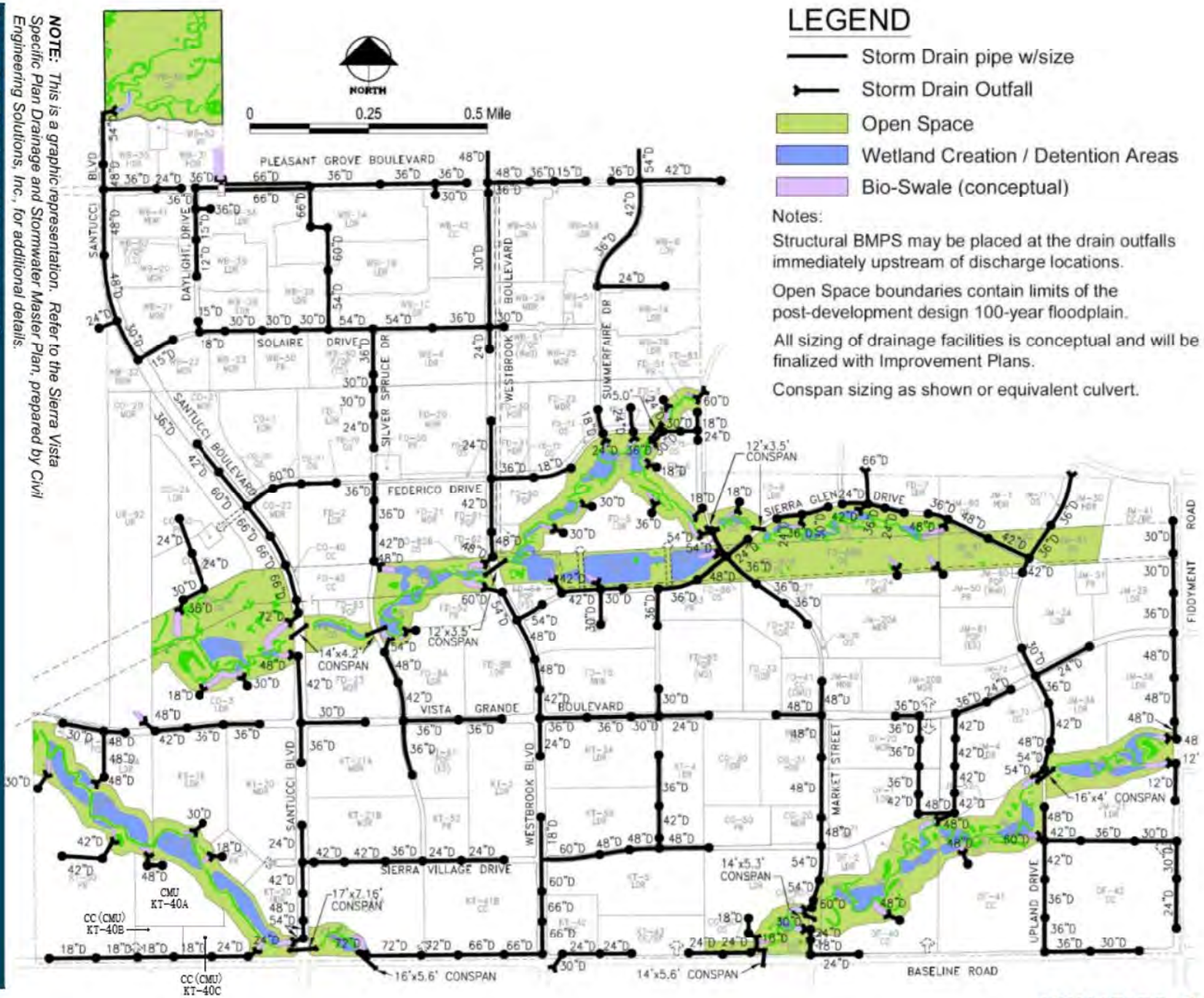


Figure 8-3: Wastewater Collection System



NOTE: *This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.*

Figure 8-4: Drainage Improvements

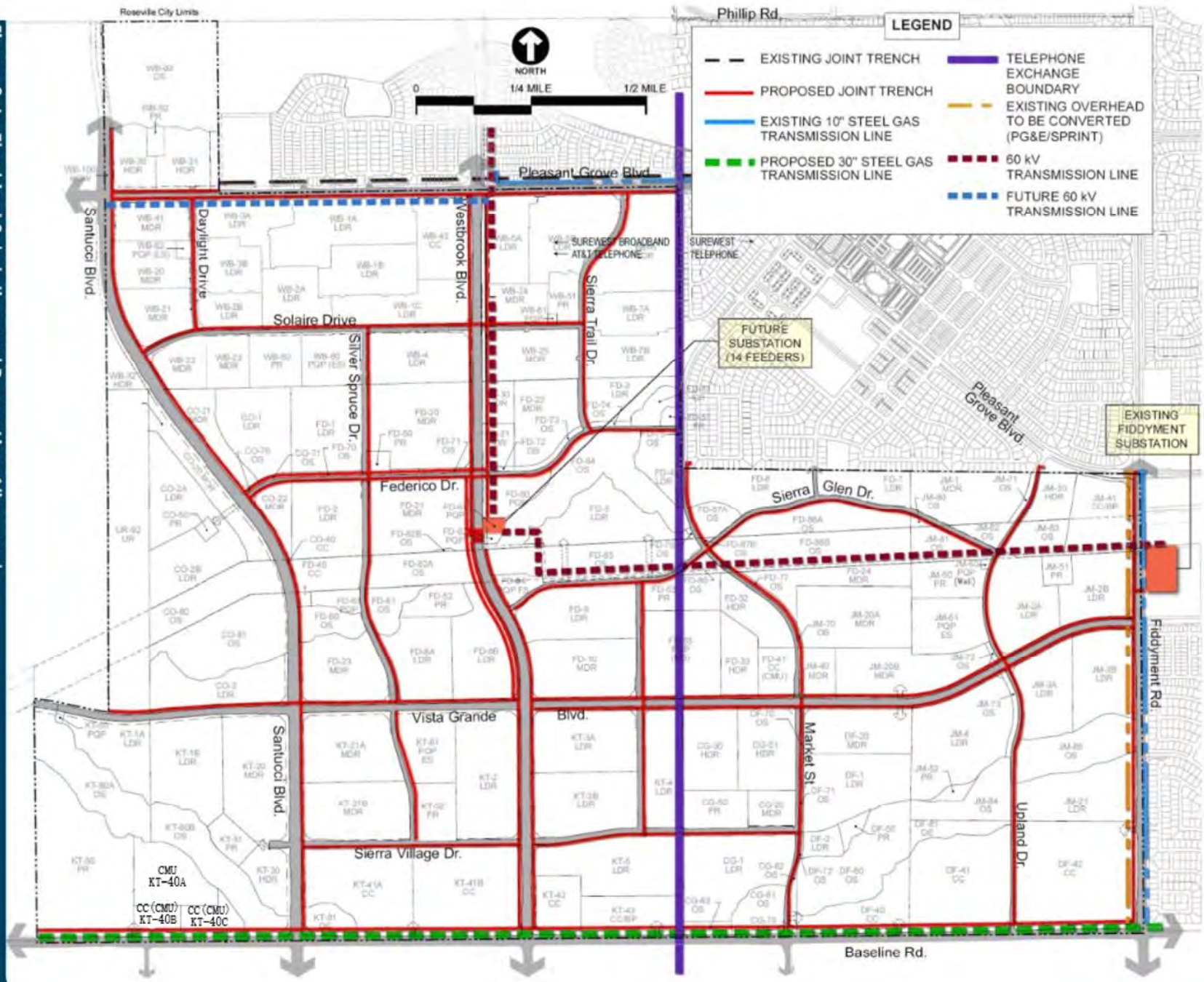


Figure 8-6: Electrical Substation and Power Line Alignments

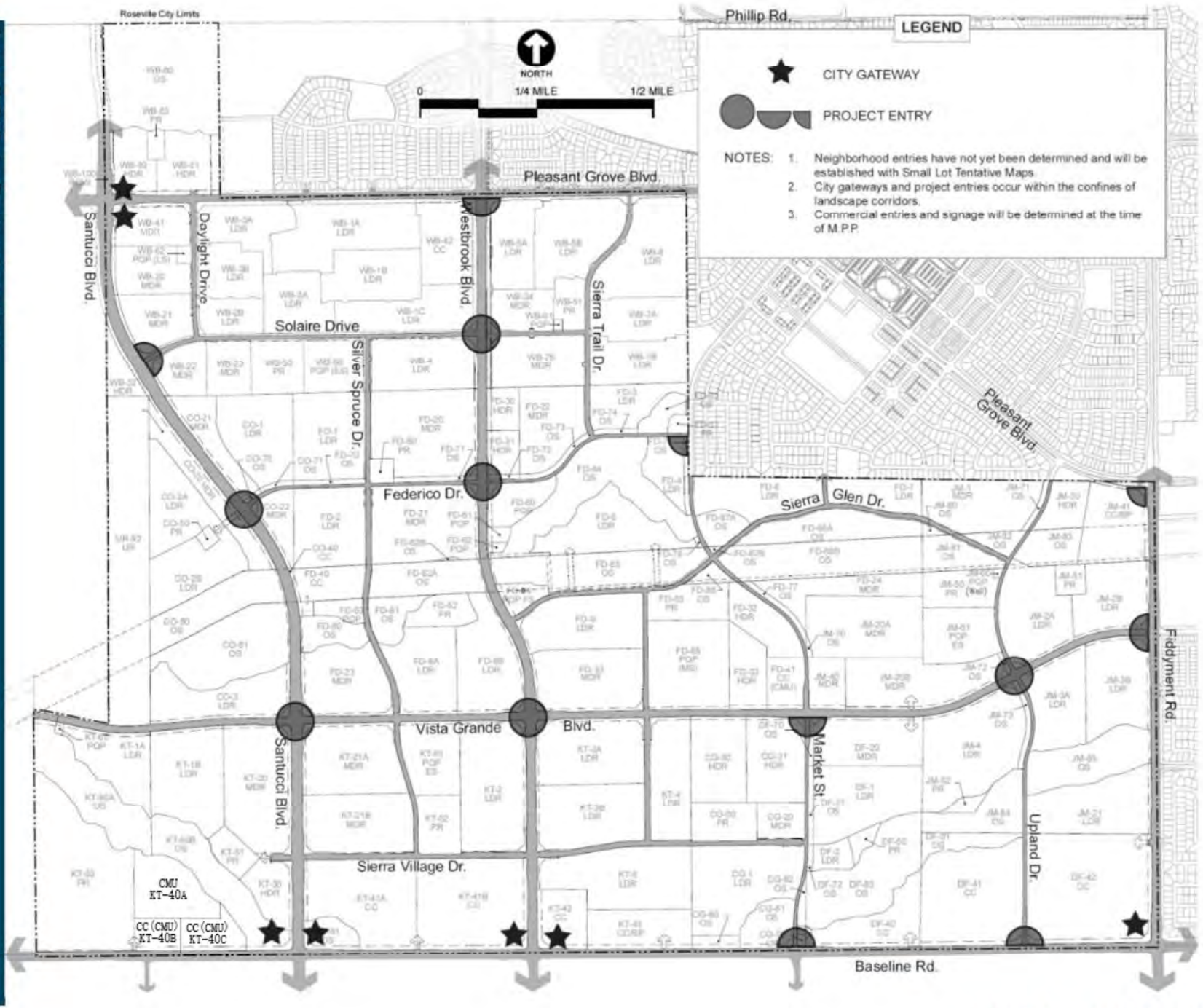


Figure B-2: Entry Feature Locations

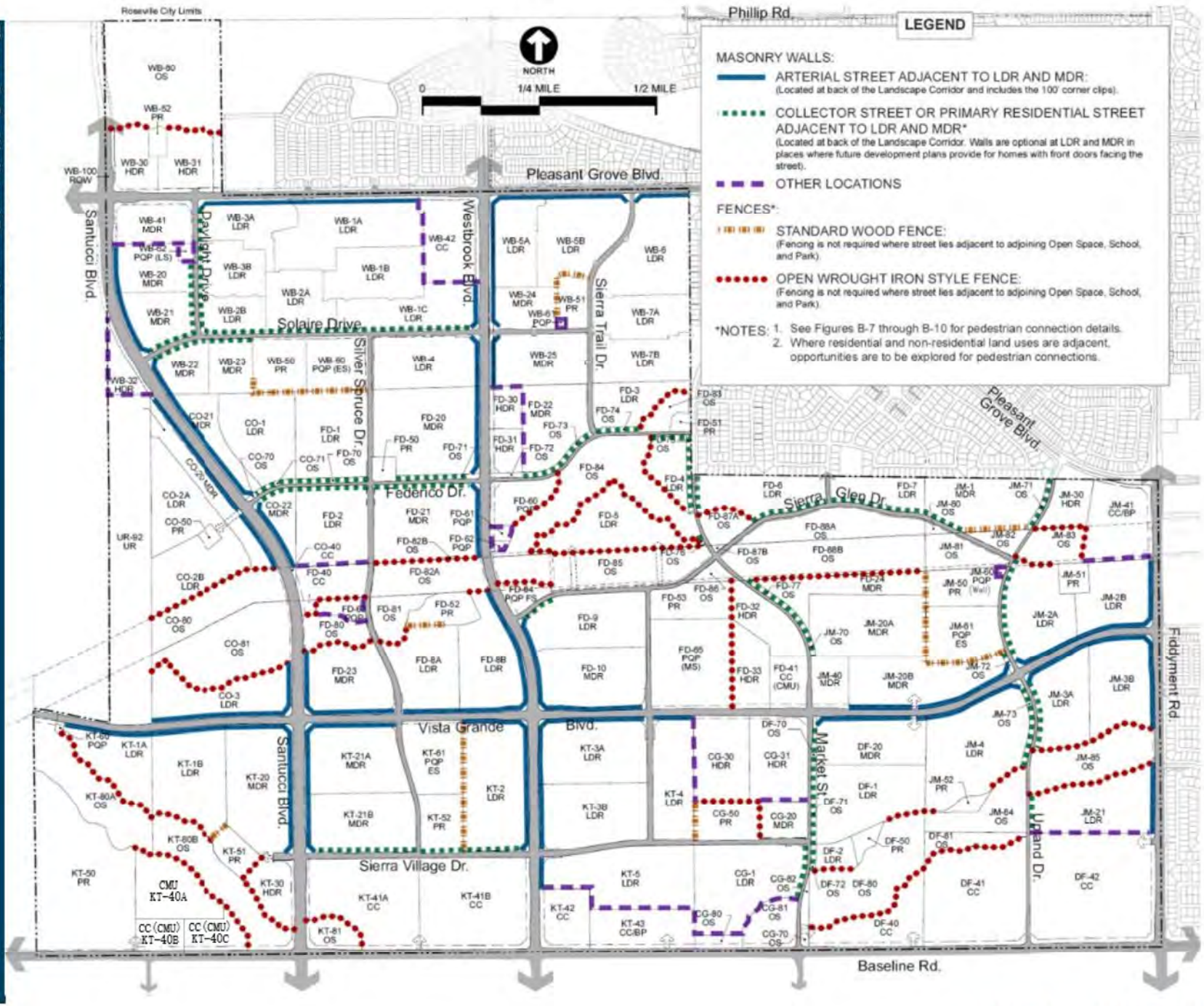
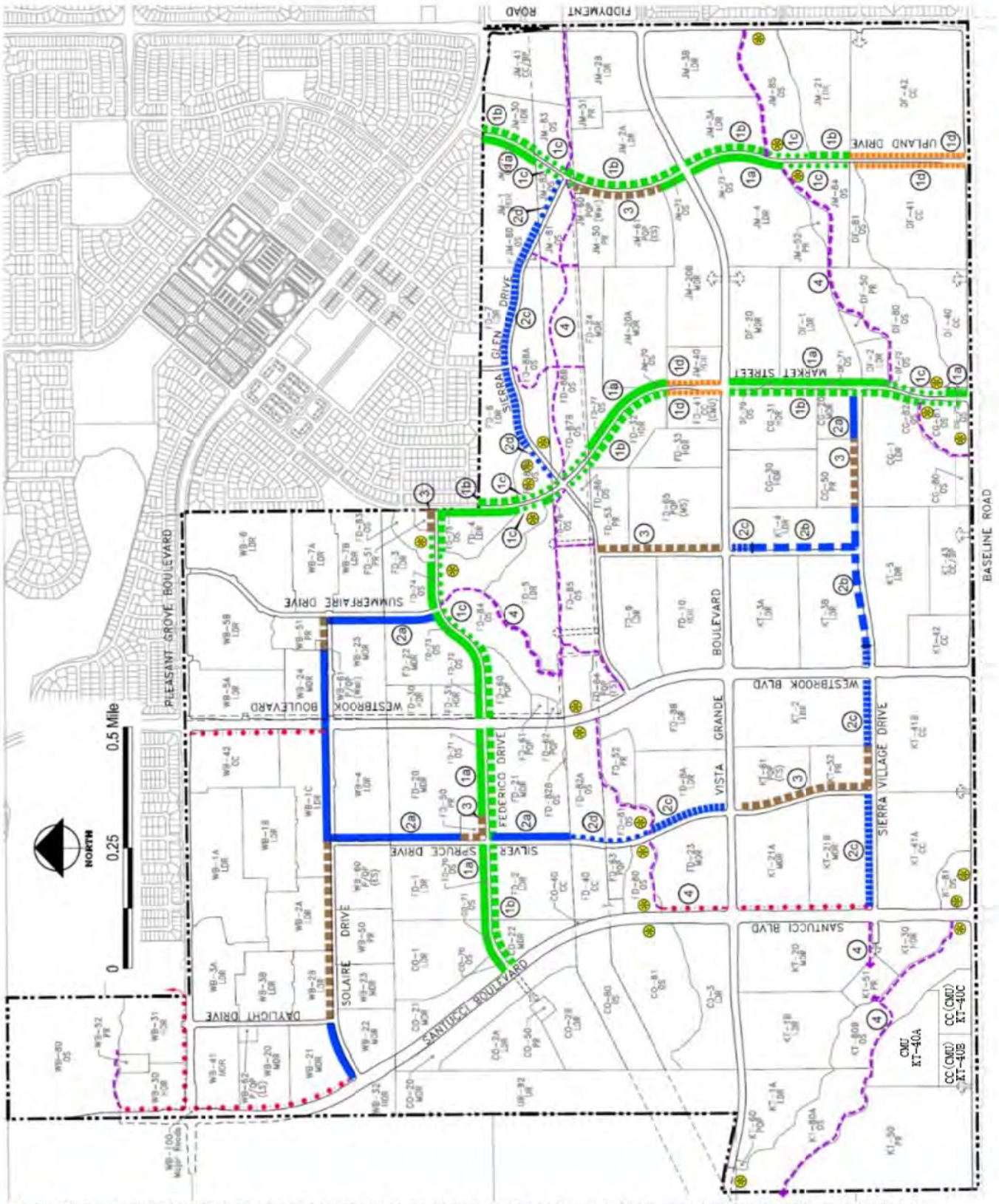


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan

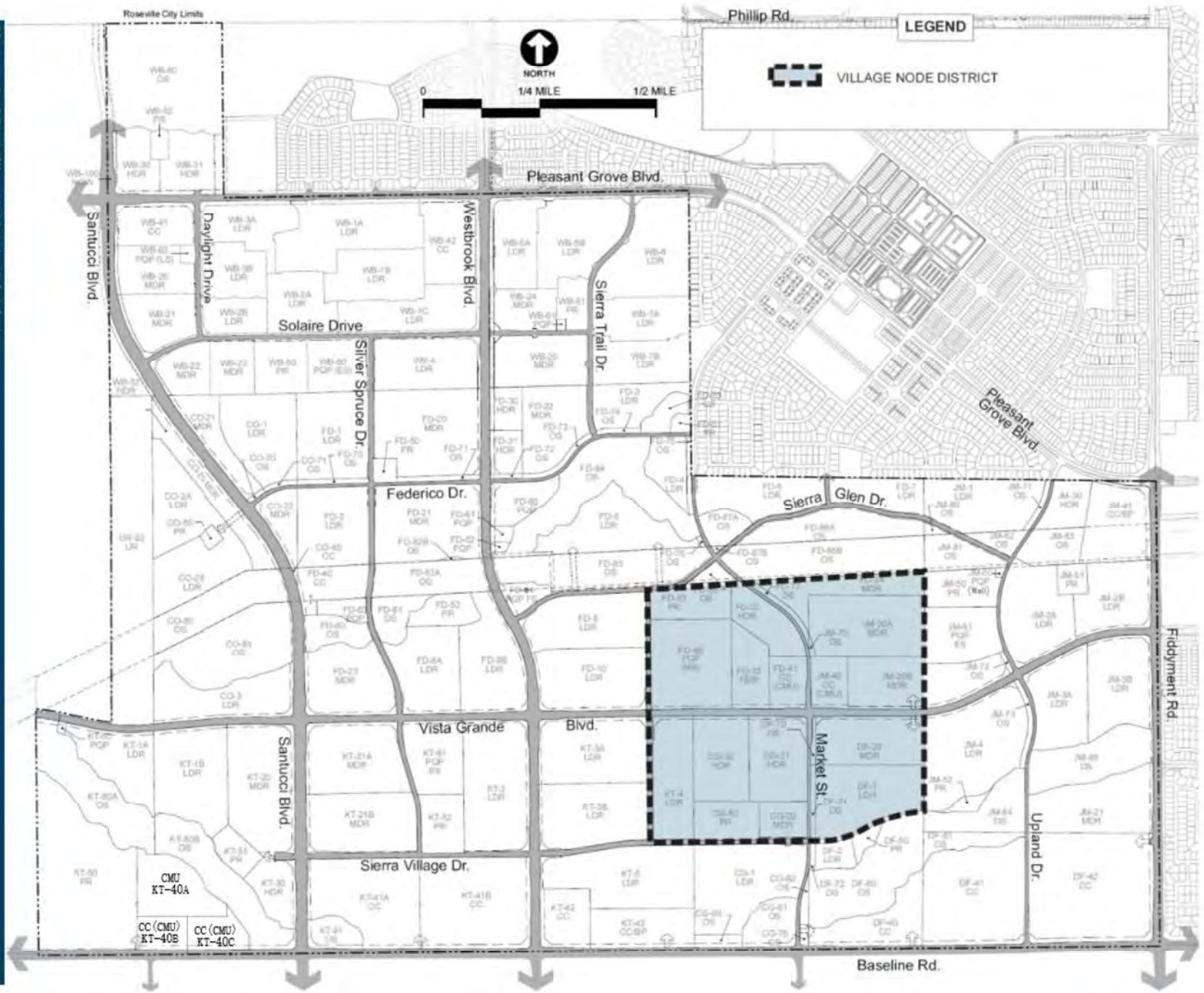


Figure B-22: Village Node District

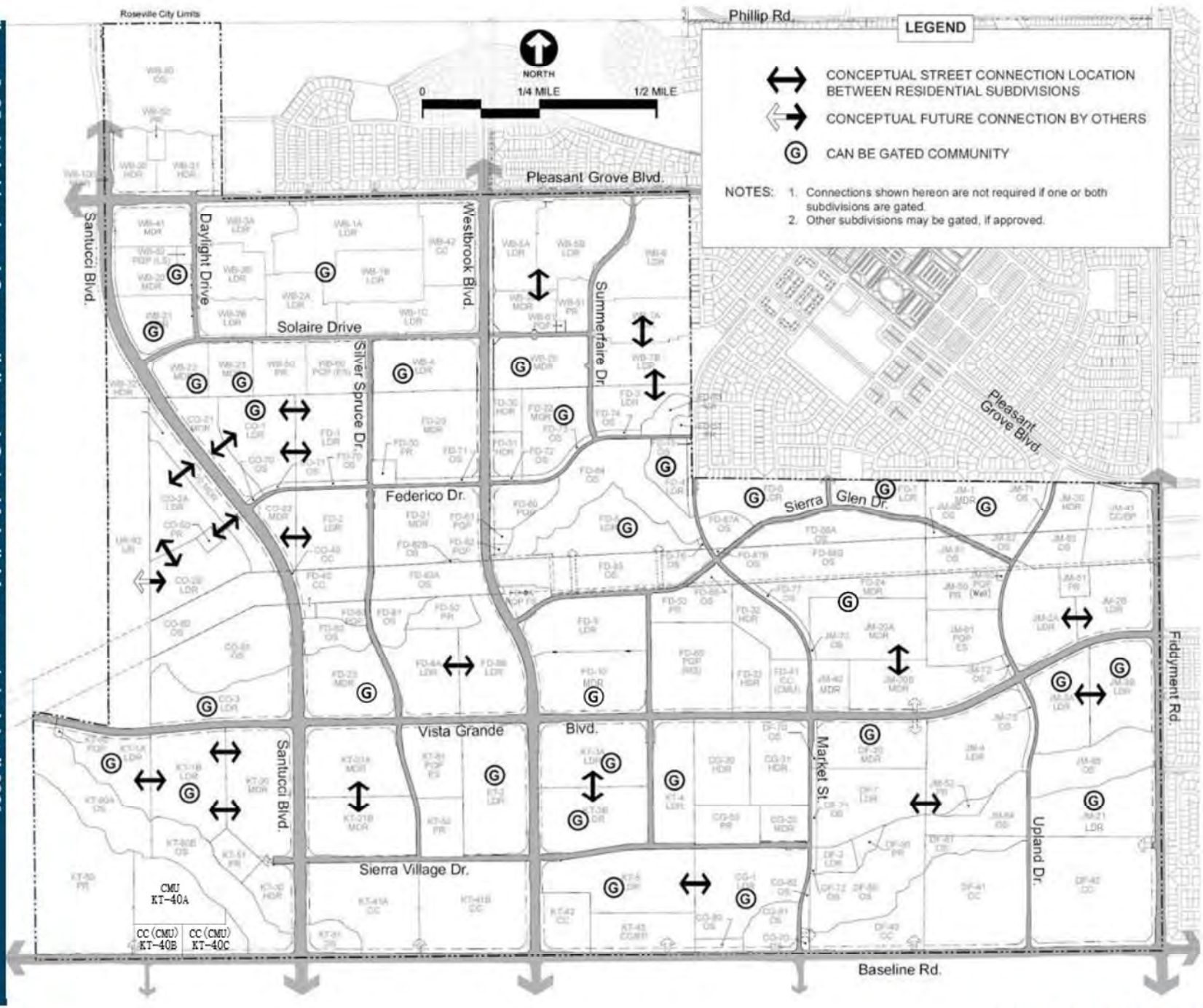


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

ORDINANCE NO.

ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC ("BAYBROOK") 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 First Amendment of the Development Agreement by and between the City of Roseville and KV Sierra Vista, LLC pertaining to property located within the Sierra Vista Specific Plan area.

SECTION 2. Prior to considering the proposed First Amendment to Development Agreement, the City Council considered the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified 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 First Amendment to the 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 First Amendment to the Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The First Amendment to the Development Agreement is in conformance with the public health, safety and welfare;

4. The First Amendment to the Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the First Amendment to the Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment.

SECTION 4. The First Amendment to Development Agreement, by and between the City of Roseville and KV Sierra Vista, LLC, 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

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This First Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and KV SIERRA VISTA, LLC, a California limited liability company ("KV Sierra Vista") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Baybrook Limited Partnership, a Delaware limited partnership ("Baybrook Limited Partnership") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045904-00.

B. Baybrook Limited Partnership and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Baybrook Limited Partnership assigned its interest in the Original Development Agreement to Baseline 80 Investors LLC, a California limited liability company ("Baseline 80 Investors"), pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of May 18, 2013, and

recorded June 12, 2013, as Document No. 2013-0057588-00, in the Official Records of Placer County, California.

D. Baseline 80 Investors assigned its interest in the Development Agreement to Baseline P&R, LLC,, a California limited liability company ("Baseline P&R"), pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053570-00, in the Official Records of Placer County, California.

E. Baseline P&R assigned its interest in the Development Agreement to KV Sierra Vista, pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053571-00, in the Official Records of Placer County, California.

F. This First Amendment to the Development Agreement (the "First Amendment") affects certain portions of the Property (the "First Amendment Property"), as described in Exhibit "A" attached to this First Amendment and shall run with the land described in Exhibit "A" hereto. KV Sierra Vista and City intend for this First Amendment to document certain unit transfers within the Plan Area..

G. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The Property set forth in Recital B of the Development Agreement for the First Amendment Property is hereby revised as follows:

The subject of this Agreement is the development of those certain parcels of land, consisting of approximately 40.13± acres as described in Exhibit "A" and shown on Exhibit "B" (hereinafter the "Property"), attached hereto, which constitutes a portion of the larger area comprising 1,626± acres commonly referred to the Sierra Vista Specific Plan area ("Specific Plan", "SVSP" or "Plan Area" or the "Project").

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the First Amendment Property are hereby revised as follows:

Low Density Residential	62 units on 12.4 Net Acres;

Park	39.9 Net Acres;
Open Space (paseo)	17.9 Net Acres;
Schools	0.3 Net Acres;
Right of Way	4.1 Net Acres.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the First Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the 5th day of April, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

KV SIERRA VISTA, LLC, a California limited liability company

By:_____
Don Kuemeler
Manager

SEE ATTACHED CA NOTARY PG.

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

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 SAN FRANCISCO

On 5 APRIL 2022 before me, Astrid Martinez, Notary Public, personally appeared Donald Henry Kuemmeler, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person 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.

ASTRID MARTINEZ
Notary Public - California
San Mateo County
Commission # 2332066
My Comm. Expires Aug 20, 2024

_____ (Seal)
Signature of Notary Public

7310.024
12/17/2021
MRD

EXHIBIT "A"

Legal Description for
Sierra Vista Development Agreement
Baybrook LP

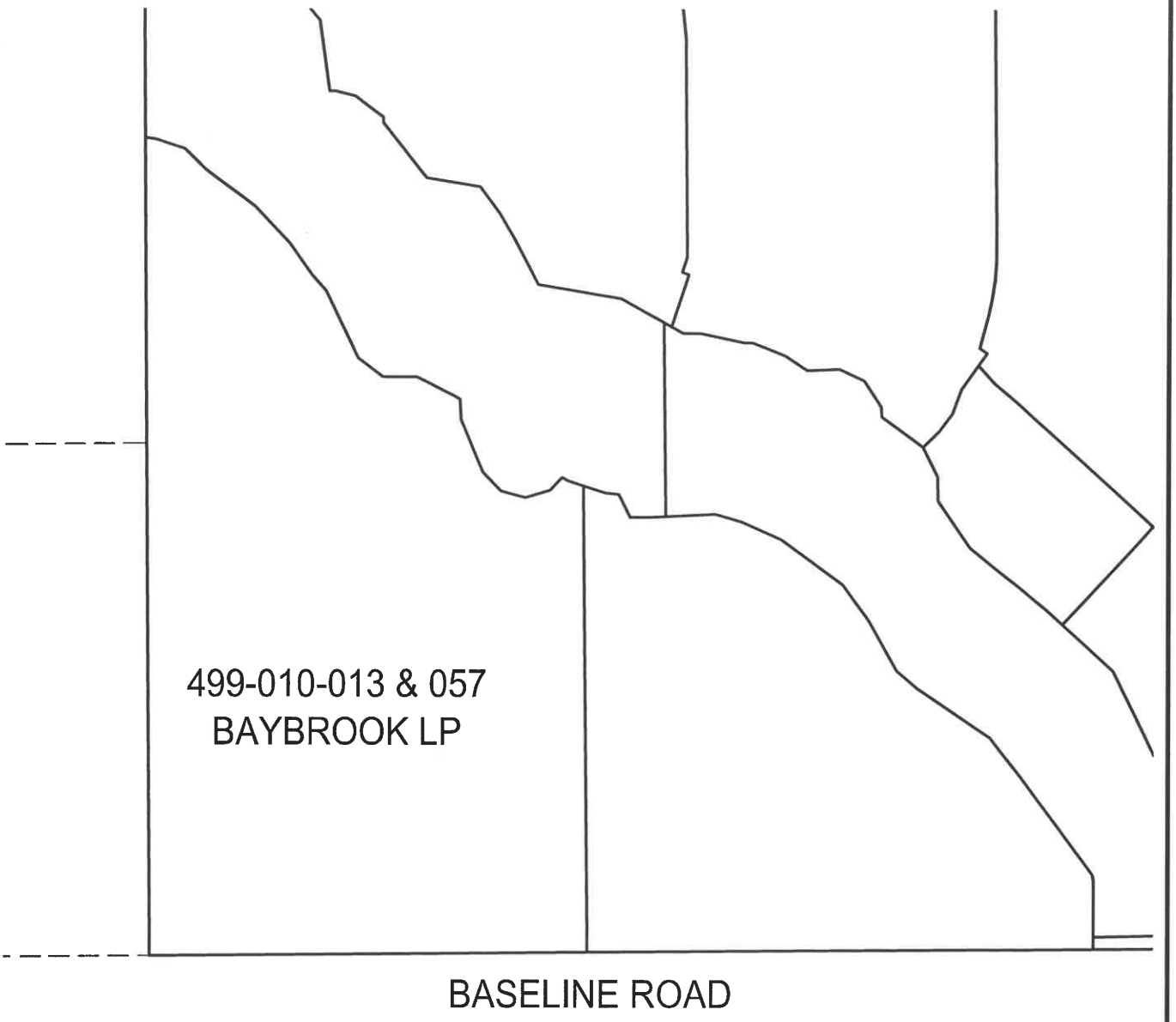
All that real property situated within the south one-half of Section 34, Township 11 North, Range 5 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California and further described as follows:

APN 499-010-013 and 499-010-057

Being all of Lot 1 as shown and so designated on that certain Final Map entitled "SIERRA VISTA – KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION – SUBDIVISION NUMBER PL15-0192" filed for record on October 01, 2020 in Book FF of Maps, at Page 18, Placer County Records and further described as follows:

Containing 40.13 acres of land, more or less.

See Exhibit "B", Plat to accompany description, attached hereto and made a part hereof.



SHEET 1 OF 1

EXHIBIT "B"

BAYBROOK LP
APN 499-010-013 & 057

CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF 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

MRD	N/A	12/17/2021	7310.024
DRAWN BY	SCALE	DATE	JOB NO.

ORDINANCE NO.

ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC ("BASELINE P&R") 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 KV Sierra Vista, LLC pertaining to 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 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) (SCH #2008032115, certified 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 the 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 the Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The Second Amendment to the Development Agreement is in conformance with the public health, safety and welfare;

4. The Second Amendment to the 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 the 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 KV Sierra Vista, LLC, 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

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and KV SIERRA VISTA, LLC., a California limited liability company ("KV Sierra Vista") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Baseline P&R, LLC, a California limited liability company ("Baseline P&R") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045892-00.

B. Baseline P&R and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Baseline P&R assigned its interest in the Development Agreement to KV Sierra Vista, pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053571-00, in the Official Records of Placer County, California.

D. Sierra Vista Communities, LLC, a California limited liability company and City entered into a First Amendment to the Development Agreement (the "First Amendment") which affects certain portions of the Property (the "First Amendment Property"), as described in Exhibit "A" and Exhibit "B" attached thereto. The First Amendment was approved by the City Council of City on March 16, 2022 and has not been recorded as of the date of this amendment.

E. This Second Amendment to the Development Agreement (the "Second Amendment") affects certain portions of the Property (the "Second Amendment Property"), as described in Exhibit "A" attached to this Second Amendment and shall run with the land described in Exhibit "A" hereto. KV Sierra Vista and City intend for this Second Amendment to document certain unit transfers within the Plan Area, resolve allocation of fees, and to modify obligations under section 3.17.1.2(i) of the Development Agreement.

F. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The subject of this Agreement is the development of those certain parcels of land, consisting of approximately 24.42 acres as described in Exhibit B (hereinafter the "Property"), attached thereto, which constitutes a portion of the larger area comprising 1,626 +/- acres commonly referred to the Sierra Vista Specific Plan area ("Specific Plan", "SVSP" or "Plan Area", or the "Project").

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Second Amendment Property are hereby revised as follows:

Low Density Residential	620 units on 120.5 Net Acres;
Medium Density Residential	536 units on 59.7 Net Acres;
High Density Residential	150 units on 7.5 Net Acres;
Community Commercial	64.0 acres;
Community Commercial/Commercial Mixed Use	209 units on 24.42 Net Acres;
Community Commercial/Business Professional	12.2 Net acres;
Park	11.8 Net Acres;
Open Space (paseo)	22.2 Net Acres;

Schools	12.0 Net Acres;
Right of Way	47.2 Net Acres.

c. Section 3.17.1.2(i) of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Second Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

d. Section 4.8.2.1 is added to the Development Agreement for the Second Amendment Property to read as follows:

"4.8.2.1 Infrastructure Fee Allocation. The Second Amendment Property was previously subject to two separate development agreements and assessed two separate fees under the Sierra Vista Specific Plan Fee Program. In the interests of proportionally allocating the fee called for under the Sierra Vista Fee Program, the infrastructure fee shall be allocated as follows:

4.8.2.1.1 Commercial Development. The fee allocated to the commercial development of KT 40B and KT 40C shall be based upon the proportional share of remaining infrastructure obligation determined by acreage and allocated per the following table:

Parcel	Acreage	Percent Allocation
KT 40B	2.77/6.17	45%
KT 40C	3.40/6.17	55%

The remaining infrastructure obligations called for under the Development Agreement multiplied by the above infrastructure fee percentage allocation table equals the parcel infrastructure fee obligation ("Parcel Infrastructure Fee Obligation").

The above fee allocation will be collected at building permit issuance as follows:

1. If the building permit is for total acreage of either KT-40B or KT-40C, City will verify that there is no reduction in density, or calculate shortfall payment amount, as applicable.

2. If the building permit is for a portion of acreage of either parcel KT-40B or KT-40C, City will determine percent of land area applicable to application and apply percentage to Parcel Infrastructure Fee Obligation.

If one or more structures on a single parcel have more than one building permit, the City may request Parcel Infrastructure Fee Obligation for the entire parcel with the first building permit within such parcel. At the City's discretion, the Parcel Infrastructure Fee Obligation could be allocated proportionally to all planned buildings on a parcel pro rata by building square footage to each building as compared to the building square footage from all buildings on a parcel.

Landowner may transfer fee credits, as available and as directed by the Constructing Owner (as defined by Exhibit JJ hereto), to reduce the amount of fees payable.

4.8.2.1.1 Residential Development. The total fee allocated to the residential development on KT-40A, KT-40B, and KT-40C shall be paid proportionally across the first 163 building permits issued.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO SECOND AMENDMENT PROPERTY. This Second Amendment is limited to and applies only to development of the Second Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Second Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the 7th day of April, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

KV SIERRA VISTA, LLC, a California limited liability company

By:_____
Don Kuemeler
Manager

SEE ATTACHED CA NOTARY PG

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

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 SAN FRANCISCO

On 5 APRIL 2022 before me, Astrid Martinez, Notary Public, personally appeared Donald Henry Kuemmeler, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person executed the instrument.

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

WITNESS my hand and official seal.

_____ (Seal)
Signature of Notary Public

ASTRID MARTINEZ
Notary Public - California
San Mateo County
Commission # 2332066
My Comm. Expires Aug 20, 2024

7310.024
12/17/2021
MRD

EXHIBIT "A"

Legal Description for
Sierra Vista Development Agreement
Baseline P&R, LLC

All that real property situated within a portion of Section 34 and 35, Township 11 North, Range 5 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California and further described as follows:

APN 499-010-014 and 499-010-058

Being a portion of the Lands of Baseline P & R, LLC as described in the Grant Deed recorded as Document #2001-0117909 and a portion of the Lands of Baseline 80 Investors, LLC as described in the Grant Deed recorded as Document #2013-0047229, of Official Records, Placer County Records, and located in the City of Roseville, County of Placer, State of California, more particularly described as follows:

BEGINNING at a point which is the southwest corner of said Lands of Baseline P & R, LLC, said southwest corner being the southeast corner of said Lands of Baseline 80 Investors, LLC, said corner also being a point on the northerly line as described in the Deed recorded in Book 55, at Page 641, said County Records; thence leaving said POINT OF BEGINNING, along the south line of said Lands of Baseline 80 Investors, LLC, said south line also being said northerly line of last said Deed, said south line also being 30.00 feet northerly of and parallel with the south line of Section 34, Township 11 North, Range 5 East, M.D.B. & M., South 89° 30' 37" West, a distance of 206.88 feet; thence leaving said south line, entering into and crossing last said Lands, the following six (6) courses and distances:

1. North 00° 38' 36" West a distance of 1190.34 feet;
2. South 72° 13' 16" East, a distance of 60.42 feet;
3. South 84° 17' 15" East, a distance of 32.90 feet;
4. South 26° 11' 00" East, a distance of 65.03 feet;
5. North 89° 39' 56" East, a distance of 59.57 feet;
6. North 87° 15' 49" East, a distance of 33.89 feet to a point on the east line of last said Lands, said east line also being the west line of said Lands of Baseline P & R, LLC;

Thence leaving said west line, entering into and crossing said Lands of Baseline P & R, LLC, the following nine (9) courses and distances:

1. North 87° 15' 49" East, a distance of 121.07 feet;
2. South 73° 56' 55" East, a distance of 69.64 feet;
3. South 66° 12' 56" East, a distance of 111.62 feet;
4. South 53° 39' 22" East, a distance of 193.94 feet;
5. South 35° 59' 17" East, a distance of 111.83 feet;
6. South 29° 12' 09" East, a distance of 147.49 feet;
7. South 49° 30' 58" East a distance of 67.92 feet;
8. South 55° 47' 35" East, a distance of 223.87 feet;
9. South 36° 36' 24" East, a distance of 45.55 feet to a point on the west line of the Lands of

Baseline P & R, LLC as described in the Resolution To Approve A Minor Boundary Line Adjustment recorded as Document #2008-0020215, said County Records, said west line also being the common section line for said Section 34 and Section 35, Township 11 North, Range 5 East, M.D.B.& M.

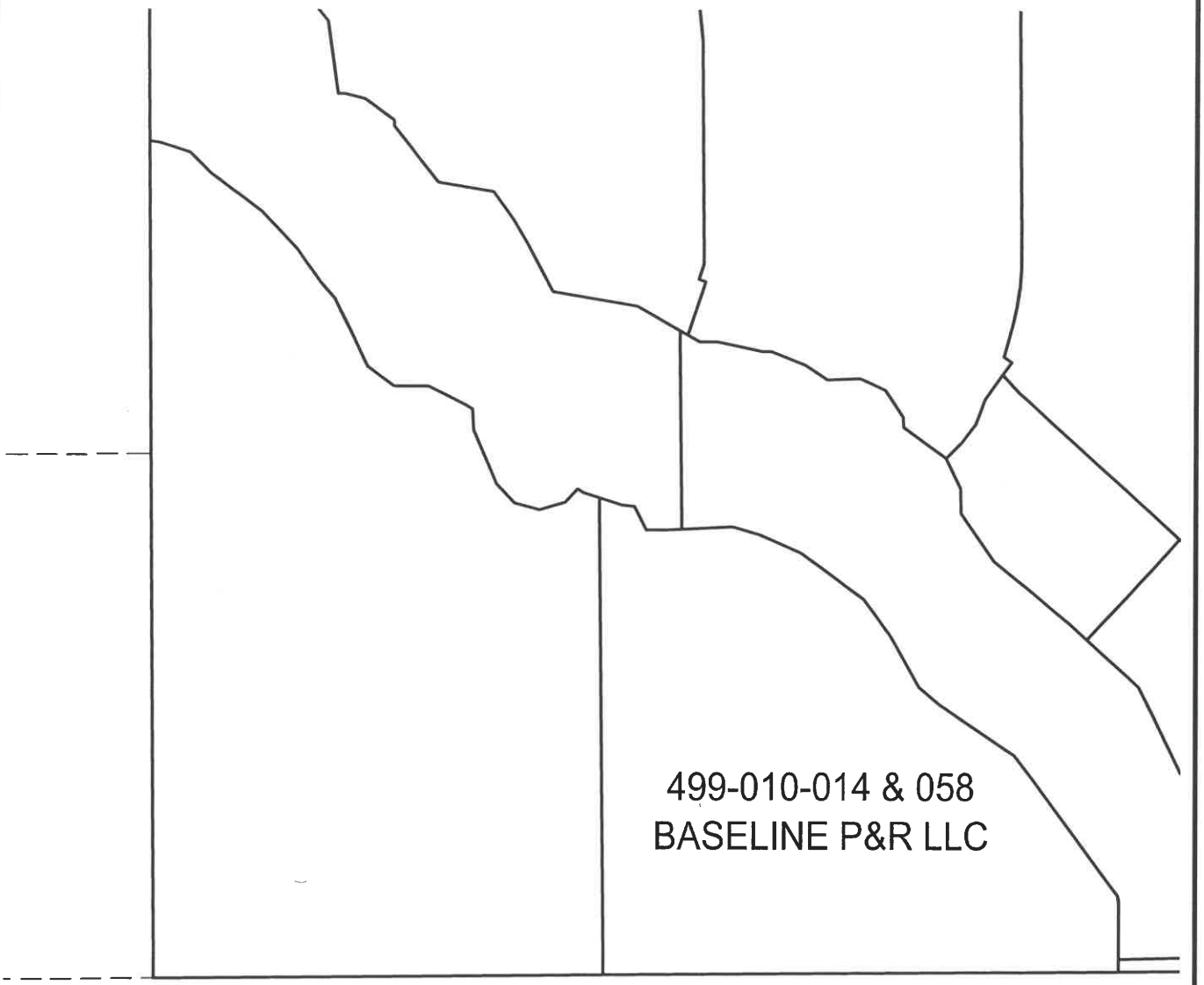
Thence leaving said west line, entering into and crossing last said Lands, the following four (4) courses and distances:

1. South 36° 36' 24" East, a distance of 111.50 feet;
2. South 36° 14' 35" East, a distance of 275.76 feet;
3. South 09° 07' 22" East, a distance of 18.39 feet;
4. South 00° 11' 16" East, a distance of 171.92 feet to a point on the south line of last said Lands, said south line also being the northerly line of said Deed recorded in Book 55, at Page 641;

Thence along said south line, said south line also being said northerly line of last said Deed, said south line being 30.00 feet northerly of and parallel with the south line of Section 35, Township 11 North, Range 5 East, M.D.B.& M., South 89° 29' 55" West, a distance of 227.35 feet to a point on said common section line; thence continuing along a line being 30.00 feet northerly of and parallel with said south line of said Section 34, South 89° 30' 37" West, a distance of 845.69 feet to the POINT OF BEGINNING. Said land being described under Resultant Parcel 2 in that certain Lot Line Adjustment Certificate of Compliance, recorded February 18, 2014, Series No. 2014-0010531, Official Records and rerecorded April 21, 2014, Series No. 2014-0024961, Official Records.

Containing 24.42 acres of land, more or less.

See Exhibit "B", Plat to accompany description, attached hereto and made a part hereof.



BASELINE ROAD

N

SHEET 1 OF 1

EXHIBIT "B"

BASELINE P&R LLC
APN 499-010-014 & 058

CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF 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

MRD	N/A	12/17/2021	7310.024
DRAWN BY	SCALE	DATE	JOB NO.

COUNCIL COMMUNICATION

CC #: 2021
File #: 0400-04-15 & 0400-04-15-02 & 0400-02

Title:	Amoruso Ranch Specific Plan Environmental Impact Report Addendum, General Plan Amendments, Specific Plan Amendments, Rezone, and Development Agreement Amendments
Contact:	Shelby Maples 916-746-1347 smaples@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 10.3.

RECOMMENDATION TO COUNCIL

At the March 24, 2022 Planning Commission hearing, the Planning Commission recommended the City Council take the following actions on the project:

1. Consider the Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report;
2. Adopt a resolution approving the land use amendments to the General Plan;
3. Adopt a resolution approving text and land use amendments to the Amoruso Ranch Specific Plan;
4. Adopt the two (2) findings of fact and introduce for first reading an ordinance adopting the Rezone;
5. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the Second Amendment of the Development Agreement by and between the City of Roseville, Brookfield Sunset, LLC, and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 relative to the Amoruso Ranch Specific Plan (525.7 acres); and
6. Adopt the five (5) findings of fact and introduce for first reading an ordinance approving the Second Amendment of the Development Agreement by and between the City of Roseville, Brookfield Sunset, LLC, and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 relative to the Amoruso Ranch Specific Plan (148.7 acres).

BACKGROUND

The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827 residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH# 2013102057) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency

Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units.

The proposed project includes a General Plan Amendment, (GPA), Specific Plan Amendment (SPA), Rezone, Development Agreement Amendments (DAA) to change the land use designations of Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR) and reallocate units throughout the Specific Plan. Each entitlement is discussed in more detail below. Entitlements for a Large Lot Tentative Subdivision Map Modification, Small Lot Tentative Subdivision Map, and a Design Review for Residential Subdivisions (DRRS) to align the large lot parcels with the modified land uses and subdivide 17 large lot parcels into 481 single-family residential parcels, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels, were approved by the Planning Commission on March 24, 2022. The Planning Commission also forwarded a recommendation of approval to the City Council for the GPA, SPA, Rezone, and DAAs.

Project Description

The proposed project includes the following entitlements:

General Plan Amendment (GPA) – The project includes a GPA to make minor adjustments to the acreage of large lot parcels, as well as modify the density of large lot parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). These adjustments provide for a greater variety in housing types and require minor revisions to the General Plan and Specific Plan land use designations.

Specific Plan Amendment (SPA) – The project includes an Amendment to the ARSP, which includes the reallocation of units throughout the Specific Plan area, and modifying the land use for large lot parcels AR-21, AR-25, AR-32, and AR-37 from LDR to MDR. The overall unit count in the ARSP will remain the same, with 2,827 units for the overall plan and 1,334 units for Phase A1. Other modifications to the ARSP include updates to language regarding open space preserve management, consistent with the approved federal permits; as well as updates to maps, acreage calculations, and text throughout the ARSP to reflect project changes.

Rezone – All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps.

Development Agreement Amendments (DAA) – The project includes a second amendment to the ARSP Development Agreements to reflect the project modifications, as well as to update construction timing and responsibilities for a production well within the plan area.

Summary Evaluation

As described above and in the Planning Commission staff report, the project involves the reconfiguration of parcels and unit transfers among several large lot parcels within the ARSP area. The amendments will not change the overall number of residential units within the ARSP. The General Plan land use map and associated table will be updated to reflect the land use changes. Text, table, and figures of the ARSP document will be updated to reflect the land use changes and unit transfers. Additional amendments to the Specific Plan include updating the open space management discussion to reflect the completed federal permitting processes, as well as updates to the utilities and public facilities plans to show that the project will reduce water and sewer demand beyond what was previously anticipated. The proposed project was found to be substantially consistent with the General Plan and ARSP goals and policies.

The project also includes the second amendment of the two (2) Development Agreements within the ARSP. The DAs will be amended to reflect the project modifications, as well as to update the construction timing for a production well within the plan area. At present, the DA obligation requires that the production well be operational at occupancy of the 250th residential permit. The change would modify the timing from the 250th to the 1,250th building permit, allowing more flexibility in the timing. The modification also includes language to allow flexibility in the pipe sizing, to be determined by the Environmental Utilities Director. Finally, an amendment to section 3.8.8 adds language to ensure that building permits may move forward for the project even if the amendment of the service area boundaries is not yet complete. The Planning Commission found the proposed DAAs to be consistent with the General Plan, ARSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not affect the orderly development of the property or the preservation of property values.

Public Outreach

Early notification of the project was provided to the Roseville Coalition of Neighborhood Association (RCONA) board. A notice of the Planning Commission hearing was sent to neighbors and property owners within 300 feet of the project parcels, as well as published in the newspaper and online. One comment was received from an adjacent neighbor to the west of the Specific Plan, inquiring about changes to the drainage plan for the project. She noted that extensive work had been done with the original Specific Plan evaluation to ensure that no negative flooding impacts would occur to her property, and wanted to make sure those impacts had been assessed with the project revisions. Staff spoke to the neighbor and addressed her question during the Planning Commission hearing, explaining that the Master Drainage Study for the project had been revised for the proposed project and that no net increase in peak flows would occur as a result of the development.

Summary of Planning Commission Meeting

The project was heard by the City's Planning Commission on March 24, 2022. The applicant's representative addressed the Commission, spoke in favor of the project, and requested that the Commission take the actions recommended by staff. One individual spoke on the project, questioning the livability of the reduced lot sizes as requested with the Design Review for Residential Subdivisions entitlement. Ultimately, the Planning Commission approved the Large Lot Tentative Subdivision Map Modification, Small Lot Tentative Subdivision Map, and Design Review for Residential Subdivision entitlements, which would allow the modification of the large lot map and subdivision of 17 large lot parcels into 481 single-family residential parcels, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Additionally, the Planning Commission recommended that the City Council approve the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendments.

FISCAL IMPACT

The project is not anticipated to result in negative impacts to the City's General Fund.

ENVIRONMENTAL REVIEW

Pursuant to CEQA Guidelines Section 15164, a second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR) (SCH # 2013102057 certified June 15, 2016) has been prepared to address the minor technical changes needed to describe the proposed project. The ARSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the ARSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

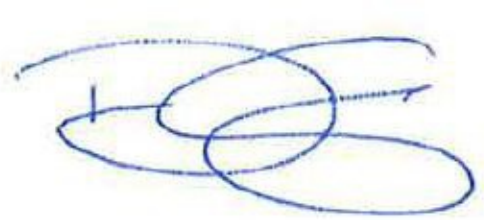
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Shelby Maples, Associate Planner

Mike Isom, Development Services Director



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - March 24, 2022 Planning Commission Staff Report and Attachments

Exhibit A - Addendum to ARSP EIR

Resolution 22-101

Resolution 22-102

Ordinance - Rezone

Exhibit B - General Plan Amendment, Specific Plan Amendment, Rezone

Ord Second Amenment to DA (525.7 ac)

Exhibit D - DAA

Ord Second Amendment to DA (148.7 ac)

Exhibit E - DAA

Exhibit C - ARSP Change Pages

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting March 24, 2022

Prepared by: Shelby Maples, Associate Planner

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review Permit for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments – PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Applicant- John Norman, Brookfield Sunset, LLC
Owner – Angela Eisenpress, Amoruso Family Trust

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report
2. Recommend that the City Council approve the General Plan Amendment,
3. Recommend that the City Council approve the Specific Plan Amendment,
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone,
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval.
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

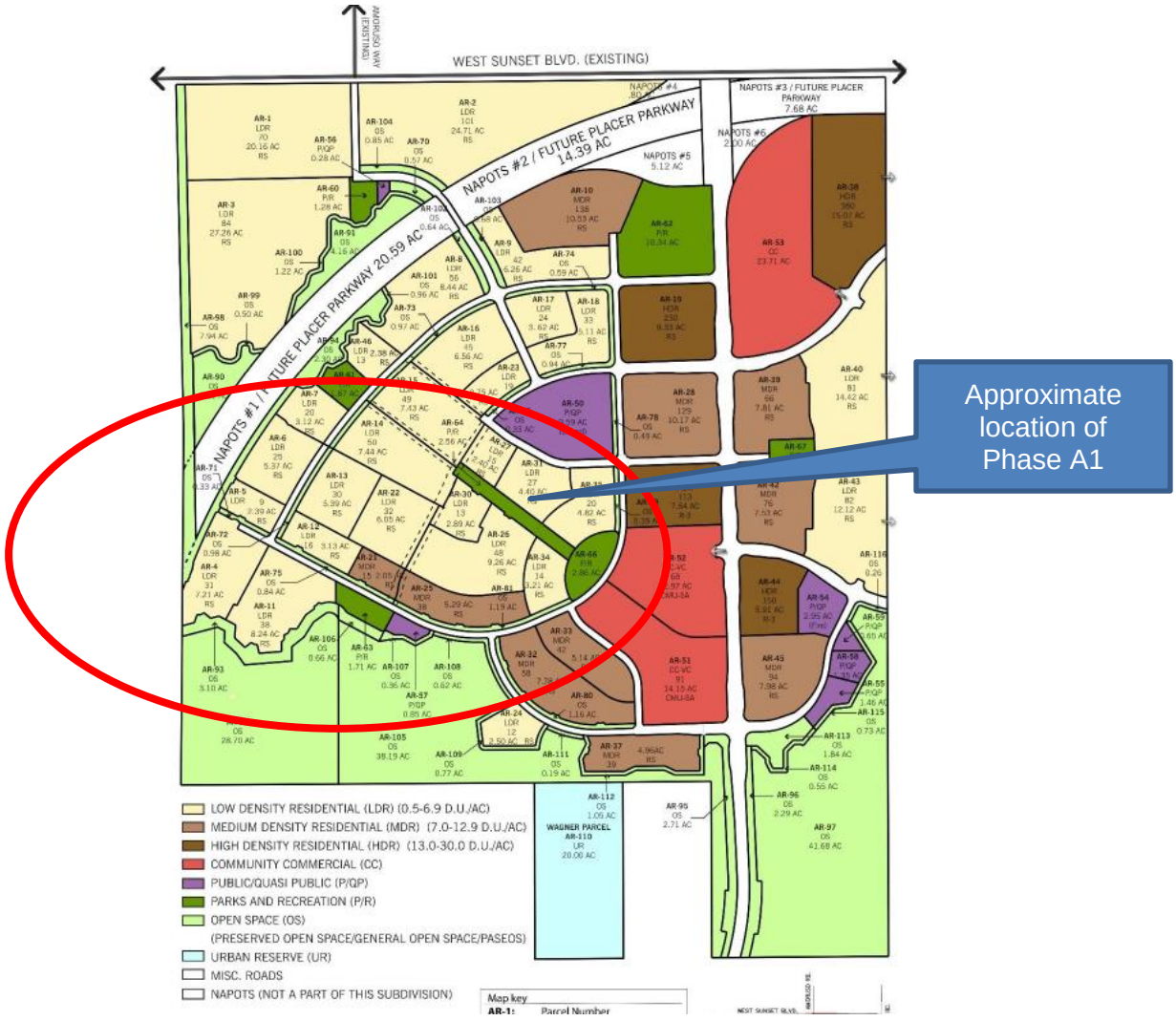
The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827

residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH#) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units.

The proposed project includes a GPA, SPA, RZ, DAA, large and small lot Tentative Subdivision Maps, and a Design Review for Residential Subdivisions (DRRS) to modify the land use plan, as well as subdivide 17 large lot parcels into single-family residential parcels. A more detailed Project Description is provided below.

Figure 1 – Revised Land Use Plan



PROJECT DESCRIPTION

General Plan Amendment (GPA) – The project includes a GPA to make minor adjustments to the acreage of large lot parcels, as well as modify the density of large lot parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). These adjustment require minor revisions to the General Plan and Specific Plan land use designations. The GPA exhibit is included in Exhibit B.

Specific Plan Amendment (SPA) – The project includes an Amendment to the ARSP, which includes the reallocation of units throughout the Specific Plan area, and modifying the land use for large lot parcels AR-21, AR-25, AR-32, and AR-37 from LDR to MDR. The overall unit count in the ARSP will remain the same, with 2,827 units for the overall plan and 1,334 units for Phase A1. Other modifications to the ARSP include updates to language regarding open space preserve management, consistent with the approved federal permits; as well as updates to maps, acreage calculations, and text throughout the ARSP to reflect project changes. The SPA exhibit is included in Exhibit B.

Rezone – All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps. The Rezone exhibit is located in Exhibit B.

Development Agreement Amendment (DAA) – The project includes a second amendment to the ARSP Development Agreements to reflect the project modifications, as well as to update construction timing and responsibilities for construction of water facilities. The DAAs are included in Exhibits D and E.

Large Lot Tentative Subdivision Map – The applicant proposes a new Large Lot Tentative Subdivision Map (LLTSM) to align with the revised land use plan. The LLTSM is included as Exhibit F.

Small Lot Tentative Subdivision Map – The project proposes to subdivide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 of this report provides a summary of the number of parcels per large lot (villages), and the Tentative Subdivision Map is included as Exhibit G.

Design Review for Residential Subdivision (DRRS) – The project proposes a DRRS to allow modified development standards for the RS/DS zone within Phase A1 of the ARSP. These modified development standards will apply to the MDR villages within the phase.

SITE INFORMATION

Location: The ARSP is located along the northwestern edge of the City, adjacent to Placer County land to the north and east (Placer Ranch). The western boundary of the Plan area is adjacent to Placer County and the Al Johnson Wildlife area. The Creekview Specific Plan is located to the south of the ARSP, as shown in Figure 1.

Total Size: 696 acres

Topography and Setting: The ARSP is in early phases of development, with mass grading efforts underway. The site is generally characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the Plan area (FEIR, pp. 2-4 to 2-6). Land to the north of the ARSP is in unincorporated Placer County, and is comprised of rural subdivisions with multi-acre parcels and agricultural land (FEIR p. 4.1-2). Land to the south, southwest, and west of the ARSP is located within the City. These areas include the Creekview

Specific Plan, which is primarily slated for residential development; the Al Johnson Wildlife Area; and an approximately 191 acre parcel currently under entitlement review to be considered as a future industrial development, known as Roseville Industrial Park (City File #PL21-0193).

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The proposed land use (General Plan and ARSP) and zoning designation amendments are shown in Exhibit B. The proposed change pages to the ARSP are provided in Exhibit C.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

Land Use and Zoning

The project proposes to reallocate units on 31 large lot parcels within the ARSP, as shown in Table 1 below. The zoning designation for all affected residential parcels is RS/DS, which will remain unchanged with the project. The General Plan and the ARSP will be amended to reflect the proposed reconfiguration of large lots and units. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed parcel adjustments, include modifications to residential, open space, park, and commercial parcels. A total of 83 large lot parcels will be adjusted with the proposed project.

The ARSP allow for residential units to be transferred between lots within the plan area. However, unit transfers which result in a change in land use or result in greater than a 20% difference when compared to the unit allocation established at the time of the original approval shall be evaluated with an amendment to the Specific Plan. In this case, large lot parcels AR-21, AR-25, AR-32, and AR-37 will change the land use from Low Density Residential (LDR) to Medium Density Residential (MDR), and Parcels AR-4, AR-5, AR-6, AR-30, AR-33, AR-34, and AR-39 proposed transfers which exceed 20% of the original number of units. All unit transfers and the percentage change proposed by the project are included in Table 1 below. The overall number of units will remain the same within the ARSP.

Table 1 – Unit Transfers

Parcel	Current Land Use	Proposed Land Use	Current Units	Proposed Units	Difference in Units	% Unit Change
AR-1	LDR	Unchanged	68	70	2	+2.9%
AR-2	LDR	Unchanged	97	101	4	+4.1%
AR-3	LDR	Unchanged	80	84	4	+5.0%
AR-4	LDR	Unchanged	41	31	10	-24.4%
AR-5	LDR	Unchanged	17	10	7	-41.2%
AR-6	LDR	Unchanged	34	25	9	-26.5%

AR-7	LDR	Unchanged	18	19	1	+5.5%
AR-8	LDR	Unchanged	52	56	4	+7.7%
AR-9	LDR	Unchanged	40	42	2	+5.0%
AR-11	LDR	Unchanged	55	38	17	-30.9%
AR-12	LDR	Unchanged	21	16	5	-23.8%
AR-13	LDR	Unchanged	40	30	10	-25.0%
AR-14	LDR	Unchanged	45	50	5	+11.1%
AR-15	LDR	Unchanged	45	49	4	+8.9%
AR-16	LDR	Unchanged	43	45	2	+4.7%
AR-18	LDR	Unchanged	31	33	2	+6.4%
AR-21	LDR	MDR	12	15	3	+25.0%
AR-22	LDR	Unchanged	28	32	4	+14.3%
AR-24	LDR	Unchanged	13	12	1	-7.7%
AR-25	LDR	MDR	28	38	10	+35.7%
AR-26	LDR	Unchanged	55	48	7	-12.7%
AR-30	LDR	Unchanged	23	13	10	-43.5%
AR-32	LDR	MDR	50	58	8	+16.0%
AR-33	MDR	Unchanged	61	42	19	-31.1%
AR-34	LDR	Unchanged	19	14	5	-26.3%
AR-35	LDR	Unchanged	24	20	4	-16.7%
AR-37	LDR	MDR	25	39	14	+56.0%
AR-39	MDR	Unchanged	54	66	12	+22.2%
AR-40	LDR	Unchanged	71	81	10	+14.1%
AR-42	MDR	Unchanged	66	76	10	+15.2%
AR-43	LDR	Unchanged	78	82	4	+5.1%
Total Units			**1,334**	**1,334**		

While changes are occurring on a large number of parcels due to the shifting of lines and redistribution of lots, the proposed modification is minor. The number of units remains the same within the Specific Plan, though the number of medium density lots increases from 542 to 695, and the number of low density lots decreases from 1,252 to 1,099. Acreage adjustments are proposed on 83 large lot parcels throughout the plan, the proposed modifications are consistent with the original intent of the Specific Plan. The proposed modifications have been reviewed by the relevant City Departments, and the project was found to be consistent with the intent of the original plan.

Utilities and Public Facilities

The proposed project includes updates to ARSP Wastewater Master Plan to show that downsizing of sewer lines is appropriate for the revised development. A technical memorandum prepared by Wood Rodgers, Inc. is included as an attachment to Exhibit A (Addendum to the ARSP EIR). In conformance with the adopted sewer study, which was analyzed with the previously certified EIR, the force main for the sewer line will be placed within the future Westbrook Bl. and cross under Pleasant Grove Creek. However, in developing the plans for the proposed large lot tentative map and refining the calculations, it was found that sewer demand is significantly lower than reported in the sewer study. The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd (million gallons per day), with 18-inch and 12-inch force mains. The Wood Rodgers Utility Study shows that based on the proposed land use plan, the demands on the pump station will be 2.83 mgd, and dual 12-inch force mains will be sufficient to reliably convey wastewater flows within the velocity criteria specified in the City's current design standards. While some pipe resizing is recommended, the system configuration remains generally the same as the original Wastewater Master Plan, as evaluated the previously certified EIR.

In addition, the project provided an updated Water Demand calculation to accompany the proposed land use modification, as approximately 153 units will change from LDR to MDR lots throughout the Plan area. According to the Water Master Plan evaluated with the previously certified EIR, the average daily demand with 2% gallon per minute (gpm) flow rate for the ARSP totals 931.9 gpm, with an average annual demand with 2% acre feet per year (AFY) of 1,503.2 AFY. Higher density land use categories have lower unit demand factors, so the increase in MDR properties results in a lower average daily demand for water, with 926.1 gpm for the Plan area. The average annual demand rate reduces to 1,493.9 AFY. Therefore, water demand will be reduced beyond what was previously evaluated.

Open Space

The project proposes to update the ARSP to reflect updates to Sections B.2 and B.3, which includes Off-Site Resource Mitigation for wetland resources. Since the time of plan adoption, the ARSP has been approved for a Clean Water Act Section 404 permit and Endangered Species Section 7 incidental take authorization, allowing them to move forward with the development process. The sections are being updated to reflect the completion of those permits. Per the permit approved by the USACE, U.S. Fish and Wildlife Service, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife, off-site mitigation will occur via a payment of fees to the Placer County Authority (PCA). The PCA is responsible for utilizing collected funds to acquire lands within Placer County for the purpose of open space protection and management, to be protected in perpetuity.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Amoruso Ranch Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public, health, safety, and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The ARSP is subject to two (2) nearly identical DAs, one covering a 525.7 acres of the Specific Plan and one covering a 148.7 acre portion of the Specific Plan. The current project proposes a modification to both DAs.

The proposed DAAs include updates to reflect the proposed project, including acreage adjustments, as well as to modify timing for construction of City facilities within the Plan area. For examples, the original DAs required that City utilities, such as a production well to serve the Plan area, be operational by occupancy of the 250th residential unit. The DAA changes the timing trigger from the 250th to the 1,250th building permit. The modification also includes language to allow flexibility in the pipe sizing, to be determined by the Environmental Utilities Director. Finally, an amendment to section 3.8.8 adds language to ensure that building permits may move forward for the project even if the amendment of the service area boundaries is not yet complete. The Environmental Utilities Department reviewed the project and determined that the proposed amendments were acceptable and consistent with City policy.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, ARSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAA is consistent with items 1-5 above.

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. They are generally limited to changes which make small modifications to parcel shapes and size or other small amendments to the subdivision layout. Any other type of modification is a major modification. Given the number of modifications required to accommodate the reallocation of units within the ARSP, the proposed project is considered a major modification.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As proposed, the Large Lot Tentative Subdivision Map (LLTSM) is substantially consistent with the layout approved with the ARSP and subsequent modifications; however, the revised map is required to align with the proposed land use changes. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan, Subdivision Ordinance, or any wastewater discharge requirements have been identified.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed project includes a tentative subdivision map for Phase A1 of the ARSP to divide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 below provides a summary of each village within the proposed subdivision, as well as acreages for the other parcels within the phase. At least two entrance points will be provided into each subdivision, and all single-family lots are oriented with frontage on the public streets. The ARSP includes an open space and paseo system that provides pedestrian connections throughout the various villages within the subdivision. The subdivision layout and street design were reviewed by the City's Engineering Division and the Fire Department to ensure there is adequate street widths for circulation and emergency response.

Figure 2 – Small Lot Tentative Subdivision Map, Phase A1

Table 2 – Tentative Subdivision Map Parcels

Parcel Number	Land Use Designation	Zoning Designation	Dwelling Units	Gross Acreage	Density (du/ac)
Residential Lots					
AR-4	LDR	RS/DS	31	7.21	4.3
AR-5	LDR	RS/DS	10	2.39	4.2
AR-6	LDR	RS/DS	25	5.37	4.7
AR-11	LDR	RS/DS	38	8.24	4.6
AR-12	LDR	RS/DS	16	3.13	5.1
AR-13	LDR	RS/DS	30	5.39	5.6

AR-21	MDR	RS/DS	15	2.05	7.3
AR-22	LDR	RS/DS	32	6.05	5.3
AR-24	LDR	RS/DS	12	2.50	4.8
AR-25	MDR	RS/DS	38	5.29	7.2
AR-26	LDR	RS/DS	48	9.26	5.2
AR-30	LDR	RS/DS	13	2.89	4.5
AR-32	MDR	RS/DS	58	7.78	7.5
AR-33	MDR	RS/DS	42	5.14	8.2
AR-34	LDR	RS/DS	14	3.21	4.4
AR-35	LDR	RS/DS	20	4.82	4.1
AR-37	MDR	RS/DS	39	4.96	7.7
Total			**481 lots**	**85.67 acres**	
Landscape Lots					
"A"	LDR	RS/DS		0.06	
"B"	MDR	RS/DS		0.08	
"C"	MDR	RS/DS		0.10	
Total				**0.24 acres**	
Public/Quasi Public Parcels					
AR-57	P/QP	P/QP		0.85	
Total				**0.85 acres**	
Park Parcels					
AR-63	P/R	P/R		1.71	
AR-64A	P/R	P/R		0.74	
AR-66	P/R	P/R		2.86	
Total				**5.30 acres**	
Open Space Parcels					

AR-71	OS	OS		0.33	
AR-72A	OS	OS		0.64	
AR-75	OS	OS		0.84	
AR-79	OS	OS		0.39	
AR-80	OS	OS		1.16	
AR-81	OS	OS		1.19	
AR-93	OS	OS		3.10	
AR-98B	OS	OS		2.01	
AR-106	OS	OS		0.66	
AR-107	OS	OS		0.36	
AR-108	OS	OS		0.62	
AR-109	OS	OS		0.77	
AR-111	OS	OS		0.19	
AR-112	OS	OS		1.05	
Total				**13.31 acres**	

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, these standards are contained within the Zoning Ordinance and ARSP. All residential parcels included in the tentative subdivision map have a zoning designation of Small Lot Residential with Development Standards (RS/DS) overlay, though 12 of the villages have a Low Density Residential (LDR) land use designation and five (5) of the villages have a Medium Density Residential (MDR) land use designation. A developer may either use the RS/DS development standards established in the ARSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. It is also noted that pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. The applicant proposes adjusted development standards for the MDR parcels within Phase A1, as discussed in the DRRS Evaluation section of this report. No home designs are evaluated with the current project; however, Condition #3 has been added to the tentative subdivision map requiring approval of a DRRS prior to issuance of any building permits for homes within Parcels AR-21, AR-25, AR-32, AR-33, and AR-37.

LDR Villages AR-4, AR-5, AR-6, AR-11, AR-12, AR-13, AR-22, AR-24, AR-26, AR-30, AR-34, AR-35- The LDR villages within Phase A1 of the ARSP will result in a total of 289 single-family residential lots. As proposed, the LDR villages will conform to the RS/DS standards as provide in the Zoning Ordinance. Proposed densities range from 4.1 to 5.6 dwelling units per acre in the LDR portion of the subdivision.

MDR Villages AR-21, AR-25, AR-32, AR-33, and AR-37- The MDR villages within Phase A1 of the ARSP will result in a total of 192 single-family residential lots. The applicant has proposed modified RS/DS

development standards for the subdivision, which has a typical lot size of approximately 40 feet by 80 feet. All lots conform to the proposed standards, which are further evaluated by the DRRS section of this report.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards, or new development standards are proposed. The modified standards are consistent with other development standards that have been approved in adjacent Specific Plan areas. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the ARSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As part of the adoption for the ARSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION – DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required findings for a Design Review Permit for a Residential Subdivision (DRRS) are as follows:

1. ***The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***

2. ***The residential design is consistent with the applicable design guidelines.***

The project is subject to the development standards of the City's Zoning Ordinance, Community Design Guidelines (CDG), and the ARSP. The applicant is proposing modified RS/DS development standards to allow for a smaller lot size and reduced setbacks. The proposed standards are included in Exhibit H. No conceptual elevations are proposed at this time, and Condition #3 for the Small Lot Tentative Subdivision Map requires that prior to issuance of building permits, an additional DRRS entitlement is required to evaluate the home designs for the MDR parcels.

The project request includes modified development standards to deviate from the RS/DS standards. Table 3 below provides a comparison to the RS/DS with attached sidewalks development standards that are provided in the Zoning Ordinance.

Table 3: Development Standard Comparison

Development Standard	RS/DS with attached sidewalk (Zoning Ordinance)	Proposed
Lot size – interior	4,500 square feet	3,200 square feet
Lot size – corner	5,500 square feet	4,000 square feet
Lot width – interior	45’	40’
Lot width – corner	55’	50’
Lot depth	--	80’
Lot coverage maximum	None- side and rear yards can be used to meet open space minimum requirements.	None
Building height	35’	30’
Front setback – living area	15’	10’
Front setback – Garage/driveway depth	18’	18’
Front setback – to porch	12.5’	7.5’ (shall not encroach into PUE)
Side yard setback	5’	4’
Side Street yard setback	12.5’ first floor, 15’ second floor	10’
Rear setback	10’, with minimum useable open space of 700 square feet, or 500 square feet where a front porch is provided.	10’

These reduced setbacks will help facilitate the higher density units proposed for the subdivision. Staff is supportive of the setback reductions as it helps provide flexibility and supports a broader range of unit types within the ARSP. Additionally, the setback reductions are consistent with other DRRS approvals within the City, such as in the Sierra Vista Specific Plan area. The architectural design will be evaluated to ensure consistency with the CDG with an additional DRRS, ensuring compliance with City standards.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 11, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed Project is consistent with the policies and intent of the General Plan and the ARSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15164, a second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR) (SCH # 2013102057 certified June 15, 2016) has been prepared to address the minor technical changes needed to describe the proposed project. The ARSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the ARSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report;

B. Recommend that the City Council approve the General Plan Amendment;

C. Recommend that the City Council approve the Specific Plan Amendment;

D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;

E. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments;

F. Adopt the findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map Modification – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to five (5) conditions of approval;

G. Adopt the findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to eighty-two (82) conditions of approval; and

H. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The Large Lot Tentative Subdivision Map is approved as shown in Exhibit D and as conditioned or modified below. (Planning)

2. The Large Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024.** Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) from **March 24, 2022.**

3. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan EIR and MMRP, as modified by File #PL19-0312, and include all applicable mitigation measures as notes on the grading and improvement plans.

4. The map is subject to the previously approved conditions of approval for the ARSP Tentative Large Lot Map (File #PL18-0345 and PL19-0312), except as modified below.

5. The landowner shall pay, as its fair share on a City-wide basis for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of $4,166, $4,998, and $4,166, respectively, prior to the recordation of any Large Lot Final Map on the property. (Engineering and Alternative Transportation)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The project is approved as shown in Exhibit G and as conditioned or modified below. (Planning)

2. The Small Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) years from **March 24, 2022**.

3. Prior to issuance of building permits for home construction on MDR parcels, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)

4. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Divisions for review and approval. (Engineering)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of the warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

8. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

9. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Amoruso Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

11. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    - Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    - Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.

    - A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

    - Access to the floodplain as required by Engineering and the Streets Department.

    - Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)

13. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

14. Prior to issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

15. The applicant shall provide a temporary emergency vehicle access (EVA) as part of Phase 1 (Subphases A1 and A2). The Subphase A1 EVA will consist of a 24' wide paved roadway (min T.I. 5) from Westbrook Blvd./Road A to the northern property line of AR-52, continuing west to Road F. The Phase A1 EVA will be temporary and completely removed prior to the construction of Westbrook Boulevard. The Subphase A2 EVA will provide 2-way paved public access from Westbrook/Road A north to Road C, continuing west on Road C to Road F. See the Amoruso Infrastructure Phasing Plan as part of this entitlement.

16. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

17. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

18. The following note shall be added to the Grading and/or Improvement Plans:

    To minimize dust/grading impacts during construction the applicant shall:

    (a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving, and other site preparation activities throughout the day.*

    (b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*

    (c) *Sweep the adjacent streets frontages at least one a day or as needed to remove silt and other dirt which is evident from construction activities.*

    (d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

    (e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

19. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

20. A note shall be added to the grading plans that states:

    "*Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

21. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved Amoruso Ranch Infrastructure Phasing Plan. This includes the following signals:

    - Westbrook/Road "A" – install signal infrastructure including conduit, loops, and poles as part of the construction of Phase A1.

22. Landowner shall be responsible for the construction cost of the traffic signals, as shown on Exhibit "I" of the Brookfield Sunset, LLC Development Agreement and described in the Phasing Plan through the payment of the TMF. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

23. Any backbone improvements not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

24. The phasing of infrastructure shall be consistent with Amoruso Ranch Infrastructure Phasing Plan, the Amoruso Specific Plan and as defined by the Development Agreement between the City of Roseville and Brookfield Sunset, LLC. (Engineering)

25. Per the Amoruso Specific Plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

26. Per the Amoruso Specific Plan, standard bus shelter turnouts and pads shall be installed with adjoining roadway improvement at the following locations:

    - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325),
    - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326),
    - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327),
    - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329),
    - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330),
    - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331), and
    - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

    Per the Amoruso Specific Plan, Bus Rapid Transit (BRT) bus shelter turnouts and pads shall be installed with adjoining roadway improvements at the following locations:

    - Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328), and
    - Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332).

27. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards on the shelter pad located along southbound Westbrook Boulevard, south of Road A, in Parcel AR-95. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the Bus Shelter located along southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter number 334). (Engineering, Alternative Transportation)

28. The trail shall be constructed to meet City of Roseville Class 1 standards. Where the trail meets cul-du-sacs and roads adjacent to AR-4 and AR-11, the developer shall be responsible for installing access control measures (i.e. fencing and bollards) and signage per City Standards. (Engineering, Alternative Transportation)

29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

30. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted

for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

31. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to the site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)

32. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision that has privately maintained streets, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner or HOA, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

33. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Amoruso Ranch or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

34. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume to mitigate the 100-year peak flows match the requirements as identified in the Drainage and Stormwater Master Plan. (Engineering)

35. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the Preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the Preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the Preserve, along with all temporary erosion control

measures (e.g. straw bales, straw wattles and stakes, silt fencing). (Engineering, Development Services, Planning)

40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

41. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

42. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

43. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

45. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

    b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone over the sewer main. The cone shall have 1:1 side slopes.

    c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

    d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

46. As part of the Phase A1 infrastructure, a 12” water main shall be constructed from future alignment of Westbrook Boulevard to Road F along the shared property line between AR-51 and AR-52. In addition, a 12’ wide access road consisting of 6” AB will be constructed adjacent to the 12” water main. (Environmental Utilities)

47. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

48. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.

    b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

49. A note shall be added to the improvement plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

51. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utilities lines will serve non-residential uses. (Fire)

52. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

53. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

54. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for this project. (Electric)

55. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Departments' "Specifications for Residential Trenching." (Electric)

56. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a) A 10-foot-wide minimum public utilities easement along all road frontages;

    b) The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:

        - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325);
        - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326);
        - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327);
        - *Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328);
        - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329);
        - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330);
        - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331);
        - *Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332); and
        - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

        *indicates a Bus Rapid Transit (BRT) stop. (Alternative Transportation)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering, Alternative Transportation)

59. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

60. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

61. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items: (Attorney, Planning)

    a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior consent of the City Attorney.

b) A clause excluding any property owned by the City from the terms of the CC&Rs.

c) Residents in areas that do not allow for standard turning movements for refuse vehicles shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

d) For units, other than single-family detached, that include a two-car garage, add a clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.

e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

62. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

63. Any structures crossing lot/parcel lines created by the Final Map shall be removed. (Engineering)

64. Street names shall be approved by the City of Roseville. (Engineering)

65. The subject property shall be annexed into CFD 3, Municipal Services prior to approval of the Final Map. This property is being added into this district in order to fulfill the Development Agreement requirement. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the LLD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

66. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final Map. This district is being formed to cover the costs of maintenance in the district. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

67. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered lot/parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

68. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

69. The Final Map shall be permitted per “the Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

70. The cost of the facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

71. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

72. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly create lot/parcels. (Environmental Utilities)

73. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

74. The applicant shall pay City’s actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

75. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. .(Electric)

76. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

77. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department’s Retail Energy Services Department. (Building, Electric)

78. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant’s expense, to the satisfaction of the City. (Engineering)

79. The project is subject to the noise standards established in the City’s Noise Ordinance. In accordance with the City’s Noise Ordinance project construction is exempt before the house of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday.

Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

80. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

81. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months at a minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)

82. The Tentative Subdivision Map shall not be deemed approved until the actions to the General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, and Rezone are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #PL21-0184

1. The development standards for ARSP Phase A1 are approved as described in Exhibit G except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Small Lot Tentative Map for the Amoruso Ranch Specific Plan Amendment project, File # PL21-0184, which is **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. Prior to issuance of building permits for home construction on MDR parcels within ARSP Phase A1, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)

4. The project shall comply with all required environmental mitigation identified in the ARSP EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

5. The landscape plan shall comply with the Landscape Guidelines for the Amoruso Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

6. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)

7. Fences and walls shall be consistent with the locations and treatments specified in the Amoruso Ranch Specific Plan Design Guidelines. (Planning)

Exhibits

A. Second Addendum to the ARSP EIR
B. General Plan Amendment, Specific Plan Amendment, and Rezone Exhibits
C. Amoruso Specific Plan Amendment Change Pages
D. Second Amendment of the ARSP Development Agreement (525.7 acres)
E. Second Amendment of the ARSP Development Agreement (148.7 acres)
F. Large Lot Tentative Subdivision Map Modification
G. Small Lot Tentative Subdivision Map
H. Modified RS/DS Development Standards

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PC EXHIBIT A

PC Exhibit A – Second Addendum to the Amoruso Ranch Specific Plan EIR has been removed from CC ATTACHMENT 1 to be considered as CC EXHIBIT A.

GENERAL PLAN AMENDMENT EXHIBIT

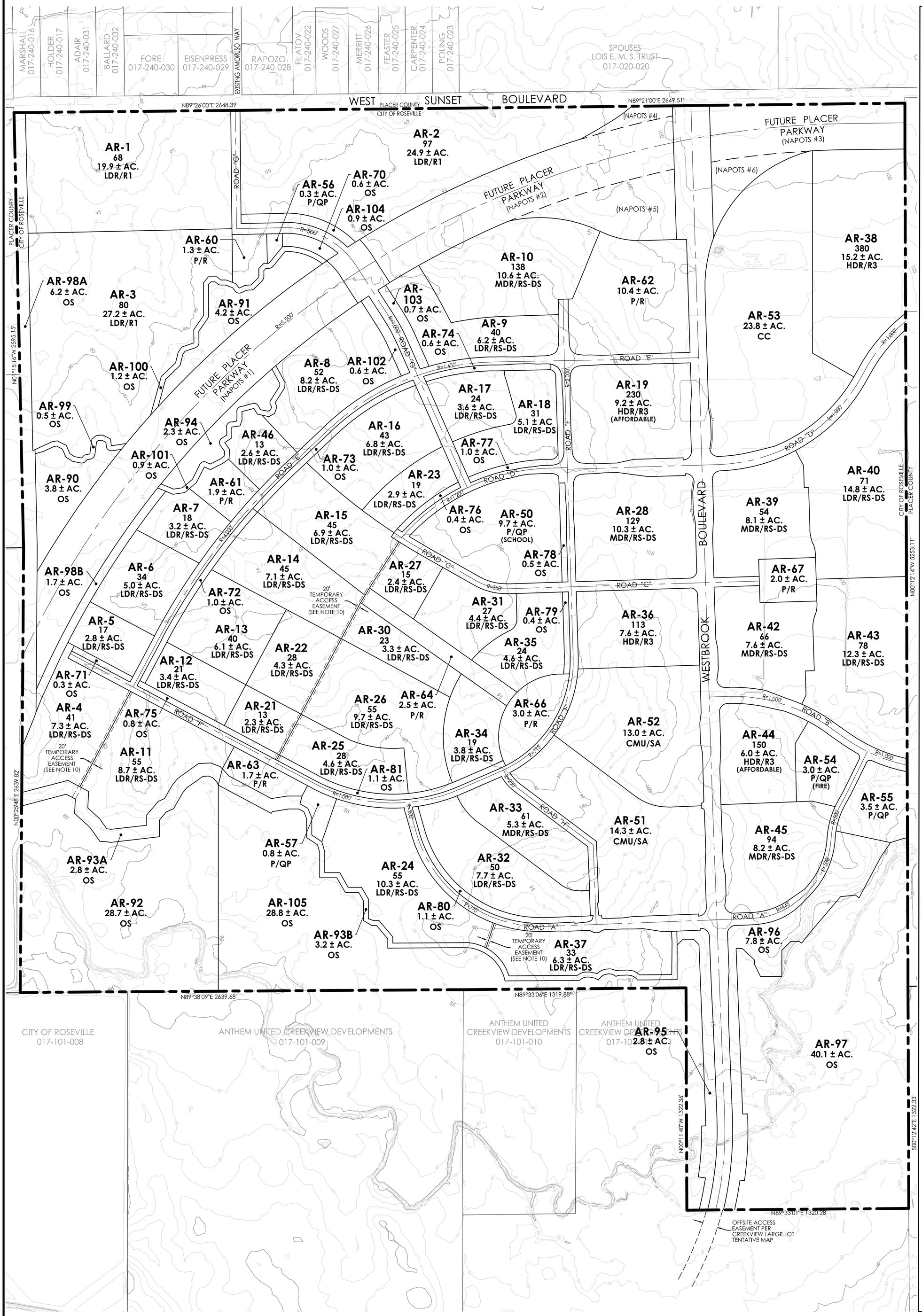
AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

EXISTING LAND USE



EXISTING

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	19.9
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.9
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.2
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.0
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.2
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.7
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.4
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.1
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.1
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.9
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.8
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-21	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.3
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.3
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	10.3
AR-25	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.7
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.3
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-32	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.7
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.8
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-37	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.8
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.3
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.6
	SUBTOTAL			**248.7**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.6
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.3
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.1
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.6
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.2
	SUBTOTAL			**50.1**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.2
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL	6.0
	SUBTOTAL			**38.1**
AR-50	P/QP	P/QP	SCHOOL	9.7
AR-54	P/QP	P/QP	FIRE STATION	3.0
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	3.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.8
	SUBTOTAL			**17.3**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.8
	SUBTOTAL			**51.1**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.4
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64	P/R	P/R	PARKS & RECREATION	2.5
AR-66	P/R	P/R	PARKS & RECREATION	3.0
AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			**22.8**
AR-70	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-71	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.3
AR-72	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-73	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-74	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-75	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.8
AR-76	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-77	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-78	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-79	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-80	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-81	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-93B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.2
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-96	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	7.8
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	40.1
AR-98A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	6.2
AR-98B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.7
AR-99	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-100	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.2
AR-101	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-102	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-103	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.7
AR-104	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.8
	SUBTOTAL			**146.0**
-	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	51.1
	SUBTOTAL			**51.1**
-	RW	RW	FUTURE PLACER PARKWAY	49.2
	SUBTOTAL			**49.2**
	TOTAL			**674.4**

NORTH

0 300 600 1200

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

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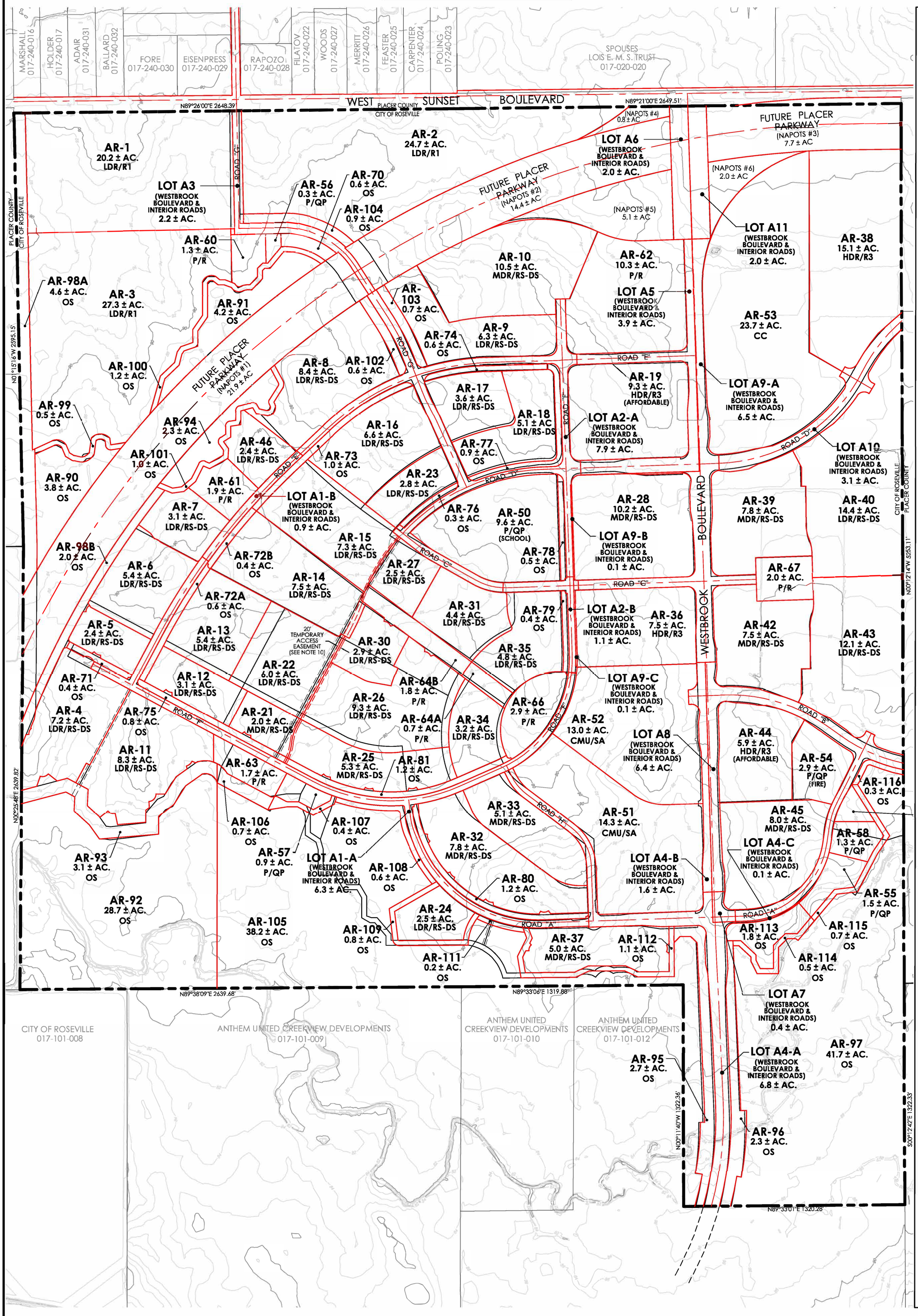
General Plan Amendment, Specific Plan Amendment, and Rezone Exhibit

AMORUSO RANCH
3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

PROPOSED LAND USE



PROPOSED

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.3
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
SUBTOTAL				**219.0**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.5
AR-21	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.0
SUBTOTAL				**69.3**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
SUBTOTAL				**37.9**
AR-50	P/QP	P/QP	SCHOOL	9.6
AR-54	P/QP	P/QP	FIRE STATION	2.9
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.9
AR-58	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.3
AR-59	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.7
SUBTOTAL				**17.1**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.7
SUBTOTAL				**51.0**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64A	P/R	P/R	PARKS & RECREATION	0.7
AR-64B	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
SUBTOTAL				**22.6**
AR-70	OS	OS	OPEN SPACE/ PASEO	0.6
AR-71	OS	OS	OPEN SPACE/ PASEO	0.4
AR-72A	OS	OS	OPEN SPACE/ PASEO	0.6
AR-72B	OS	OS	OPEN SPACE/ PASEO	0.4
AR-73	OS	OS	OPEN SPACE/ PASEO	1.0
AR-74	OS	OS	OPEN SPACE/ PASEO	0.6
AR-75	OS	OS	OPEN SPACE/ PASEO	0.8
AR-76	OS	OS	OPEN SPACE/ PASEO	0.3
AR-77	OS	OS	OPEN SPACE/ PASEO	0.9
AR-78	OS	OS	OPEN SPACE/ PASEO	0.5
AR-79	OS	OS	OPEN SPACE/ PASEO	0.4
AR-80	OS	OS	OPEN SPACE/ PASEO	1.2
AR-81	OS	OS	OPEN SPACE/ PASEO	1.2
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93	OS	OS	OPEN SPACE/ PASEO	3.1
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PASEO	2.7
AR-96	OS	OS	OPEN SPACE/ PASEO	2.3
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	41.7
AR-98A	OS	OS	OPEN SPACE/ PASEO	4.6
AR-98B	OS	OS	OPEN SPACE/ PASEO	2.0
AR-99	OS	OS	OPEN SPACE/ PASEO	0.5
AR-100	OS	OS	OPEN SPACE/ PASEO	1.2
AR-101	OS	OS	OPEN SPACE/ PASEO	1.0
AR-102	OS	OS	OPEN SPACE/ PASEO	0.6
AR-103	OS	OS	OPEN SPACE/ PASEO	0.7
AR-104	OS	OS	OPEN SPACE/ PASEO	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	38.2
AR-106	OS	OS	OPEN SPACE/ PASEO	0.7
AR-107	OS	OS	OPEN SPACE/ PASEO	0.4
AR-108	OS	OS	OPEN SPACE/ PASEO	0.6
AR-109	OS	OS	OPEN SPACE/ PASEO	0.8
AR-111	OS	OS	OPEN SPACE/ PASEO	0.2
AR-112	OS	OS	OPEN SPACE/ PASEO	1.1
AR-113	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.8
AR-114	OS	OS	OPEN SPACE/ PASEO	0.5
AR-115	OS	OS	OPEN SPACE/ PASEO	0.7
AR-116	OS	OS	OPEN SPACE/ PASEO	0.3
SUBTOTAL				**154.3**
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.8
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
SUBTOTAL				**51.3**
-	RW	RW	FUTURE PLACER PARKWAY	51.9
SUBTOTAL				**51.9**
TOTAL				**674.4**

NORTH

0 600 300 120

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\3000-s\3365]_AmorusoRanch\AmorusoRanch-OA\Planning\Exhibits\EXH_AR_LITSM_V3.dwg 7/28/2021 11:11 AM Nicholas Wilk

PC EXHIBIT C

PC Exhibit C – ARSP Change Pages has been removed from CC ATTACHMENT 1 to be considered as CC EXHIBIT C.

PC EXHIBIT D

PC Exhibit D – Development Agreement Amendment (525.8 acres) has been removed from CC ATTACHMENT 1 to be considered as CC EXHIBIT D.

PC EXHIBIT E

PC Exhibit E– Development Agreement Amendment (147.8 acres) has been removed from CC ATTACHMENT 1 to be considered as CC EXHIBIT E.

LARGE LOT TENTATIVE MAP

AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JANUARY 17, 2022

PROJECT NOTES

RECORD OWNER
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

APPLICANT
BROOKFIELD RESIDENTIAL
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: JOHN NORMAN
PHONE: (916) 783-1177

ENGINEER/ PLANNER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: PAUL KLEIN, PE #48367
STAN MEITE
PHONE: (916) 341-7760

ASSESSORS PARCEL NUMBERS
017-470-001 THROUGH ...-046 &
017-480-001 THROUGH ...-058

AREA
674.4 ± ACRES

NUMBER OF PARCELS
101 LARGE LOT PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
F-B-X

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

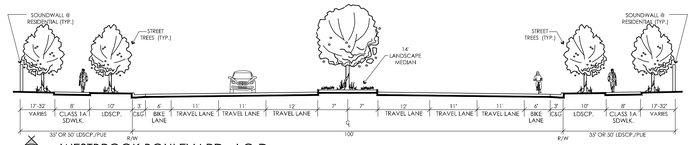
NOTE:

1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
11) FUTURE PUBLIC LANDS, INCLUDING THE WELL SITE, SEWER LIFT STATION, FIRE STATION, OPEN SPACE, DRAINAGE CHANNELS, PARKS AND THE FUTURE PLACER PARKWAY ALIGNMENT TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD). SCHOOL SITE IS EXCLUDED.
12) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

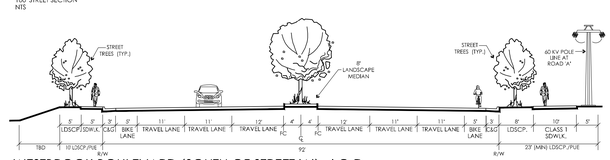
LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.4
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
	SUBTOTAL			**219.1**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.5
AR-21	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.0
	SUBTOTAL			**69.3**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
	SUBTOTAL			**37.8**
AR-50	P/QP	P/QP	SCHOOL	9.6
AR-54	P/QP	P/QP	FIRE STATION	2.9
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.9
AR-58	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.3
AR-59	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.7
	SUBTOTAL			**17.1**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.2
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	C/C	COMMUNITY COMMERCIAL	23.7
	SUBTOTAL			**50.8**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64A	P/R	P/R	PARKS & RECREATION	0.7
AR-64B	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			**22.6**
AR-70	OS	OS	OPEN SPACE/ PASEO	0.6
AR-71	OS	OS	OPEN SPACE/ PASEO	0.3
AR-72A	OS	OS	OPEN SPACE/ PASEO	0.6
AR-72B	OS	OS	OPEN SPACE/ PASEO	0.4
AR-73	OS	OS	OPEN SPACE/ PASEO	1.0
AR-74	OS	OS	OPEN SPACE/ PASEO	0.6
AR-75	OS	OS	OPEN SPACE/ PASEO	0.8
AR-76	OS	OS	OPEN SPACE/ PASEO	0.3
AR-77	OS	OS	OPEN SPACE/ PASEO	0.9
AR-78	OS	OS	OPEN SPACE/ PASEO	0.5
AR-79	OS	OS	OPEN SPACE/ PASEO	0.4
AR-80	OS	OS	OPEN SPACE/ PASEO	1.2
AR-81	OS	OS	OPEN SPACE/ PASEO	1.2
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93	OS	OS	OPEN SPACE/ PASEO	3.1
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PASEO	2.7
AR-96	OS	OS	OPEN SPACE/ PASEO	2.3
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	41.7
AR-98A	OS	OS	OPEN SPACE/ PASEO	6.2
AR-98B	OS	OS	OPEN SPACE/ PASEO	1.7
AR-99	OS	OS	OPEN SPACE/ PASEO	0.5
AR-100	OS	OS	OPEN SPACE/ PASEO	1.2
AR-101	OS	OS	OPEN SPACE/ PASEO	1.0
AR-102	OS	OS	OPEN SPACE/ PASEO	0.6
AR-103	OS	OS	OPEN SPACE/ PASEO	0.7
AR-104	OS	OS	OPEN SPACE/ PASEO	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	38.2
AR-106	OS	OS	OPEN SPACE/ PASEO	0.7
AR-107	OS	OS	OPEN SPACE/ PASEO	0.4
AR-108	OS	OS	OPEN SPACE/ PASEO	0.6
AR-109	OS	OS	OPEN SPACE/ PASEO	0.8
AR-111	OS	OS	OPEN SPACE/ PASEO	0.2
AR-112	OS	OS	OPEN SPACE/ PASEO	1.1
AR-113	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.8
AR-114	OS	OS	OPEN SPACE/ PASEO	0.5
AR-115	OS	OS	OPEN SPACE/ PASEO	0.7
AR-116	OS	OS	OPEN SPACE/ PASEO	0.3
	SUBTOTAL			**155.6**
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.0
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
-	RW	RW	FUTURE PLACER PARKWAY	50.6
	SUBTOTAL			**50.6**
	TOTAL			**674.4**

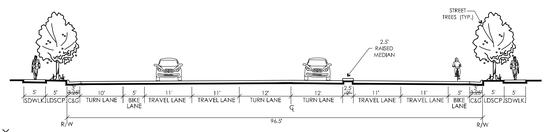
NOTE:
THE FOLLOWING PARCEL NUMBERS WERE OMITTED ON PURPOSE: AR-29, AR-41, AR-47, AR-48, AR-49, AR-82, AR-83, AR-84, AR-85, AR-86, AR-87, AR-88, AND AR-89.



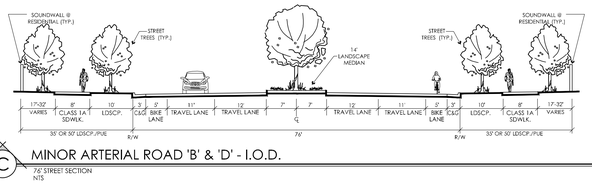
A1 WESTBROOK BOULEVARD - I.O.D.
100' STREET SECTION
NTS



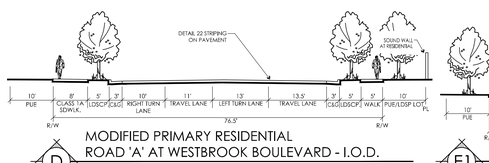
A2 WESTBROOK BOULEVARD (SOUTH OF STREET 'A') - I.O.D.
92' STREET SECTION
NTS



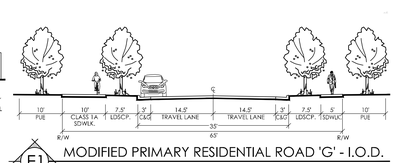
B MODIFIED PRIMARY RESIDENTIAL ROAD 'D' - I.O.D.
96.5' STREET SECTION
NTS



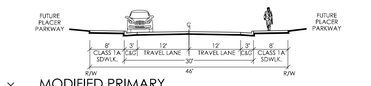
C MINOR ARTERIAL ROAD 'B' & 'D' - I.O.D.
76' STREET SECTION
NTS



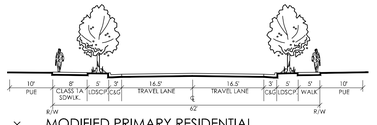
D MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS



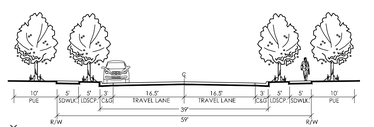
E1 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' - I.O.D.
65' STREET SECTION
NTS



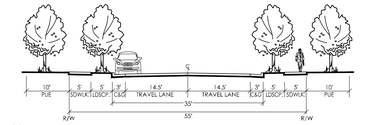
E2 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' (UNDERCROSS) - I.O.D.
46' STREET SECTION
NTS



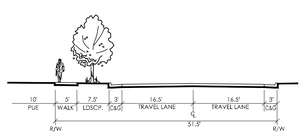
F MODIFIED PRIMARY RESIDENTIAL ROAD 'E' AT WESTBROOK BOULEVARD - I.O.D.
62' STREET SECTION
NTS



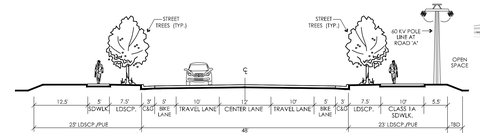
G MODIFIED PRIMARY RESIDENTIAL ROAD 'C' - I.O.D.
59' STREET SECTION
NTS



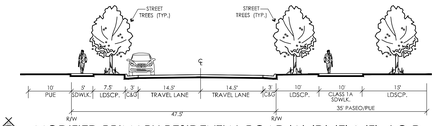
H MODIFIED MINOR RESIDENTIAL ROAD 'G'&'H' - I.O.D.
55' STREET SECTION
NTS



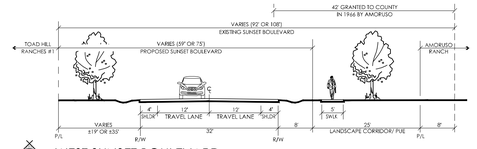
I MODIFIED PRIMARY RESIDENTIAL ROAD ROAD 'H' - I.O.D.
51.5' STREET SECTION
NTS



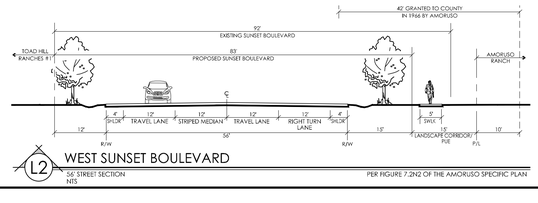
J MODIFIED COLLECTOR ROAD 'A' - I.O.D.
48' STREET SECTION
NTS



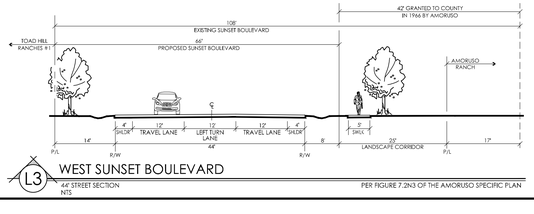
K MODIFIED PRIMARY RESIDENTIAL ROAD 'A', 'D', 'E' & 'F' - I.O.D.
47.5' STREET SECTION
NTS



L1 WEST SUNSET BOULEVARD
32' STREET SECTION
NTS
PER FIGURE 7.2N1 OF THE AMORUSO SPECIFIC PLAN

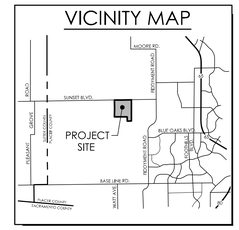


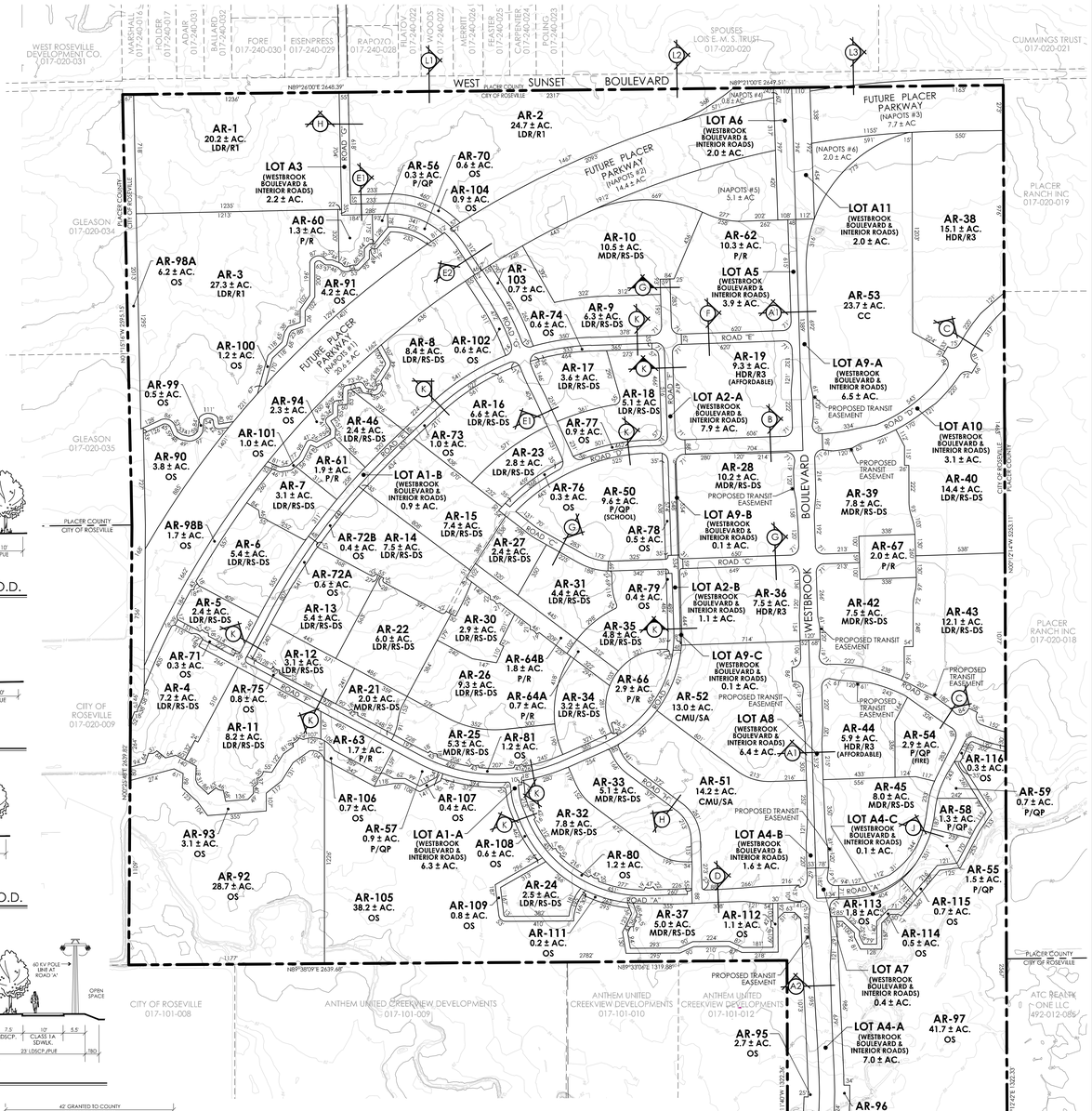
L2 WEST SUNSET BOULEVARD
56' STREET SECTION
NTS
PER FIGURE 7.2N2 OF THE AMORUSO SPECIFIC PLAN



L3 WEST SUNSET BOULEVARD
44' STREET SECTION
NTS
PER FIGURE 7.2N3 OF THE AMORUSO SPECIFIC PLAN

VICINITY MAP





0 600 1200
NORTH
300

PC EXHIBIT F

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

PC EXHIBIT G

PROJECT NOTES

RECORD OWNER
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

APPLICANT
BROOKFIELD RESIDENTIAL
2271 LAVA RIDGE CT, SUITE 220
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3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PAUL KLEIN, PE #48367
STAN METTE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
017-470-001 THROUGH ...-046 &
017-480-001 THROUGH ...-058

AREA
120.0 ± ACRES

NUMBER OF PARCELS
481 SINGLE FAMILY RESIDENTIAL PARCELS
1 P/QP PARCEL
3 PARK PARCELS
14 OPEN SPACE PARCELS
3 LANDSCAPE PARCELS
502 TOTAL PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
F-B-X

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

NOTE:

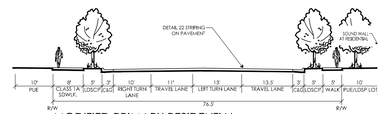
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) FUTURE PUBLIC LANDS, INCLUDING THE SEWER PUMP STATION, OPEN SPACE, DRAINAGE CHANNELS, AND PARKS TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD).
11) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER AMORUSO RANCH SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

LAND USE SUMMARY

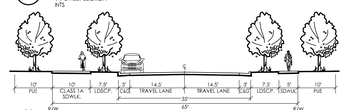
LOT NO.	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	MINIMUM LOT DIM.	DWELLING UNITS	GROSS ACRE	NET ACRES	NET DENSITY
AR-4	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	31	7.21	5.30	5.9
AR-5	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	10	2.39	1.77	5.7
AR-6	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	25	5.37	4.05	6.2
AR-11	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	38	8.24	6.20	6.1
AR-12	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	16	3.13	2.21	7.2
AR-13	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	30	5.39	3.76	8.0
AR-21	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	15	2.05	1.34	11.2
AR-22	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	32	6.05	3.90	8.2
AR-24	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	12	2.50	2.10	5.7
AR-25	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	38	5.29	3.58	10.6
AR-26	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	48	9.26	6.61	7.3
AR-30	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	13	2.89	1.95	6.7
AR-32	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	58	7.78	5.57	10.4
AR-33	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	42	5.14	3.97	10.6
AR-34	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	14	3.21	2.42	5.8
AR-35	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	20	4.82	3.40	5.9
AR-37	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	39	4.96	3.55	11.0
	SUBTOTAL					**481**	**85.67**	**61.67**	
AR-57	P/QP	P/QP	P/QP	PUBLIC/ QUASI PUBLIC	-	-	0.85	0.85	-
	SUBTOTAL						**0.85**	**0.85**	
AR-63	P/R	P/R	P/R	PARKS & RECREATION	-	-	1.71	1.71	
AR-64A	P/R	P/R	P/R	PARKS & RECREATION	-	-	0.74	0.48	
AR-66	P/R	P/R	P/R	PARKS & RECREATION	-	-	2.86	2.86	
	SUBTOTAL						**5.30**	**5.04**	
AR-71	OS	OS	OS	OS/PASEO	-	-	0.33	0.33	
AR-72A	OS	OS	OS	OS/PASEO	-	-	0.64	0.43	
AR-75	OS	OS	OS	OS/PASEO	-	-	0.84	0.73	
AR-79	OS	OS	OS	OS/PASEO	-	-	0.39	0.32	
AR-80	OS	OS	OS	OS/PASEO	-	-	1.16	1.16	
AR-81	OS	OS	OS	OS/PASEO	-	-	1.19	1.01	
AR-93	OS	OS	OS	OS/PASEO	-	-	3.10	3.10	
AR-98B	OS	OS	OS	OS/PASEO	-	-	2.01	2.01	
AR-106	OS	OS	OS	OS/PASEO	-	-	0.66	0.66	
AR-107	OS	OS	OS	OS/PASEO	-	-	0.36	0.36	
AR-108	OS	OS	OS	OS/PASEO	-	-	0.62	0.62	
AR-109	OS	OS	OS	OS/PASEO	-	-	0.77	0.77	
AR-111	OS	OS	OS	OS/PASEO	-	-	0.19	0.19	
AR-112	OS	OS	OS	OS/PASEO	-	-	1.05	1.05	
	SUBTOTAL						**13.31**	**12.74**	
MAJOR RIGHT-OF-WAY	ROAD 'A', 'C', 'E', 'F', & 'H'			RIGHT-OF-WAY	-	-	14.91	14.91	
	SUBTOTAL						**14.91**	**14.91**	
A	LDR	LDR	RS/DS	LANDSCAPE LOT	-	-	-	0.06	
B	MDR	MDR	RS/DS	LANDSCAPE LOT	-	-	-	0.08	
C	MDR	MDR	RS/DS	LANDSCAPE LOT	-	-	-	0.10	
MINOR RIGHT-OF-WAY	ROAD 1-25, 'D', & CIRCLE 'H'			RIGHT-OF-WAY	-	-	-	24.59	
	SUBTOTAL						**0.00**	**24.83**	
TOTAL						**481 DU**	**120.04 AC**	**120.04 AC**	

NOTE: NET ACREAGE EXCLUDES MINOR RIGHT-OF-WAYS AND LANDSCAPE LOTS.

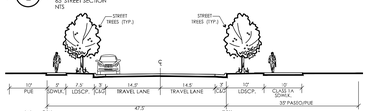
STREET SECTIONS



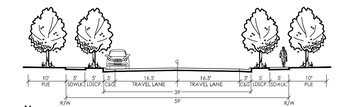
A MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS



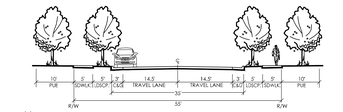
B MODIFIED PRIMARY RESIDENTIAL ROAD 'D' - I.O.D.
65' STREET SECTION
NTS



C MODIFIED PRIMARY RESIDENTIAL ROAD 'A', 'D', 'E' & 'F' - I.O.D.
67.5' STREET SECTION
NTS

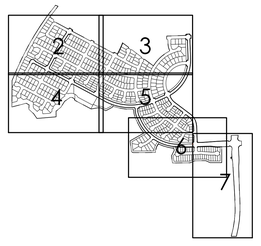


D MODIFIED PRIMARY RESIDENTIAL ROAD 'C' - I.O.D.
59' STREET SECTION
NTS



E MODIFIED MINOR RESIDENTIAL ROAD 'G'&'H' - I.O.D.
55' STREET SECTION
NTS

SHEET INDEX DIAGRAM



SHEET INDEX

1	COVER SHEET-NOTES -SECTIONS	1"=300'
2	TENTATIVE SUBDIVISION MAP	1"=40'
3	TENTATIVE SUBDIVISION MAP	1"=40'
4	TENTATIVE SUBDIVISION MAP	1"=40'
5	TENTATIVE SUBDIVISION MAP	1"=40'
6	TENTATIVE SUBDIVISION MAP	1"=40'
7	TENTATIVE SUBDIVISION MAP	1"=40'

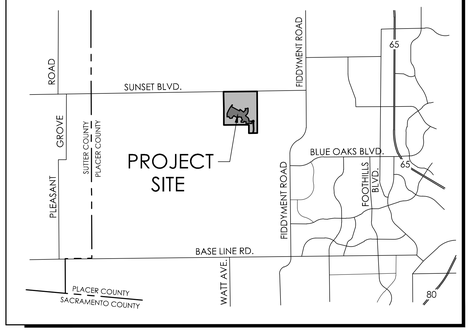
LEGEND

PROJECT BOUNDARY
VILLAGE LOT LINE
RIGHT-OF-WAY
STREET CENTERLINE
PROPOSED LOTS
PUE (TYP)
VILLAGE BOUNDARY
TOP BACK OF CURB
SIDEWALK
LIP OF CURB
SEWER MAIN — 8" S
SEWER MANHOLE
DRAINAGE MAIN — 12" D
DRAINAGE MANHOLE
DRAIN INLET
WATER MAIN — 8" W
GATE VALVE
FIRE HYDRANT

EARTHWORK SUMMARY

ESTIMATED RAW EXCAVATION:	248,000	CUBIC YARDS
ESTIMATED RAW FILL:	195,000	CUBIC YARDS
ESTIMATED EXPORT:	53,000	CUBIC YARDS

LOCATION MAP



TENTATIVE SUBDIVISION MAP
AMORUSO RANCH
PHASE 1 - SUBPHASE A1

CITY OF ROSEVILLE, CALIFORNIA
FEBRUARY 14, 2022

NORTH
0 400
200

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

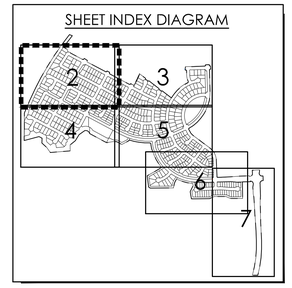
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-470-045

APPROVED AMORUSO RANCH 017-470-011

APPROVED AMORUSO RANCH 017-480-005

VILLAGE AR-6
(25) 60'x100' (TYP.) LOTS
5.37 ± AC (G)
4.05 ± AC (N)

AR-72A
OPEN SPACE
0.64 ± AC (G)
0.43 ± AC (N)

VILLAGE AR-12
(16) 50'x100' (TYP.) LOTS
3.13 ± AC (G)
2.21 ± AC (N)

VILLAGE AR-13
(30) 50'x100' (TYP.) LOTS
5.39 ± AC (G)
3.76 ± AC (N)

AR-98B
OPEN SPACE
2.01 ± AC (G)
2.01 ± AC (N)

VILLAGE AR-5
(10) 60'x100' (TYP.) LOTS
2.39 ± AC (G)
1.77 ± AC (N)

AR-71
OPEN SPACE
0.33 ± AC (G)
0.33 ± AC (N)

VILLAGE AR-4
(31) 60'x100' (TYP.) LOTS
7.21 ± AC (G)
5.30 ± AC (N)

STREET 14 · STREET 15 · STREET 19 · STREET 21 · ROAD 'E' · ROAD 'F' · STREET 13 · STREET 16 · STREET 18 · STREET 20 · LOT K · LOT L · LOT M · LOT N

SEE SHEET 3

SEE SHEET 4

NORTH

0 40 80 160

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

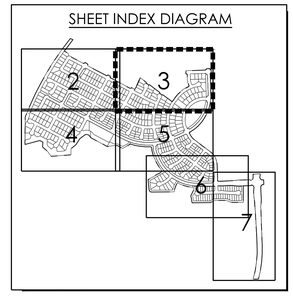
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN 8"S	DRAIN INLET		
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE	WATER MAIN 8"W		
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN 12"D	GATE VALVE		
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE	FIRE HYDRANT		
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-470-036

APPROVED AMORUSO RANCH 017-480-015

APPROVED AMORUSO RANCH 017-470-038

APPROVED AMORUSO RANCH 017-470-037

APPROVED AMORUSO RANCH 017-470-027

APPROVED AMORUSO RANCH 017-480-016

APPROVED AMORUSO RANCH 017-480-014

APPROVED AMORUSO RANCH 017-480-042

VILLAGE AR-22
(32) 50'x100' (TYP.) LOTS
6.05 ± AC (G)
3.90 ± AC (N)

LOT A
LANDSCAPE
0.06 ± AC (N)

VILLAGE AR-30
(13) 50'x100' (TYP.) LOTS
2.89 ± AC (G)
1.95 ± AC (N)

VILLAGE AR-35
(20) 60'x100' (TYP.) LOTS
4.82 ± AC (G)
3.40 ± AC (N)

VILLAGE AR-26
(48) 50'x100' (TYP.) LOTS
9.26 ± AC (G)
6.61 ± AC (N)

AR-79
OPEN SPACE
0.39 ± AC (G)
0.32 ± AC (N)

AR-64A
PARK
0.74 ± AC(G)
0.48 ± AC(N)

AR-66
PARK
2.86 ± AC (G)
2.86 ± AC (N)

ROAD 'C'
ROAD 'D'
ROAD 'F'
STREET 8
STREET 9
STREET 10
STREET 13
STREET 14
STREET 15
CIRCLE 'H'
LOT 'S'

SEE SHEET 2
SEE SHEET 5

NORTH
0 40 80 160

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

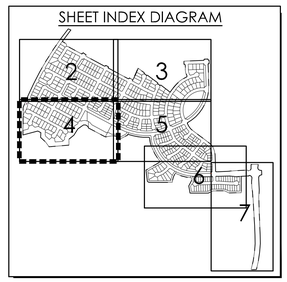
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

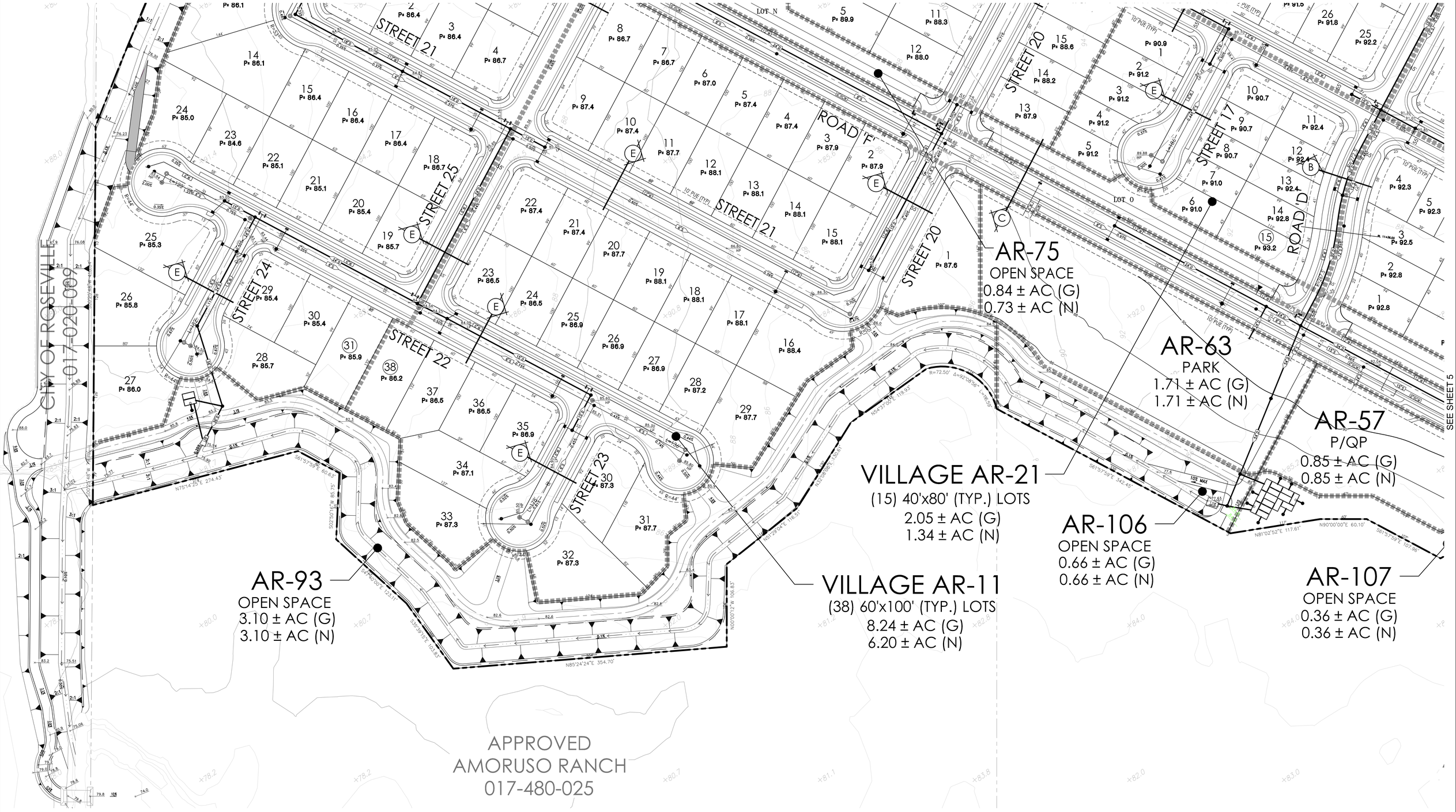
LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 2



NORTH

0 40 80 160

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K:\2020-1-2820_Amoruso\Amoruso_Phase A1\Planning\Exhibits\VM_TSM_A1-A1.dwg 2/10/2022 8:31 PM Kelly Wightman

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

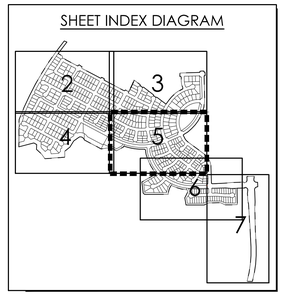
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 3

SEE SHEET 4

PARK
2.86 ± AC (G)
2.86 ± AC (N)

VILLAGE AR-34
(14) 60'x100' (TYP.) LOTS
3.21 ± AC (G)
2.42 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-043

AR-81
OPEN SPACE
1.19 ± AC (G)
1.01 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-044

VILLAGE AR-33
(42) 40'x80' (TYP.) LOTS
5.14 ± AC (G)
3.97 ± AC (N)

VILLAGE AR-25
(38) 40'x80' (TYP.) LOTS
5.29 ± AC (G)
3.58 ± AC (N)

AR-80
OPEN SPACE
1.16 ± AC (G)
1.16 ± AC (N)

AR-108
OPEN SPACE
0.62 ± AC (G)
0.62 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-025

SEE SHEET 6

NORTH

0 80 40 160

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

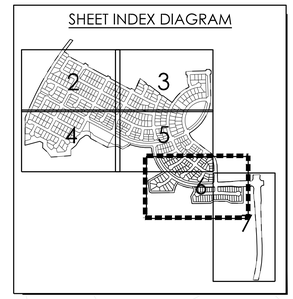
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 5

APPROVED
AMORUSO RANCH
017-480-044

AR-108
OPEN SPACE
0.62 ± AC (G)
0.62 ± AC (N)

VILLAGE AR-24
(12) 50'x100' (TYP.) LOTS
2.50 ± AC (G)
2.10 ± AC (N)

AR-109
OPEN SPACE
0.77 ± AC (G)
0.77 ± AC (N)

VILLAGE AR-32
(58) 40'x80' (TYP.) LOTS
7.78 ± AC (G)
5.57 ± AC (N)

AR-111
OPEN SPACE
0.19 ± AC (G)
0.19 ± AC (N)

LOT B
LANDSCAPE
0.08 ± AC (N)

AR-112
OPEN SPACE
1.05 ± AC (G)
1.05 ± AC (N)

VILLAGE AR-37
(39) 40'x80' (TYP.) LOTS
4.96 ± AC (G)
3.55 ± AC (N)

LOT C
LANDSCAPE
0.10 ± AC (N)

ROAD 'A'
ROAD 'H'
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 8
LOT T

NORTH
0 80
40 160

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

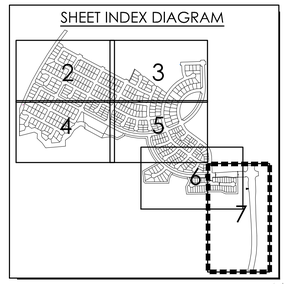
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-480-034

APPROVED AMORUSO RANCH 017-480-051

APPROVED AMORUSO RANCH 017-480-033

APPROVED AMORUSO RANCH 017-480-052

APPROVED AMORUSO RANCH 017-480-025

APPROVED AMORUSO RANCH 017-480-044

APPROVED AMORUSO RANCH 017-480-043

APPROVED AMORUSO RANCH 017-480-032

24" WATER CONTINUES NORTH APPROXIMATELY 600' AND CONNECTS TO 12" TO COMPLETE LOOP (SEE SHEET 5). SEE WATER LOOP DETAIL, THIS SHEET.

WESTBROOK BOULEVARD

20'X20' BUS SHELTER EASEMENT

VILLAGE AR-37
(39) 40'x80' (TYP.) LOTS
4.96 ± AC (G)
3.55 ± AC (N)

AR-112
OPEN SPACE
1.05 ± AC (G)
1.05 ± AC (N)

LOT C
LANDSCAPE
0.10 ± AC (N)

ROAD 'A'

ROAD 'H'

STREET 1

ROAD F

ROAD H

ROAD A

FUTURE WESTBROOK BLVD

SEE SHEET 6

WATER LOOP DETAIL
1"=100'

NORTH

0 40 80 160

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

Amoruso Ranch Phase 1A			
Table A			
Alternative Development Standards			
RS/DS Zone (Development standards to be used in conjunction with street sections as approved in the Amoruso Ranch Specfic Plan)			
Max Block Length		600'	
Lot Size	Interior	40'x80' min.	3,200 SF
	Corner	50'x80 min.	4,000 SF
Lot Width	Interior	40' (min)	
	Corner	50' (min)	
Lot Depth	Interior	80' (Min)	
	Corner	80' (Min)	
Lot Coverage (max)		none	
Bldg Height	Max	30'	
Bldg Setbacks	Front (To Living Area or side wall of the garage)	10' (Min)	
	Front (To Garage/ driveway depth)	18' (Min)	
	Front (To Porch)	7.5' (Min)	(shall not encroach into the PUE)
	Side Yard	4' (Min)	
	Street Side Yard	10' (Min)	
	Rear	10' (Min)	

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

ADDENDUM TO AMORUSO RANCH PROJECT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2013102057, CERTIFIED ON JUNE 15, 2016)

Project Title/File Number: Amoruso Ranch Specific Plan Amendments, File # PL21-0184 (Prior File # 2011PL-039 (ANN-000007, GPA-000061, SPA-000043, RZ-000058, DA-000047)

Project Location: Assessor Parcel Numbers (APN) 017-020-03, 017-020-036, 017-020-037, 017-010-010, 017-010-011; United States Geological Survey, "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian.

Project Description: The Project as originally proposed and analyzed in the previously certified EIR includes the following components:

- Adoption of the ARSP, which establishes the land use and regulatory framework for approximately 695 acres of mixed-use development (residential, commercial, public/quasi-public, and open space);
- Approval of amendments to the City of Roseville (City) General Plan;
- Approval of pre-zoning designations;
- Approval of a large lot tentative subdivision map;
- Approval of development agreements by and between the City and the Applicant and landowners;
- Amendment of the City's sphere of influence to include the Project site; and
- Annexation of the project site into the City.

Proposed modifications to the Project and previously adopted EIR include the following:

- Adoption of amended ARSP and General Plan land use designations;
- Approval of amended zoning designations;
- Approval of a new large lot tentative subdivision map;
- Approval of a small lot tentative subdivision map and modified development standards;
- Approval of amended development between the City and Applicant.

See below for more detail.

Project Applicant: Brookfield Residential/Amoruso Family Trust

Property Owner: Angela Eisenpress, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005

	Brookfield Sacramento Holdings, LLC, a Delaware Limited Liability Company
Lead Agency Contact:	Shelby Maples, Associate Planner

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

For a detailed description of the project location, refer to Chapter 2 of the Amoruso Ranch Specific Plan (ARSP) and Chapter 2 of the environmental impact report (EIR), included here as Attachment 1. The project site is located along the northern edge of the City of Roseville, approximately 6.5 miles west of Interstate 80 and State Route 65 and 5 miles northwest of downtown Roseville on approximately 695 acres. The Project site consists of APNs 017-020-030, 017-020-036, 017-020-037, 017-010-010, 017-010-011, and is found on the United States Geological Survey in the "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian. See Figure 2-1 of the EIR and Figure 2.2 of the ARSP.

Background

For detailed Project background information, refer to Section 2.2 of the EIR. The ARSP was developed to comport with the City's growth vision and create a "comprehensively planned, residential-based community with a mix of land uses" to provide "employment opportunities" and "housing choices" to help the City meet "its obligation to accommodate…future population growth in the region" (Final EIR [FEIR] p. 2-9). In May 2011, a formal project application was submitted to the City, and in 2013 the Notice of Preparation (NOP) was released. The EIR was prepared to analyze potential environmental effects associated with adoption of the ARSP and affiliated Project components and entitlements. The Draft EIR (DEIR) was distributed for public review on March 1, 2016. Several public workshops and hearings were held from March 10 to April 11, 2016, after which the FEIR was prepared. On April 14, 2016, the Planning Commission recommended that the City Council adopt and approval all Project components and affiliated entitlements of the ARSP and certify the EIR, and on June 15, 2016, the City Council did so (Resolution No, 16-271).

Thereafter, the Applicant began coordination with the U.S. Army Corps of Engineers (USACE) for a federal Clean Water Act (CWA) Section 404 permit as required for development of land featuring jurisdictional wetlands (FEIR, p. 2-63). During this process, the USACE required additional avoidance of wetland features above what was initially proposed and analyzed in the EIR. To meet this requirement and effectuate other minor Project changes, the ARSP was amended by the first Amoruso Ranch Specific Plan Amendment project (City File #PL19-0312). The Amendment included land use modifications to the General Plan and Specific Plan, rezones, tentative large lot maps, and amendments to development agreements to modify approved layouts and increase the open space to meet USACE requirements. The project was evaluated by a first Addendum to the Amoruso Ranch EIR. The Planning Commission and City Council considered the first Addendum prior to taking action on the Project in April of 2020.

The current Project requests additional changes to the Specific Plan, including land use changes and modifications to the lot layout. The changes, which are discussed in more detail below and analyzed throughout this addendum, are minor; however, additional entitlements to make the modifications are required. As no new or substantially more severe impacts are anticipated due to the proposed changes, a second Addendum to the EIR has been prepared.

Environmental Setting

For a detailed description of the environmental setting of the project site and its surrounds, refer to the "Environmental Setting" subsections within Section 4.1 through 4.15 in Chapter 4 of the EIR; see also Section 2.3 and Figure 2-6 of the EIR. The project site's land uses have been re-designated and rezoned as detailed in Chapter 4 of the ARSP and Chapter 2 of the EIR (and discussed below) and at present are in early stages of development. Prior land use designations for the project site and existing land use designations of its surrounds can be found in Sections 2.3 and 4.1.2 of the EIR (see FEIR, Figure 4.1-2). Generally, the site is characterized

by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the site (FEIR, pp.2-4 to 2-6). Land to the north, east, and west of the northern portion of the site is in unincorporated Placer County and is comprised of rural subdivision with multi-acre parcels and agricultural land (FEIR, p. 4.1-2). Land to the south, southwest, and west of the southern portion of the project site is in the City, a portion of which to the southeast will remain open space as the planned Al Johnson Wildlife Area; another portion of which to the south is slated to be developed as a 501-acres residential development (Id., p.4.1-4). This development is currently in construction. Additionally, a Notice of Preparation for a project known as the Roseville Industrial Park (SCH# 2021070186, City File # PL21-0193) was released on July 12, 2021, for a land use modifications, rezone, design review, and other associated entitlements to allow the development of an industrial park on approximately 191 acres to the southwest of the ARSP.

Proposed Project

Originally Proposed Project

For a detailed description of the originally proposed Project, refer to Chapter 4 of the ARSP and Chapter 2 of the EIR. A brief summary is included below.

Primary components of the originally proposed Project include:

- Adoption of the ARSP: The ASRP established the land use and regulatory framework for an approximate 695-acre mixed-use development that included 2,827 residential units (1,302 low density, 542 medium density, and 873 high density); 51 acres of commercial; 17 acres of public and quasi-public; 22 acres of parks; 145 acres of open space; and 20 acres for urban reserve uses. Development would occur over 30 years and three phases (FEIR, p. 2-58). The City Council adopted the ARSP and EIR on June 15, 2016.

- Approval of Amendments to the City General Plan: The project site was designated Agricultural/80-acre minimum in the Placer County General Plan (1994) and, as part of the Project, was annexed into the City and re-designated as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The General Plan amendments were approved by City Council on June 15, 2016.

- Approval of Pre-zoning Designations: The project site was zoned Building Site, 80 acres minimum (F-B- X 80 acre) by Placer County and, as part of the Project, was annexed into the City and rezoned as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The zoning designations were approved by City Council on June 15, 2016.

- Approval of Large Lot Tentative Subdivision Map: The large lot tentative subdivision map was approved by City Council on January 10, 2019; large lot final map recorded May 3, 2019, in Book EE of Maps, at Page 51, Official Records of Placer County.

- Approval of Development Agreements between City and the Applicant and Landowners: The development agreements are binding contracts through which the ARSP would be implemented. They were approved by City Council on June 15, 2016.

- Amendment of the City's Sphere of Influence: The City's sphere of influence would be amended to include the project site. The sphere of influence was approved for amendment by City Council on June 15, 2016.

- Annexation of Project site into City: The project site would be annexed into the City from the County upon request to LAFCO for annexation was approved by City Council on June 15, 2016. LAFCO approved annexation on December 18, 2018.

Proposed Project Modifications

Modifications to the proposed Project are described below and analyzed for their potential environmental effects throughout this Addendum.

- Adoption of Amended ARSP and General Plan land use: The ARSP and General Plan land use designations will be modified for several large lot parcels. Large lot parcels AR-21, AR-25, AR-32, and AR-37 will change land use from Low Density Residential (LDR) to Medium Density Residential (MDR). Units will be reallocated between 31 large lot parcels; however, the total number of units for Phase A1 of ARSP development, 1,334 units, will remain the same. Minor modifications to landscape, open space/paseo, right-of-way, and parks parcels will also be included to align with the tentative subdivision maps.

- Amended zoning designations: All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps.

- Large and small lot tentative subdivision maps: The project proposes to subdivide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Modified development standards for the medium density RS/DS lots are proposed to allow smaller lot configurations. A large lot tentative subdivision map is also proposed to align with the land use designations.

- Amended Development Agreement between the City and the Applicant: The project includes the second Amendment to Development Agreement for the ARSP, to reflect project changes as well as to modify construction timing for water utilities.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This addendum has been prepared pursuant to CEQA Guidelines and legislative directives (CEQA Guidelines § 15164; Public Resources Code [PRC] §§ 21083, 21166). An addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous document (CEQA Guidelines §§ 15162(a), 15164(a); see *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified signification impacts (Ibid). Substantial evidence presented in this Addendum demonstrates that the proposed Project modifications, described above and analyzed below, do not create any new significant impacts or increase the severity of previously identified significant impacts, nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines § 15162 (a)). Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (Id., §15164(e)).

CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this second Addendum along with the prior version, as applicable as part of a good-faith effort to provide the most up-to-date information to decision makers and the public. This was also included with the first Addendum to the EIR. (PRC §§ 21002.1€, 210065; see CEQA Guidelines §§ 150020(a)(1), 15003(c).) The updated checklist is presented in strike

out/underline to clearly show changes, which are discussed in the analysis where appropriate. This revised checklist material is not considered "new information" as defined in CEQA Guidelines section 15162(a)(3). (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.)

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Service Department, Planning Division, 311 Vernon Street, Roseville, CA, 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

Impact Conclusions in Previous EIR

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Services Department, Planning Division, 311 Vernon Street, Roseville, CA 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

The EIR identified the following impacts as significant and unavoidable:

- 4.1-3: Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville
- 4.1-8: Cumulative Impacts From Agricultural Resources Conversion
- 4.3-5: Increased Traffic Volumes at Intersections within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions
- 4.3-6: Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions
- 4.3-8: Increased Traffic Volumes on State Highways Under Existing Conditions
- 4.3-9: Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, City of Rocklin, or City of Lincoln Intersections Under 2035 CIP Conditions
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin Under 2035 CIP Conditions
- 4.4-1: Generate Short-Term Construction Related Emissions of Criteria Air Pollutants
- 4.4-2: Generate Long-Term Operational Related (Regional) Emissions of Criteria Air Pollutants
- 4.4-5: Exposure of Sensitive Receptors to Odors
- 4.4-6: Consistency with Plans and Policies
- 4.5-1: Generate a Substantial Contribution To GHG Emissions that Conflicts with an Applicable Plan or Policy
- 4.6-1: Short-Term Noise Generated by Construction Activity
- 4.6-5: Substantial Permanent Increase in Ambient Noise Levels as a Result of the Existing Plus Project Increase in Traffic Noise
- 4.6-7: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside the Project Site
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.13-6: Construction of Off-Site Stormwater Retention Facilities
- 4.14-1: Alteration of the Visual Character of the Site and Vicinity
- 4.14-2: New Sources of Light and Glare
- 4.14-3: Degradation of Scenic Resources and Scenic Vistas

The EIR also identified the following cumulative impacts as significant and unavoidable:

- 4.3-15: Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions
- 4.4-7: Result in a Cumulatively Considerable Net Increase in Criteria Pollutants
- 4.6-9: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site
- 4.8-18: Cumulative Impacts to Biological Resources
- 4.12.1-4: Capacity of Water Treatment System to Meet Potable Water Demand
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts
- 4.14-4: Cumulative Aesthetic Impacts

No new impacts, including significant or unavoidable ones, occur as a result of proposed Project modifications, and none of the previously identified impacts are made substantially more severe (discussed in more detail below).

Issue Areas Removed from Additional Evaluation

Proposed Project modifications would not require additional construction or development on undeveloped land beyond what was previously analyzed in the certified EIR because there would be no increase in residential units and no other planned development where it was previously unplanned (see EIR, Figure 2-3, Section 2.11, and Section 4 compared with ARSP Amendment, Figure 4.1). The proposed Project modifications do not have the potential to change the regulatory framework, impact discussion, mitigation measures, or significance conclusions for the following issue areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and wildfire. These areas are not analyzed further in the checklist but are discussed briefly below. CEQA only requires that environmental documents give decision makers sufficient detail on environmental consequences and does not purport to merely "generate paper" by excessively explaining consequences that are "so simple they are almost self-explanatory." (*Save our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1754; *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 393; *Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754).

Revisions made to the ARSP would not change the overall aesthetic nature of the planned development, and the revisions made by the prior Amendment (File #PL19-0312), such as open fencing and home placement restrictions that allow more open space to be viewed by visual receptors, are maintained. Therefore, aesthetics need not be further analyzed. Similarly, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hydrology and water quality, mineral resources, recreation, and tribal cultural resources do not require additional analysis. These issue areas require disturbance of previously undisturbed land to incur environmental effects, and the proposed Project modifications will not disturb additional land beyond what was previously analyzed in the certified EIR. Further, no increase in "construction and/or operation" mean no additional or more severe impacts to, or from, energy, hazards and hazardous materials, noise, population and housing, public services, and recreation because there can be no physical environmental change to these issue areas without the impetus of such project action (FEIR p. 1-9; see CEQA Guidelines §§ 15358 (b), 15378(a)). And, changes to the water transmission and drainage systems are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to issue areas as a result (see Utility Systems Updates Technical Memorandum.)

Impacts to transportation systems also would not increase because proposed Project modifications would not generate any significant amount of new vehicle trips beyond what was previously analyzed in the certified EIR (FEIR, pp. 4.3-43 to 4.3-44). Trip generation rates are based on development of structures and their respective land uses (e.g. high-density residential, low-density residential, commercial) FEIR, Appendix M [p.64]). No additional development will occur under proposed Project modifications, and the only relevant land-use shift will be a rezone that allows four large lot parcels to change from Low Density Residential (LDR) to Medium Density Residential (MDR). Units will be reallocated throughout the Specific Plan, and there is no overall increase in the number of units. Vehicle trips are not expected to change because the Project was analyzed with one external point of entry/egress only, which does not change with proposed modifications (see FEIR, Figure 4.3-5). No significant increase in vehicle trips, construction, or development means no increase in air pollutants and greenhouse gas emissions because these are the only relevant sources of project-related air pollutants (FEIR, p. 4.4-22 to 4.4-26, 4.5-20). Therefore, no additional environmental impacts to air quality and from greenhouse gas emissions would occur that could warrant further checklist evaluation. Lastly, wildfire need not be further addressed because the project site is not within a State Responsibility Area, which is a checklist threshold for wildfire analysis; upon annexation it received fire protection from the Roseville Fire Department and not CAL FIRE (FEIR, pp. 4.11-5, 4.11-8).

A full discussion of how these issue areas may be impacted by the Project can be found in Chapter 4 of the EIR. See also “No New Circumstances or New Information” below.

Issue Areas Receiving Additional Evaluation

Some proposed ARSP amendments and EIR revisions, however, are so closely tied to certain issue areas that, although no impacts are anticipated, were evaluated out of an abundance of caution, specifically: land use and planning, and utilities (water supply). See also “No New Circumstances or New Information” below.

No New Circumstances or New Information

Since certification of the previous EIR on June 15, 2016, circumstances surrounding the formerly proposed project and its location have not substantially changed nor has any new information of substantial importance come to light that indicates the Project would create new significant impacts or increase the severity of existing significant impacts (CEQA Guidelines § 15162(a)). No new projects beyond those discussed in the previously certified EIR have been approved or proposed within the vicinity of the project site that could impact or increase the Project’s environmental effects, and the City is not aware of any other new information that might bear relevance on the Project’s CEQA analysis. There is no new information of substantial importance showing that (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Therefore, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information that would (a) create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the “New Circumstances” and “New Information” columns in the checklist below are marked “No”.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	No Impact (FEIR, p. 4.1-31)	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a-d MM 4.6-2 MM 4.4-1
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
b) ~~Conflict~~ Cause a significant environmental impact due to a conflict with any ~~applicable~~ land use plan, policy, or regulation ~~of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)~~ adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a-d MM 4.6-2 MM 4.4-1
~~c) Conflict with any applicable habitat conservation plan or natural community conservation plan?~~	Question deleted; see updated Land Use item b.				

Discussion: Land use and planning is discussed in Section 4.1 of the EIR. Impacts to land use and planning as a result of Project implementation are discussed in Section 4.1.4 of the EIR. The EIR addresses four impacts to land use and planning, three of which were found to be less than significant with mitigation. However, the EIR concluded that the Project would contribute to the significant and unavoidable impact of incompatibility with existing land uses.

The first Addendum to the ARSP EIR evaluated the increase of approximately 10 acres in land designated and zoned as Open Space, with an equivalent reduction in Low Density Residential (LDR) land, with assorted smaller acreage transfers from land designated/zoned residential to open space. It was found that those proposed amendments to zoning and land use did not change the overall nature of the Project, nor were any land uses introduced that dramatically changed those previously analyzed in the ARSP EIR. No new or substantially more severe impacts were introduced. Please refer to the first Addendum for a more thorough analysis and project description.

The current project includes land use modifications for four large lot parcels, AR-21, AR-25, AR-32, and AR-37. With the proposal, the land use for these four large lots will change from LDR to Medium Density Residential (MDR). The project also includes a modification of the existing large lots, resulting in unit transfers between 31 of the large lots within the Specific Plan area. The overall number of units will remain the same. Minor acreage shifts are also proposed to some paseo, landscape, and park parcels.

These proposed amendments to zoning and land use do not change the overall nature of the Project and proposed development, nor do they introduce any land uses that dramatically differ from those already analyzed in the previously certified EIR and approved by the City. These amendments would not physically divide an established community because, as stated in the EIR, “no community would be divided by the Proposed Project, as the project site is comprised of vacant land” (FEIR, p.4.1-31). Further, like the originally proposed Project, the proposed amendments to land use and zoning would not conflict with applicable land use plans, policies, and regulations including: the City Blueprint Implementation Strategies, the City General Plan (Community Design Goals, Community Form, Growth Management), some City Zoning Ordinances (allowed uses), CALTRANS Airport Land Use Handbook, and the McClellan Land Use Compatibility Plan (FEIR, pp. 4.1-31, 4.1-34, 4.1-37, 4.1-39, 4.1-43). There is no significant environmental effect as there is no conflict. Likewise with internal land uses within the proposed development and as outlined in the specific plan, the proposed changes would not conflict with the following applicable guidelines, and not cause a significant environmental effect as a result: the City Community Design Guidelines, City General Plan (Community Design Goals and Policies, Community Forum Goals and Policies) and City Zoning Ordinance (allowed uses), with implementation of mitigation for noise and construction emission reductions (FEIR, pp. 4.1-35 to 4.1-38).

Also, similar to the originally proposed Project, the proposed amendments have the potential to conflict with the City General Plan (Community Form – Relationship of New Development) and the Placer County General Plan (agricultural policies) in a way that causes a significant and unavoidable impact (FEIR pp. 4.1-39 to 4.1-43). There are no mitigation measures presented or available to reduce this impact. However, this impact would not be made substantially more severe by the proposed amendments because, as stated above, the proposed amendments do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed. Therefore, no substantially new or more severe impacts to land use and planning as a result of the proposed Project modifications will occur.

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts. No additional mitigation measures are required for the Project.

Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not Applicable				
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?	Not Applicable				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12 1-4 Impact 4.12 1-5 Impact 4.12 1-6 Impact 4.12 1-7 Impact 4.12 1-8	No	No	No	MM 4.12.1-1
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Not Applicable				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Not Applicable				
2018 CEQA Checklist Update:					

~~a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?~~	Question deleted; see Utilities and Services Systems question c.				
a) ~~b)~~ Require or result in the relocation or construction of new or expanded water, ~~or~~ wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities ~~or expansion of existing facilities~~, the construction or relocation of which could cause significant environmental effects?	Not Applicable				
~~c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?~~	Question deleted; see updated Utilities and Service Systems question a.				
b) ~~d)~~ Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years ~~from existing entitlements and resources, or are new or expanded entitlements needed~~?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12 1-4 Impact 4.12 1-5 Impact 4.12 1-6 Impact 4.12 1-7 Impact 4.12 1-8	No	No	No	MM 4.12 1-1
c) ~~e)~~ Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
d) ~~f)~~ Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ~~Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?~~	Not Applicable				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Not Applicable				

Discussion: Proposed Utilities and service systems are discussed in Section 4.12 of the EIR. Impacts to utilities and service systems as a result of Project implementation are discussed in Sections 4.12.1.4, 4.12.2.4, 4.12.3.4, 4.12.4.4, and 4.12.5.4 of the EIR, and mitigation measures to reduce these impacts are included in Sections 4.12.1.5, 4.12.2.5, 4.12.3.5, and 4.12.5.5. The EIR addresses 25 impacts to utilities and service systems, most of which will be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the project would contribute to five significant and unavoidable impacts to utilities and services systems, one of which occurs only in the cumulative scenario.

The proposed project includes updates to ARSP Wastewater Master Plan to show that downsizing of sewer lines is appropriate for the development. A technical memorandum prepared by Wood Rodgers, Inc. is included with this Addendum as Attachment 4. In conformance with the adopted sewer study, which was analyzed with the previously certified EIR, the force main for the sewer line will be placed within the future Westbrook Bl. and cross under Pleasant Grove Creek. However, in developing the plans for the proposed large lot tentative map and refining the calculations, it was found that sewer demand is significantly lower than reported in the sewer study; therefore, the force mains for the wastewater system can be reduced in size. The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd (million gallons per day), with 18-inch and 12-inch force mains. The Wood Rodgers Utility Study shows that based on the proposed land use plan, the demands on the pump station will be 2.83 mgd, and dual 12-inch force mains will be sufficient to reliably convey wastewater flows within the velocity criteria specified in the City's current design standards. While some pipe resizing is recommended, the system configuration remains generally the same as the original Wastewater Master Plan, as evaluated in Section 4.12.3 of the previously certified EIR. Impacts will be reduced beyond what was previously evaluated; therefore the Project modifications will not result in new or more severe significant impacts to the sewer system.

In addition, the project provided an updated Water Demand calculation to accompany the proposed land use modification, as approximately 153 units will change from LDR to MDR lots. According to the Water Master Plan evaluated with the previously certified EIR, the average daily demand with 2% gallon per minute (gpm) flow rate for the ARSP totals 931.9 gpm, with an average annual demand with 2% acre feet per year (AFY) of 1,503.2 AFY. Higher density land use categories have lower unit demand factors, so the increase in MDR properties results in a lower average daily demand for water, with 926.1 gpm for the Plan area. The average annual demand rate reduces to 1,493.9 AFY. Therefore, water demand will be reduced beyond what was previously evaluated; therefore the Project modifications will not result in new or more severe significant impacts to water demand.

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts to utilities and service systems. No new mitigation is required for the Project.

Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See EIR Section 4.8 (Vegetation and Wildlife) See also "Purpose and Scope of Addendum" above	No	No	No	See EIR Section 4.8 (Vegetation and Wildlife) See also "Purpose and Scope of Addendum" above
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See EIR Sections 4.1 (Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water)	No	No	No	See EIR Sections 4.1 (Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Purpose and Scope of Addendum" above

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See EIR Section 4.12.1 (Public Utilities Water) See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above.	No	No	No	See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above
2018 CEQA Checklist Update					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened, or rare species, or eliminate important examples of the major periods of California history or prehistory?	See above.				

Discussion: This section makes mandatory findings of significance only for those issue areas potentially impacted by proposed Project modifications, as described above and analyzed throughout this Addendum. The previously certified EIR discloses all potential environmental impacts, their level of significance, and mitigation measures to reduce significance for the originally proposed Project; mandatory findings of significance for which can be found in Appendix B of the FEIR.

As discussed above in this Addendum, no significant new or substantially more severe significant impacts would occur as a result of proposed Project modifications, and no new circumstance or information exist that would create significant impacts or require additional analysis. Therefore, there would be no additional and/or substantial adverse effect on, or additional and/or substantial degradation of, biological resources (habitat, species, and range of species) or human beings (directly or indirectly), or any new or more severe cumulatively considerable significant impacts. With implementation of applicable mitigation measures identified in the previously certified EIR and listed above under each issue area, proposed Project modifications would create no significant new or substantially more severe significant impacts to the relevant areas within these mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the AMORUSO RANCH PROJECT SPECIFIC PLAN Environmental Impact Report (SCH #2013102057, certified on June 15, 2016), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[**X**] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Shelby Maples

Shelby Maples, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Amoruso Ranch Specific Plan EIR (available online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas, & Development Agreements/Amoruso Ranch Specific Plan
2. First Addendum to the Amoruso Ranch Specific Plan EIR
3. Amoruso Ranch Specific Plan Amendment – Modified Land Use Table
4. Utility Systems Updates Technical Memorandum
5. Revised Water Demand Calculations
6. Amended Development Agreement

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

ADDENDUM TO AMORUSO RANCH PROJECT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2013102057, CERTIFIED ON JUNE 15, 2016)

Project Title/File Number: Amoruso Ranch Specific Plan (ARSP) / 2011PL-039 (ANN-000007, GPA-000061, SPA-000043, RZ-000058 & DA-000047)

Project Location: Accessor Parcel Numbers (APN) 017-020-03, 017-020-036, 017-020-037, 017-010-010, 017-010-011; United States Geological Survey, "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian.

Project Description

The Project as originally proposed and analyzed in the previously certified EIR includes the following components:

- Adoption of the ARSP, which establishes the land use and regulatory framework for approximately 695 acres of mixed-use development (residential, commercial, public/quasi-public, and open space);
- Approval of amendments to the City of Roseville (City) General Plan;
- Approval of pre-zoning designations;
- Approval of a large lot tentative subdivision map;
- Approval of development agreements between the City and the Applicant and landowners;
- Amendment of the City's sphere of influence to include the Project site; and
- Annexation of the project site into the City.

Proposed modifications to the Project and previously adopted EIR include the following:

- Adoption of amended ARSP;
- Approval of amended zoning designations;
- Approval of amended large lot tentative subdivision map;
- Approval of amended development agreement between the City and Applicant
- Adoption of Amended Mitigation Monitoring and Reporting Program (to Eliminate Mitigation Measure 4.12.1-1)

See below for more detail.

Project Applicant: Brookfield Residential / Amoruso Family Trust

Property Owner:

- Angela Eisenpress, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005

- Brookfield Sacramento Holdings, LLC, a Delaware Limited Liability Company

Lead Agency Contact: Gina McColl, Associate Planner

An Addendum to a previously certified and adopted environmental impact report (EIR) may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the certified EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts that require additional discussion.

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PROJECT DESCRIPTION

Project Location

For a detailed description of the project location, refer to Chapter 2 of the Amoruso Ranch Specific Plan (ARSP) and Chapter 2 of the environmental impact report (EIR), included here as Attachment 1. The project site is located along the northern edge of the City of Roseville, approximately 6.5 miles west of Interstate 80 and State Route 65 and 5 miles northwest of downtown Roseville on approximately 695 acres. The Project site consists of APNs 017-020-016-510, 017-020-017-510, 017-010-054-000, 017-010-010-000 and is found on the United States Geological Survey in the "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian. See Figure 2-1 of the EIR and Figure 2.2 of the ARSP.

Background

For detailed Project background information, refer to Section 2.2 of the EIR. The ARSP was developed to comport with the City's growth vision and create a "comprehensively planned, residential-based community with a mix of land uses" to provide "employment opportunities" and "housing choices" to help the City meet "its obligation to accommodate…future population growth in the region" (Final EIR [FEIR], p. 2-9). In May 2011, a formal project application was submitted to the City, and in 2013 the notice of preparation (NOP) was released. The EIR was prepared to analyze potential environment effects associated with adoption of the ARSP and affiliated Project components and entitlements. The Draft EIR (DEIR) was distributed for public review on March 1, 2016. Several public workshops and hearings were held from March 10 to April 11, 2016, after which the FEIR was prepared. On April 14, 2016, the Planning Commission recommended that the City Council adopt and approve all Project components and affiliated entitlements of the ARSP and certify the EIR, and on June 15, 2016, the City Council did so (Resolution No. 16-271).

Thereafter, the Applicant began coordination with the U.S. Army Corps of Engineers (USACE) for a federal Clean Water Act (CWA) Section 404 permit as required for development of land featuring jurisdictional wetlands (FEIR, p. 2-63). During this process, the USACE required additional avoidance of wetland features above what was initially proposed and analyzed in the EIR. To meet this requirement and effectuate other minor Project changes, the ARSP has been amended, which in turn causes amendments to zoning designations, the large lot tentative subdivision map, and the development agreement between the City and Applicant, which are discussed in more detail below and analyzed throughout this addendum.

Environmental Setting

For a detailed description of the environmental setting of the project site and its surrounds, refer to the "Environmental Setting" subsections within Sections 4.1 through 4.15 in Chapter 4 of the EIR; see also Section 2.3 and Figure 2-6 of the EIR. The project site's land uses have been re-designated and rezoned as detailed in Chapter 4 of the ARSP and Chapter 2 of the EIR (and discussed below) and currently remains undeveloped. Prior land use designations for the project site and existing land use designations of its surrounds can be found in Sections 2.3 and 4.1.2 of the EIR (see FEIR, Figure 4.1-2). Generally, the site is characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the site (FEIR, pp. 2-4 to 2-6). Land to the north, east, and west of the northern portion of the site is in unincorporated Placer County and is comprised of rural subdivision with multi-acre parcels and agricultural land (FEIR, p. 4.1-2). Land to the south, southwest, and west of the southern portion of the project site is in the City, a portion of which to the southeast will remain open space as the planned Al Johnson Wildlife Area; another portion of which to the south is slated to be developed as a 501-acre residential development (Id., p. 4.1-4).

Proposed Project

Originally Proposed Project

For a detailed description of the originally proposed Project, refer to Chapter 4 of the ARSP and Chapter 2 of the EIR. A brief summary is included below.

Primary components of the originally proposed Project include:

- Adoption of the ARSP: The ASRP established the land use and regulatory framework for an approximate 695-acre mixed-use development that included 2,827 residential units (1,302 low density, 542 medium density, and 873 high density); 51 acres of commercial; 17 acres of public and quasi-public; 22 acres of parks; 145 acres of open space; and 20 acres for urban reserve uses. Development would occur over 30 years and three phases (FEIR, p. 2-58). The City Council adopted the ARSP and EIR on June 15, 2016.

- Approval of Amendments to the City General Plan: The project site was designated Agricultural/80-acre minimum in the Placer County General Plan (1994) and, as part of the Project, was annexed into the City and re-designated as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The General Plan amendments were approved by City Council on June 15, 2016.

- Approval of Pre-zoning Designations: The project site was zoned Building Site, 80 acres minimum (F-B-X 80 acre) by Placer County and, as part of the Project, was annexed into the City and rezoned as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The zoning designations were approved by City Council on June 15, 2016.

- Approval of Large Lot Tentative Subdivision Map: The large lot tentative subdivision map was approved by City Council on January 10, 2019; large lot final map recorded May 3, 2019, in Book EE of Maps, at Page 51, Official Records of Placer County.

- Approval of Development Agreements between City and the Applicant and Landowners: The development agreements are binding contracts through which the ARSP would be implemented. They were approved by City Council on June 15, 2016.

- Amendment of the City's Sphere of Influence: The City's sphere of influence would be amended to include the project site. The sphere of influence was approved for amendment by City Council on June 15, 2016.

- Annexation of Project site into City: The project site would be annexed into the City from the County upon approval by Placer County LAFCO. A request to LAFCO for annexation was approved by City Council on June 15, 2016. LAFCO approved annexation on December 18, 2018.

Proposed Project Modifications

Modifications to the proposed Project are described below and analyzed for their potential environmental effects throughout this addendum.

- Adoption of Amended ARSP: The ARSP will be amended to include additional avoidance of wetland features and implement other minor Project changes. Amendments listed below are discussed in revised Sections 4.1 through 4.3 of the ARSP Amendment, included here as Attachment 2, and reflected in revised Figure 4.1 and Tables 4.1 and 4.2. The Amended ARSP will require adoption by City Council.

- Increase of approximately 10-acres of land designated as Open Space and zoned Open Space (OS) in parcels AR-97 and AR-105 along the southern border of the project site, to accommodate USACE's requirement for additional wetland avoidance in order to obtain a CWA Section 404 permit;
  - To accommodate this increase in open space, the following would occur:
    - A reduction of approximately 10-acres of land designated as Low Density Residential and zoned Small Lot Residential (RS) in parcels AR-24 and AR-37, which abut the increased open space area at the southern border of the project site
    - A corresponding transfer of 50 Low Density Residential (LDR) units from these parcels to 50 Community Commercial – Village Center (CC-VC) residential units to be located within the inner core of the project site on AR-52;

- Assorted smaller acreage transfers from parcels designated and zoned for residential to those designated and zoned for open space to accommodate an increase in buffers between developed and undeveloped portions of the Project;

- Amended zoning designation for parcels AR-1, AR-2, and AR-3 from Single-Family Residential (R1) to Small Lot Residential (RS), to accommodate changing demographics and market trends;

- Division of parcel AR-55 into three separate parcels (AR-55, AR-58, and AR-59) to better match comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses (ARSP Amendment, pp. 9-2, B-17), with AR-58 remaining reserved for water facilities (included the potential well site), AR-59 remaining reserved for recycled water and wastewater, and AR-55 remaining reserved for other undetermined community purposes. All three parcels will be dedicated to the City in fee.

- Removal of the planned 60 kilovolt (kV) electrical line along Westbrook Boulevard and Road A, to accommodate changes with the neighboring planned development Placer Ranch that will remain under Placer County jurisdiction instead of being annexed in to the City as previously planned (ARSP Amendment, pp. 9-13 to 9-14; see FEIR, p. 4.12-5-3); and

- Additional restrictions on fencing and housing placement along open space boundaries that require fencing to remain visually open no more than 50 percent of open space to have homes backing onto it (see ARSP Amendment, Appendix A, pp. A-4 to A-5).

- Minor changes to the water transmission and drainage systems in the southeastern portion of the project site to accommodate the above-described changes (see ARSP Amendment, pp. 9-4, 9-10; see also Utility Systems Updates Technical Memorandum, included here as Attachment 3).

- Approval of Amended Zoning Designations: The amended zoning designations described above will require City Council approval.

- Approval of Amended Large Lot Tentative Subdivision Map: The large lot tentative map has been amended to reflect the ARSP amendments described above and will require Planning Commission approval.

- Approval of Amended Development Agreement between City and Applicant: Amendments to the development agreement between the City and Applicant have been made to reflect the ARSP amendments described above and will require City Council approval. The amended development agreement is included here as Attachment 4.

- Re-adoption of Amended Mitigation Monitoring and Reporting Program (to Eliminate Mitigation Measure 4.12.1-1): Mitigation Measures (MM) 4.12.1-2 will be eliminated because it has been determined that the City is responsible for securing and ensuring a water supply to the project site—not the Applicant (FEIR, p. 4.12.1-67). In lieu, the Applicant shall pay the City water connection fees. The Mitigation Monitoring and Reporting Program (MMRP) adopted on June 15, 2016 (see Resolution No. 16-271) will be amended to exclude this measure and requires re-adoption by City Council.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This addendum has been prepared pursuant to CEQA Guidelines and legislative directives (CEQA Guidelines § 15164; Public Resources Code [PRC] §§ 21083, 21166). An addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous document (CEQA Guidelines §§ 15162(a), 15164(a); see *Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts (Ibid). Substantial evidence presented in this addendum demonstrates that the proposed Project modifications, described above and analyzed below, do not create any new significant impacts or increase the severity of previously identified significant impacts, nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines § 15162(a)). Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (Id., § 15164(e)).

2018 CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this Addendum along with the prior version, as applicable as part of a good-faith effort to provide the most up-to-date information to decision makers and the public. (PRC §§ 21002.1(e), 210065; see CEQA Guidelines §§ 15002(a)(1), 15003(c).) The updated checklist is presented in strike out/underline to clearly show changes, which are discussed in the analysis where appropriate. This revised checklist material is not considered "new information" as defined in CEQA Guidelines section 15162(a)(3). (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.)

Impact Conclusions in Previous EIR

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Service Department, Planning Division, 311 Vernon Street, Roseville, CA, 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

The EIR identified the following impacts as significant and unavoidable:

- 4.1-3: Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville

- 4.1-8: Cumulative Impacts From Agricultural Resources Conversion
- 4.3-5: Increased Traffic Volumes at Intersections within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions
- 4.3-6: Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions
- 4.3-8: Increased Traffic Volumes on State Highways Under Existing Conditions
- 4.3-9: Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, City of Rocklin, or City of Lincoln Intersections Under 2035 CIP Conditions
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin Under 2035 CIP Conditions
- 4.4-1: Generate Short-Term Construction Related Emissions of Criteria Air Pollutants
- 4.4-2: Generate Long-Term Operational Related (Regional) Emissions of Criteria Air Pollutants
- 4.4-5: Exposure of Sensitive Receptors to Odors
- 4.4-6: Consistency with Plans and Policies
- 4.5-1: Generate a Substantial Contribution To GHG Emissions that Conflicts with an Applicable Plan or Policy
- 4.6-1: Short-Term Noise Generated by Construction Activity
- 4.6-5: Substantial Permanent Increase in Ambient Noise Levels as a Result of the Existing Plus Project Increase in Traffic Noise
- 4.6-7: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside the Project Site
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.13-6: Construction of Off-Site Stormwater Retention Facilities
- 4.14-1: Alteration of the Visual Character of the Site and Vicinity
- 4.14-2: New Sources of Light and Glare
- 4.14-3: Degradation of Scenic Resources and Scenic Vistas

The EIR also identified the following cumulative impacts as significant and unavoidable:

- 4.3-15: Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions
- 4.4-7: Result in a Cumulatively Considerable Net Increase in Criteria Pollutants
- 4.6-9: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site
- 4.8-18: Cumulative Impacts to Biological Resources
- 4.12.1-4: Capacity of Water Treatment System to Meet Potable Water Demand
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts
- 4.14-4: Cumulative Aesthetic Impacts

No new impacts, including significant or unavoidable ones, occur as a result of proposed Project modifications, and none of the previously identified impacts are made substantially more severe (discussed in more detail below).

Issue Areas Removed from Additional Evaluation

Proposed Project modifications would not require additional construction or development on undeveloped land beyond what was previously analyzed in the certified EIR because there would be no increase in residential units and no other planned development where it was previously unplanned (see EIR, Figure 2-3, Section 2.11, and Section 4, compared with to ARSP Amendment, Figure 4.1). In fact, the increase in open space and decrease in development of undeveloped acreage from the original ARSP would slightly reduce environmental impacts overall. As a result, proposed Project modifications do not have the potential to change the regulatory framework, impact discussion, mitigation measures, or significance conclusions for the following issue areas: aesthetics, agriculture and forestry resources, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and wildfire. These areas are not analyzed further in the checklist but are discussed briefly below. CEQA only requires that environmental documents give decisionmakers sufficient detail on environmental consequences and does not purport to merely "generate paper" by excessively explaining consequences that are "so simple they are almost self-explanatory." (*Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754; *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 393; *Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754).

Revisions made to the ARSP would not change the overall aesthetic nature of the planned development, and some serve to reduce visual impacts—specifically the new open fencing and home placement restrictions that allow more open space to be viewed by visual receptors. Therefore, aesthetics need not be further analyzed. Similarly, agriculture and forestry resources, cultural resources, geology and soils, hydrology and water quality, mineral resources, recreation, and tribal cultural resources do not require additional analysis. These issue areas require disturbance of previously undisturbed land to incur environmental effects, and the proposed Project modifications will not disturb more undisturbed land than previously analyzed in the certified EIR because it does not include new construction or development. Further, no increase in "construction and/or operation" means no additional or more severe impacts to, or from, energy, hazards and hazardous materials, noise, population and housing, public services, and recreation because there can be no physical environmental change to these issue areas without the impetus of such project action (FEIR, p. 1-9; see CEQA Guidelines §§ 15358(b), 15378(a)). And, changes to the water transmission and drainage systems that will occur in the southeastern portion of the project site are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to issue areas as a result (see Utility Systems Updates Technical Memorandum, pp. 5, 10).

Impacts to transportation systems also would not increase because proposed Project modifications would not generate any significant amount of new vehicle trips beyond what was previously analyzed in the certified EIR (FEIR, pp. 4.3-43 to 4.3-44). Trip generation rates are based on development of structures and their respective land uses (e.g., high-density residential, low-density residential, commercial) (FEIR, Appendix M [p. 64]). No additional development will occur under proposed Project modifications, and the only relevant land-use shift will be a rezone that allows 50 residential units to change from a lower density housing designation (LDR) to higher density housing designation (CC-VC). This rezone will result in a slight decrease in the amount of daily trip numbers shown in the FEIR and will not exceed the City's threshold for requiring additional analysis, which is set at an increase of 50 PM peak-hour trips (see FEIR, Table 4.3-7 [currently showing 609 PM peak-hour trips for multi-family residential units, significantly less than the 1,954 PM peak-hour trips for single-family residential]). Further, projected area distribution of vehicle trips will not change because the Project was analyzed with one external point of entry/egress only, which does not change with proposed modifications (see FEIR, Figure 4.3-5). No significant increase in vehicle trips, construction, or development means no increase in air pollutants and greenhouse gas emissions because these are only relevant sources of project-related air pollutants (FEIR, p. 4.4-22 to 4.4-26, 4.5-20). Therefore, no additional environmental impacts to air quality and from greenhouse gas emissions would occur that could warrant further checklist evaluation. Lastly, wildfire need not be further addressed because the project site is not within a State Responsibility Area, which is a checklist threshold for

wildfire analysis; upon annexation it received fire protection from the Roseville Fire Department and not CAL FIRE (FEIR, pp. 4.11-5, 4.11-8).

A full discussion of how these issue areas may be impacted by the Project can be found in Chapter 4 of the EIR. See also "No New Circumstances or New Information" below.

Issue Areas Receiving Additional Evaluation

Some proposed ARSP amendments and EIR revisions, however, are so closely tied to certain issue areas that, although no impacts are anticipated, were evaluated out of an abundance of caution, specifically: biological resources, land use and planning, and utilities (water supply). See also "No New Circumstances or New Information" below.

No New Circumstances or New Information

Since certification of the previous EIR on June 15, 2016, circumstances surrounding the formerly proposed project and its location have not substantially changed nor has any new information of substantial importance come to light that indicates the Project would create new significant impacts or increase the severity of existing significant impacts (CEQA Guidelines § 15162(a)). No new projects beyond those discussed in the previously certified EIR have been approved or proposed within the vicinity of the project site that could impact or increase the Project's environmental effects, and the City is not aware of any other new information that might bear relevance on the Project's CEQA analysis. Nor is there new information of substantial importance showing that: (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Therefore, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information exist that that would: (a) create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the "New Circumstances" and "New Information" columns in the checklist below are marked "No." Note that USACE's requirement for additional wetland avoidance, discussed above in the "Background" section and below in Biological Resources," is a not a result of newly discovered wetlands or inadequate EIR analysis or mitigation measures but a product of unanticipated requirements by the agency.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

The discussion below relies on analysis conducted for the EIR with minor supplements were appropriate.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Impact 4.8-3 Impact 4.8-4 Impact 4.8-5 Impact 4.8-6 Impact 4.8-11 Impact 4.8-12 Impact 4.8-14 (General loss of biological resources, onsite and offsite; cumulative impacts: Impact 4.8-15, Impact 4.8-16, Impact 4.8-18)	No	No	No	MM 4.8-3 MM 4.8-4 MM 4.8-5 MM 4.8-6 MM 4.8-7 MM 4.8-9 MM 4.8-10 (MM 4.8-1 (a) , MM 4.8-1 (b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-9, MM 4.8-10, MM 4.8-11, MM 4.8-12)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Impact 4.8-7 Impact 4.8-10 Impact 4.8-13	No	No	No	MM 4.8-7 MM 4.8-8 MM 4.14-3
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?	Impact 4.8-2	No	No	No	MM 4.8-1 (a) MM 4.8-1 (b) MM 4.8-2
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife	Impact 4.8-8	No	No	No	MM 4.8-8 MM 4.14-3

species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Impact 4.8-9	No	No	No	None
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
c) Have a substantial adverse effect on <u>state or</u> 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?	See item c above				

Discussion: Biological resources are discussed in Section 4.8 of EIR. Impacts to biological resources as a result of Project implementation are discussed in Section 4.8.4 of the EIR, and mitigation measures to reduce these impacts are included in Section 4.8.5. The EIR addressed 18 impacts to biological resources, most of which were determined to be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the Project would contribute to a significant and unavoidable cumulative impact to regional biological resources in conjunction with other regional development.

Relevant proposed Project modifications include an amendment to the ARSP to add 10 acres of open space by expanding parcels that are already approved and designated/zoned for open space and reducing parcels already approved and designated/zoned for residential development and, to a lesser degree, assorted other smaller acreage transfers from land designated/zoned residential to open space (see "Project Description" above). The purpose of this 10-acre increase in open space is for additional avoidance of federally protected wetlands that occur on the project site, at the behest of the USACE—the federal permitting agency with jurisdiction over the required Section 404 permit (FEIR, p. 4.8-36). As part of the Section 404 permitting process, the USACE requested that the Applicant develop an alternative that would result in reduced adverse impacts to the aquatic environment, specifically to wetland resources within the southern portion of the Project site. This request for additional wetland avoidance was not known or anticipated at the time the original ARSP and EIR were prepared and adopted/certified. The Applicant and City have undertaken extensive consultation with the USACE during Project and document planning and preparation between June 2011 and November 2013, which resulted in the wetland protection and mitigation outlined in the EIR (see FEIR, p. 4.8-35). However, after preparation and release of the draft environmental impact statement (EIS) as required under the National Environmental Policy Act (NEPA) for issuance of a Section 404 permit for the Project (USACE Action ID: SPK-2004-00888), the Applicant and the USACE continued to examine potential ways that the Project could be further modified to avoid wetlands, particularly in the southern portion of the Project site. As a result, the

proposed Project modifications include a revised land use plan that enlarges the southwestern open space area and reduces wetland impacts.

Parcels affected by this 10-acre transfer and other smaller acreage transfers are located on or near the southern/southwestern border of the project site and were found to contain terrestrial habitat (annual grassland) and aquatic habitat (vernal pools, seasonal wetland, seasonal wetland swale, intermittent drainage, seasonal creek/stream) along with vernal pool fairy shrimp, a federally protected special-status specie (see ARSP Amendment, Figure 4.1; FEIR, Figures 4.8-1 and 4.8-2, pp. 4.8-3 to 4.8-9 and 4.8-25 to 4.8-26). However, none of these, or any other, biological resources will be impacted by proposed Project modifications because no new or increased construction or development would occur that could impact habitat and species. In fact, the increase in open space will provide additional protection for habitat and species, specifically wetlands and fairy shrimp, essentially decreasing impacts and creating a beneficial effect that comports with, and does not conflict with, local policies/ordinances or conservation plans designed to protect species. Therefore, no substantially new or more severe significant impacts to biological resources as a result of proposed Project modifications will occur.

Mitigation Measures: Proposed Project modifications will not increase the potential for new significant or more severe significant impacts to biological resources, therefore no previous mitigation measures apply, and no new mitigation is warranted.

Conclusion: Proposed Project modifications will not create any significant new or substantially more severe significant impacts to biological resources; no mitigation is required.

Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	No Impact (FEIR, p. 4.1-31)	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a–d MM 4.6-2 MM 4.4-1
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
b) ~~Conflict~~ Cause a significant environmental impact due to a conflict with any ~~applicable~~ land use plan, policy, or regulation ~~of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)~~ adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a–d MM 4.6-2 MM 4.4-1
~~c) Conflict with any applicable habitat conservation plan or natural community conservation plan?~~	Question deleted; see updated Land Use item b and Biological Resources item f				

Discussion*:* Land use and planning is discussed in Section 4.1 of EIR. Impacts to land use and planning as a result of Project implementation are discussed in Section 4.1.4 of the EIR. The EIR addressed four impacts to land use and planning, three of which were less than significant level with mitigation. However, the EIR concluded that the Project would contribute to the significant and unavoidable impact of incompatibility with existing land uses.

Relevant proposed Project modifications include a 10-acre increase in land designated as Open Space and zoned Open Space (OS) and a commensurate 10-acre decrease in land designated as Low Density Residential and zoned Small Lot Residential (RS), along with assorted smaller acreage transfers from land designated/zoned residential to open space (see "Project Description" above). As a result of this acreage

shift, 50 proposed residential units would be transferred from parcels AR-24 and AR-37 to parcel AR-52 as higher density residential units (within the inner core of the project site). Additionally, amendments to zoning designations are proposed for parcels AR-1, AR-2, and AR-3 to rezone them from Single-Family Residential (R1) to Small Lot Residential (RS), to accommodate changing demographics and market trends. Further, a division of parcel AR-55 is proposed to create three separate parcels (AR-55, AR-58, and AR-59) in order to better match comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses. After division, AR-58 will be reserved for water facilities, included a potential well site, AR-59 will be reserved for recycled water and wastewater facilities, and AR-55 will be reserved for other undetermined community purposes—all of these facilities were previously analyzed in the EIR (FEIR, pp. 2-12, 2-18, 4.12.1-36 to 4.12.1-67, 4.12.2-5 to 4.12.5-10). All three parcels will be dedicated to the City in fee.

These proposed amendments to zoning and land use do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed in the previously certified EIR and approved by the City. These amendments would not physically divide an established community because, as stated in the EIR, “no community would be divided by the Proposed Project, as the project site is comprised of vacant land” (FEIR, p. 4.1-31). Further, like the originally proposed Project, the proposed amendments to land use and zoning would not conflict with (i.e., would be “consistent with”) applicable land use plans, policies, and regulations, including: the City Blueprint Implementation Strategies, the City General Plan (Community Design Goals, Community Form, Growth Management), some City Zoning Ordinances (allowed uses), CALTRANS Airport Land use Handbook, and the McClellan Land Use Compatibility Plan (FEIR, pp. 4.1-31, 4.1-34, 4.1-37, 4.1-39, 4.1-43). Because there would be no conflict, there would be no significant environmental effect as a result of a conflict. Likewise with internal land uses within the proposed development and as outlined in the specific plan, the proposed changes would not conflict with the following applicable guidelines, and not cause a significant environmental effect as a result: the City Community Design Guidelines, City General Plan (Community Design Goals and Policies, Community Forum Goals and Policies) and City Zoning Ordinance (allowed uses), with implementation of mitigation for noise and construction emission reductions (FEIR, pp. 4.1-35 to 4.1-38).

Also, similar to the originally proposed Project, the proposed amendments have the potential to conflict with the City General Plan (Community Form-Relationship of New Development) and the Placer County General Plan (agricultural policies) in a way that causes a significant and unavoidable impact (FEIR, pp. 4.1-39 to 4.1-43). Any conflicts with the City Zoning Ordinance discussed in the EIR under Impact 4.1-3 are not applicable here as the project site as already been zoned for development as prescribed in the original ARSP (see Resolution No. 16-271) (FEIR, pp. 4.1-42 to 4.1-43). There are no mitigation measures presented or available to reduce this impact. However, this impact would not be made substantially more severe by the proposed amendments because, as stated above, the proposed amendments do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed. Further, there are no conflicts with applicable habitat conservation plan or natural community conservation plans; see “Biological Resources” above. Therefore, no substantially new or more severe significant impacts to land use and planning as a result of proposed Project modifications will occur.

Mitigation Measures: To lessen Impact 4.1-2, the following mitigation measure prescribed in the EIR are applicable to proposed Project modifications: MM 4.6-1a–d, MM 4.6-2, MM 4.4-1.

Conclusion: With implementation of applicable mitigation measures identified in the previously certified EIR and listed above, proposed Project modifications will not create any significant new or substantially more severe significant impacts to land use and planning.

Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not Applicable				
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?	Not Applicable				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12.1-4 Impact 4.12.1-5 Impact 4.12.1-6 Impact 4.12.1-7 Impact 4.12.1-8	No	No	No	MM 4.12.1-1

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Not Applicable				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Not Applicable				
2018 CEQA Checklist Update:					
~~a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?~~	Question deleted; see Utilities and Service Systems question c.				
a ~~b~~) Require or result in the relocation or construction of new or expanded water, ~~or~~ wastewater treatment or stormwater, drainage, electric power, natural gas, or telecommunications facilities ~~or expansion of existing facilities~~, the construction of which could cause significant environmental effects?	Not Applicable				
~~c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?~~	Question deleted; see updated Utilities and Service Systems question a.				
b ~~d~~) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years ~~from existing entitlements and resources, or are new or expanded entitlements needed~~?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12.1-4 Impact 4.12.1-5 Impact 4.12.1-6 Impact 4.12.1-7 Impact 4.12.1-8	No	No	No	MM 4.12.1-1

c ~~e~~) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable
d ~~f~~) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ~~Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?~~	Not Applicable
e ~~g~~) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Not Applicable

Discussion: Proposed Utilities and service systems are discussed in Section 4.12 of the EIR. Impacts to utilities and services systems as a result of Project implementation are discussed in Sections 4.12.1.4, 4.12.2.4, 4.12.3.4, 4.12.4.4, and 4.12.5.4 of the EIR, and mitigation measures to reduce these impacts are included in Sections 4.12.1.5, 4.12.2.5, 4.12.3.5, 4.12.4.5, and 4.12.5.5. The EIR addressed 25 impacts to utilities and services systems, most of which will be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the Project would contribute to five significant and unavoidable impacts to utilities and services systems, one of which occurs only in the cumulative scenario.

The proposed Project modifications have limited interplay with utilities and services systems, which are, therefore, by and large not applicable for analysis here. The division of parcel AR-55 that establishes separate parcels for separate utility facilities does not change the proposed location or function of these facilities. The change is in name only (as re-parceling) and is proposed to better match other comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses. These facilities and their locations were previously analyzed in the EIR (FEIR, pp. 2-12, 2-18, 4.12.1-36 to 4.12.1-67, 4.12.2-5 to 4.12.2-10). Removal of the planned 60 kV electrical line along the Westbrook Boulevard and Road A from the ARSP will not impact utilities for the Project because that line was intended to service the planned neighboring community of Placer Ranch at a time when it was assumed that the City would annex that land and be the lead agency (FEIR, p. 4.12-5-3). However, Placer Ranch will remain in Placer County and obtain its electrical service in another manner (see Final EIR for Sunset Area Plan/Placer Ranch Specific Plan, SCH # #2016112012; specific plan adopted by Placer County Board of Supervisors on December 10, 2019 [Resolution 2019-241]). And, changes to the water transmission and drainage systems that will occur in the southeastern portion of the project site are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to utilities and service systems as a result and actually lowering "water use factors and lower wastewater generation rates for the project" overall (see Utility Systems Updates Technical Memorandum, pp. 5, 10).

The one proposed Project modification that could impact utilities and service systems is the elimination of MM 4.12.1-1 and subsequent amendment of the MMRP—the original version of which was adopted by the City on June 15, 2016 (see Resolution No. 16-271). Consequently, only water supply is substantively discussed here because the measure being eliminated purported to mitigate impacts to water supply.

Impacts to water supply as a result of Project implementation are discussed in Section 4.12.1.4 of the EIR; MM 4.12.1-1 was adopted to reduce these impacts. (See Section 4.12.1.5.) The EIR addressed eight impacts to water supply, one of which was considered potentially significant (Impact 4.12.1-1) and two of which were considered significant and unavoidable in the cumulative scenario (Impact 4.12.1-4 and Impact 4.12.1-8). MM 4.12.1-1 was included to reduce Impact 4.12.1-1 to a less-than-significant level.

MM 4.12.1-1 requires that the Applicant provide a "proportionate share of required funding to the City" for water supply, with the City entering into an agreement with Placer County Water Agency (PCWA) to secure water supply for the Project. Constraints were put on the water source in that it need be: (1) "legally available and sufficient" to meet Project demands, (2) consistent with applicable regulations, (3) subject to environmental review, (4) approved by the agency with jurisdiction over the water, and (5) funded (FEIR, p. 4.12.1-67). In lieu of this mitigation established in 2016, the Applicant shall instead pay the City water connection fees that are required pursuant to a recent update of the City Municipal Code section 14.08.025 - Water connection fees (see Ord. 6100 § 2, 2019). Section 14.08.025 calculates water connection fees based on a "dwelling unit equivalent" (DUE) wherein the fee amount depends on whether the DUE is designated Low Density Residential or High Density Residential; connection fees are adjusted annually.

To determine if an effect would be significant under CEQA, a lead agency develops or adopts thresholds of significance, either generally or on a case-by-case basis, compliance with which means the impact would be less than significant (CEQA Guidelines §§ 15064(b)(2), 15064.7(a)–(b)). Here, the City adopts its water connection fee as the threshold of significance for impacts to water supply (i.e., for "determining whether a project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years") because it creates a consistent standard by which usage, preservation, and maintenance of the local raw water supply can be measured and controlled to ensure sufficient water supplies are available to serve the Project and the remainder of the City during normal and dry years while not depleting supplies (see Municipal Code § 14.08.025(a); CEQA Guidelines § 15064.7(d); FEIR, p. 4.12.1-39; see also Municipal Code § 14.09.020). Thus, compliance with section 14.08.025 ensures less-than-significant impacts to water supply. Compliance with regulatory programs, such as municipal codes, generally provide sufficient evidence under CEQA that an impact will not have an effect on the environment and therefore does not require mitigation (see *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160). Here, the Applicant must pay the water connection fee before the City will issue building permits for the planned development, therefore, compliance is ensured and impacts to water supply are less than significant—i.e., Impact 4.12.1-1 is reduced to less than significant without mitigation (see Municipal Code § 14.08.025(D); FEIR, p. 4.12.1-40). Further, as stated above, proposed modifications will result in "lower water use" overall (see Utility Systems Updates Technical Memorandum, p. 5).

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts to utilities and service systems, specifically water supply, because payment of the City water connection fee will ensure potential impacts (Impact 4.12.1-1) remain at a less-than-significant level; therefore no previous mitigation measures apply and no new mitigation is warranted.

Conclusion: Proposed Project modifications will not create any significant new or substantially more severe significant impacts to utilities and service systems, specifically water supply; no mitigation is required.

Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See EIR Section 4.8 (Vegetation and Wildlife) See also "Biological Resources" and "Purpose and Scope of Addendum" above	No	No	No	See EIR Section 4.8 (Vegetation and Wildlife) See also "Biological Resources" and "Purpose and Scope of Addendum" above
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See EIR Sections 4.1 Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Biological Resources," "Land Use and Planning," "Utilities and Service Systems," and "Purpose and	No	No	No	See EIR Sections 4.1 Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Biological Resources," "Land Use and Planning," "Utilities and Service Systems," and "Purpose and Scope of Addendum" above

	Scope of Addendum" above				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See EIR Section 4.12.1 (Public Utilities Water) See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above	No	No	No	See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above
2018 CEQA Checklist Update:					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See above.				

Discussion:

This section makes mandatory findings of significance only for those issue areas potentially impacted by proposed Project modifications, as described above and analyzed throughout this addendum. The previously certified EIR discloses all potential environmental impacts, their level of significance, and mitigation measures to reduce significance for the originally proposed Project; mandatory findings of significance for which can be found in Appendix B of the FEIR.

As discussed above in this addendum, no significant new or substantially more severe significant impacts would occur as a result of proposed Project modifications, and no new circumstance or information exist that would create significant impacts or require additional analysis. Therefore, there would be no additional and/or substantial adverse effect on, or additional and/or substantial degradation of, biological resources (habitat, species, and range of species) or human beings (directly or indirectly), or any new or more severe cumulatively considerable significant impacts.

Mitigation Measures: See measures listed in each issue area discussion for those applicable to proposed Project modifications.

Conclusion: With implementation of applicable mitigation measures identified in the previously certified EIR and listed above under each issue area, proposed Project modifications would create no significant new or substantially more severe significant impacts to the relevant areas within these mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

Based on analysis conducted in this addendum and in the previously certified EIR, it is determined that implementation of proposed Project modifications, as described in this addendum, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Adopt the amended ARSP
- Approve the amended land use designations
- Approve the amended zoning designations
- Approve the amended large lot tentative subdivision map
- Approve the amended development agreement between City and Applicant
- Re-adopt the amended MMRP

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the AMORUSO RANCH PROJECT SPECIFIC PLAN Environmental Impact Report (SCH # 2013102057, certified on June 15, 2016), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[**X**] Only minor technical changes or additions are necessary in order to deem the certified environmental document adequate.

Addendum Prepared by:

_____

Gina McColl, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Amoruso Ranch Specific Plan EIR (available online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan)
2. Amoruso Ranch Specific Plan (Amendment - Change Pages)
3. Utility Systems Updates Technical Memorandum
4. Amended Development Agreement

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	RS	~~239.34~~219.05	~~34.47~~31.55%	~~1252~~1099 ~~1136~~	~~44~~38.88~~.29~~ %
MDR (Medium Density Residential)	RS	~~50.27~~69.24	~~7.24~~9.97%	~~542~~695	~~19.17~~24.58 %
HDR (High Density Residential)	R3	~~38~~37.~~13~~86	5.4~~5~~9%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.~~27~~12	3.~~93~~91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.~~85~~ 71	3.~~43~~41%		
Open Space	OS	~~144.19~~144.59	20.~~76~~83%		
Open Space (Paseos)	OS	~~10~~10.~~74~~95	1.~~55~~58%		
Parks & Recreation	PR	22.~~14~~19	3.~~19~~20%		
Public / Quasi Public	P/QP (Fire Station)	~~3.02~~2.95	0.~~43~~42%		
	P/QP (Water Facilities)	1.35	0.19~~21~~%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.~~62~~59	1.~~39~~38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		~~101.24~~102.57	14.~~58~~77%		
Total		**694.40**	**100%**	**2827**	**100%**

Table 4.2 Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-1	LDR	RS	~~19.87~~20.16	~~68~~70	3.~~42~~47
AR-2	LDR	RS	24.~~96~~71	~~97~~101	~~3.89~~4.09
AR-3	LDR	RS	27.~~25~~26	~~80~~84	~~2.94~~3.08
AR-4	LDR	RS	7.21~~19~~	~~41~~31	~~5.70~~4.30
AR-5	LDR	RS	2.~~76~~39	~~17~~10	~~6.16~~4.19
AR-6	LDR	RS	~~4.98~~5.37	~~34~~25	~~6.83~~4.66
AR-7	LDR	RS	3.~~17~~12	~~18~~19	~~5.68~~6.09
AR-8	LDR	RS	8.~~19~~44	~~52~~56	~~6.35~~6.63
AR-9	LDR	RS	6.~~22~~26	~~40~~42	~~6.43~~6.70
AR-10	MDR	RS	10.~~69~~53	138	~~12.91~~13.10
AR-11	LDR	RS	8.~~40~~24	~~55~~ 38	~~6.55~~4.61
AR-12	LDR	RS	3.~~38~~13	~~21~~16	~~6.21~~5.11
AR-13	LDR	RS	~~6.08~~5.39	~~40~~30	~~6.58~~5.57
AR-14	LDR	RS	7.~~05~~44	~~45~~50	~~6.38~~6.72
AR-15	LDR	RS	~~6.94~~7.43	~~45~~49	~~6.48~~6.59
AR-16	LDR	RS	6.~~84~~56	~~43~~45	6.~~55~~86
AR-17	LDR	RS	3.~~56~~62	~~24~~24	6.~~74~~62
AR-18	LDR	RS	5.~~05~~11	~~31~~33	~~6.14~~6.45
AR-19	HDR	R3	9.~~34~~33	230	24.~~63~~64
AR-21	~~LDR~~MDR	RS	2.~~35~~05	~~13~~15	~~553~~7.33
AR-22	LDR	RS	~~4.34~~6.05	~~28~~32	~~6.45~~5.29
AR-23	LDR	RS	2.~~93~~75	19	6.~~48~~91
AR-24	LDR	RS	2.50	~~13~~12	~~5.20~~4.79
AR-25	~~LDR~~MDR	RS	~~4.62~~5.29	~~28~~38	~~6.06~~7.18
AR-26	LDR	RS	9.~~70~~26	~~55~~48	5.~~67~~.18
AR-27	LDR	RS	2.~~40~~40	15	~~6.25~~6.25
AR-28	MDR	RS	10.~~32~~17	129	12.~~50~~69
AR-30	LDR	RS	~~3.33~~2.89	~~23~~13	~~6.91~~4.50
AR-31	LDR	RS	4.40	27	6.~~14~~13
AR-32	~~LDR~~MDR	RS	7.~~72~~78	~~50~~58	~~6.48~~7.45
AR-33	MDR	RS	5.~~30~~14	~~61~~42	~~11.51~~8.17
AR-34	LDR	RS	3.~~82~~21	~~19~~14	~~4.97~~4.37
AR-35	LDR	RS	4.~~58~~82	~~24~~20	~~5.24~~4.15
AR-36	HDR	R3	7.~~55~~54	113	14.98
AR-37	~~LDR~~MDR	RS	~~5.05~~4.96	~~25~~39	~~5.00~~7.86
AR-38	HDR	R3	15.~~21~~07	380	~~24.98~~25.21
AR-39	MDR	RS	7.~~35~~81	~~54~~66	~~7.35~~8.45
AR-40	LDR	RS	~~13.51~~14.42	~~71~~81	~~5.26~~5.62
AR-42	MDR	RS	~~8.37~~7.53	~~66~~76	~~7.89~~10.10
AR-43	LDR	RS	~~13.64~~12.12	~~78~~82	~~5.72~~6.76
AR-44	HDR	R3	~~6.03~~5.91	150	~~24.88~~25.37
AR-45	MDR	RS	~~8.24~~7.98	94	~~11.41~~11.78
AR-46	LDR	RS	~~2.56~~2.38	13	~~5.08~~5.47
AR-50	P/QP	P/QP	9.~~62~~59		
AR-51	CC-VC	CMU-SA	14.~~21~~15	91	
AR-52	CC-VC	CMU-SA	~~13.06~~12.97	68	
AR-53	CC	CC	23.~~85~~71		
AR-54	P/QP	P/QP	~~3.02~~2.95		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.~~11~~34		
AR-63	P/R	P/R	1.~~72~~71		
AR-64*	P/R	P/R	2.~~12~~56		
AR-66	P/R	P/R	~~3.04~~2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.~~58~~57		
AR-71	OS(Paseos)	OS	0.3~~5~~		
AR-72	OS(Paseos)	OS	0.~~98~~98		
AR-73	OS(Paseos)	OS	0.~~98~~97		
AR-74	OS(Paseos)	OS	0.~~60~~59		
AR-75	OS(Paseos)	OS	0.~~76~~84		
AR-76	OS(Paseos)	OS	0.~~36~~33		
AR-77	OS(Paseos)	OS	0.~~85~~94		
AR-78	OS(Paseos)	OS	0.~~46~~49		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.~~10~~16		
AR-81	OS(Paseos)	OS	1.~~15~~19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.~~15~~16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	~~2.76~~3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71~~3~~		
AR-96	OS	OS	2.~~36~~29		
AR-97	OS	OS	41.~~92~~68		
AR-98	OS	OS	7.~~88~~94		
AR-99	OS	OS	0.~~49~~50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.~~95~~96		
AR-102	OS(Paseos)	OS	0.~~65~~64		
AR-103	OS(Paseos)	OS	0.~~65~~68		
AR-104	OS(Paseos)	OS	0.~~88~~85		
AR-105	OS	OS	~~37.92~~38.19		
AR-106	OS	OS	0.66~~7~~		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.~~61~~62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05~~3~~		
AR-113	OS	OS	1.~~83~~84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.~~72~~73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			~~17.98~~19.54		
NAPOTS			~~49.16~~50.58		
Roads			~~34.11~~32.01		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

**** AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of road***

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Memorandum

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: City of Roseville Planning, Public Works and Environmental Utilities
Attn: Greg Bitter, Planning Manager
Marc Stout, City Engineer
George Hanson, P.E., Principal Engineer

From: Paul Klein, Principal
Jim Fletter, Associate Engineer

Date: February 14, 2022

Subject: Technical Memorandum
Wastewater Master Plan Amendment #3, Amoruso Ranch Specific Plan Area

EXECUTIVE SUMMARY

Amoruso Ranch is a subdivision approved by the City of Roseville (City). A Sewer Master Plan entitled: "*Amoruso Ranch Specific Plan Area Wastewater Master Plan dated February 2016*" (Sewer Study) was prepared as part of the Specific Plan process and approved by the City. The Sewer Study identified size and location of major sewer infrastructure including sewer trunks, manholes, some collectors, and pump station. Subsequently, the City approved the Amoruso Ranch Specific Plan Amendment dated March 2020 (SPA). This amendment addressed land use changes and relocation of the sewer collection system and trunks over the entire Master Plan area.

Through a technical memo dated June 3, 2021 and subsequently approved by the City, Wood Rodgers recalculated the peak wet weather flow (PWWF) demand throughout the Master Plan area using Roseville sewer design standards and showed that the original master plan overstated the PWWF. This memo is provided in **Appendix A**. A subsequent technical memo dated August 17, 2021 amended the sewer layout of the system by relocating trunk segments due to final design of Phase 1 improvement plans.

The City requested that the Sewer Master Plan provide pipe conditions based on minimum slopes identified in the City's 2020 Design and Construction Manual. The Original approved master plan calculated gravity pipe performance based on slopes exceeding minimums. This technical memo reanalyzes sewer system based on minimum slopes, the most recent land use plan and the Large Lot Tentative Map (LLTM) date September 10, 2021.

ANALYSIS & FINDINGS

The sewer system layout prepared for the Master Plan provided in Appendix A was not used to develop the sewer layout provided in this Sewer Master Plan Amendment. The entire system was laid out based on the most recent LLTM and land use information. Utilizing the new layout, demand through the system was recalculated. The layout in Appendix B shows the new demands and pipe sizes. Comparing the demand calculations from the August 17, 2021 tech memo, the new calculations show that the total peak wet weather flow is reduced from 2.818 million gallons per minute (mgd) to 2.725 mgd. Though there were a few pipe size changes, generally the system is configured similarly to original Sewer Master Plan.

APPENDIX A

TECHNICAL MEMORANDUM

Amoruso Ranch Central Pump Station and Force Main Sizing

Memorandum

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: City of Roseville Planning, Public Works and Environmental Utilities
Attn: Greg Bitter, Planning Manager
Marc Stout, City Engineer
Dale Olson, Assistant Environmental Utilities Director

From: Paul Klein, Principal
Jim Fletter, Associate Engineer

Date: June 3, 2021

Subject: Technical Memorandum
Amoruso Ranch Central Pump Station and Force Main Sizing

EXECUTIVE SUMMARY

Amoruso Ranch is a subdivision approved by the City of Roseville (City). A Sewer Master Plan entitled: "*Amoruso Ranch Specific Plan Area Wastewater Master Plan dated February 2016*" (Sewer Study) was prepared as part of the Specific Plan process and approved by the City. The Sewer Study identified the "Central Sewer Pump Station" needed to serve the subdivision. It also identified dual force mains to convey the pump station flows south along Westbrook Boulevard, through the Creekview Specific Plan Area, and terminating at a junction structure just north of Blue Oaks Boulevard.

Subsequently, the City approved the Amoruso Ranch Specific Plan Amendment dated March 2020 (SPA). Utilizing this new information, Wood Rodgers identified that the Sewer Study had oversized the pump station and force main when considering the original Specific Plan land use information and the City's design standards. Upon reevaluating the sewer demand from Amoruso Ranch based on the SPA, we confirmed that the pump station and force mains could be downsized. The original buildout sewer generation was identified as 4.18 million gallons-per-day (mgd) with a force main size of 18-inches; while the updated calculations show a correct sewer generation of 2.83 mgd with an acceptable conveyance force main of 12 inches in diameter.

At this time, Wood Rodgers is preparing improvement plans to construct a portion or the force main in Westbrook Boulevard including the crossing of Pleasant Grove Creek. Due to the potential modification in the sewer generation factor, this Technical Memo has been prepared by Wood Rodgers to present our findings and recommendations for design.

ANALYSIS

Wood Rodgers is preparing improvement plans for the future sewer force main that will serve the Amoruso Ranch Central Sewer Pump Station (pump station). In conformance with the adopted Sewer Study, the force main will be placed within the future Westbrook Boulevard and cross under Pleasant Grove Creek. The Sewer Study identified the ultimate location and size of the pump station and dual force main as shown in the attached **Exhibit A**.

Wood Rodgers' reviewed the SPA and prepared calculations for this memo for the wastewater generation project based on the current City standards for calculating sewer demands. These new calculations show that the sewer demand is significantly lower than reported in the Sewer Study; therefore, the Central Pump Station and its force

mains can be reduced in size. The Sewer Study determined that buildout sewer demand on the pump station to be 4.18 mgd. Consequently, the proposed force main to convey the wastewater to the downstream gravity discharge point was sized to 18-inch to provide a velocity of 3.2 feet per second (fps). The Sewer Study also proposed a second 12-inch force main to provide sufficient velocities during lower flows prior to buildout and to provide redundancy.

Our reanalysis of that demand, shown in both Table 1 and provided in more detail in Appendix B, concludes that the peak wet weather flow (PWWF) demand using the SPA information will be 2.83 mgd. Along with the SPA land use information, our calculations are based on Section 9 (Sanitary Sewer Design) of the City's Design Standards dated January 2019.

Table 1: Land Use Data and Average Dry Weather Flow (ADWF)

Land Use	Area (acres)	Dwelling Units (DU)	Flow Factor[1]	ADWF (mgd)
Residential (LDR & MDR)	289.61	1,794	190 per DU	0.341
Residential (HDR)	38.13	873	130 per DU	0.113
Commercial	23.85		850 per acre	0.020
Commercial - Mixed Use	27.27	159	2300 per acre	0.063
Public/Quasi-Public	17.23		660 per acre	0.011
Park	22.14		10 per acre	0.000
Open Space & Paseos	154.93		0	0
Backbone Roads	101.24		0	0
Urban Reserve	20.00		0	0
Toad Hill Estates (LDR)*	316.8	274	190 per DU	0.052
TOTAL	**694.4**	**2,826**		**0.600**

* Toad Hill Estates acreage estimated from record maps and the dwelling units obtained from the Sewer Study.

Calculations: <u>Pump Station/Force Main Demand</u>

ADWF = **0.600 mgd** *(see ADWF total from Table 1)*

Factored Flow (FF) = 0.600 mgd x 2.0 = **1.200 mgd** *(ADWF x 2.0 per Design Standards Section 9 Attachment A)*

Peaking Factor (PF) = **2.36** *(per Design Standards Section 9 Figure SS-1)*

PWWF = 1.200 mgd x 2.36 = **2.83 mgd** *(FF x PF)*

A PWWF of 2.83 mgd requires a force main with 12-inch inner diameter to convey flows with a velocity of 5.6 fps. A secondary 12-inch inner diameter force main can provide redundancy.

CONCLUSION

The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd with 18-inch and 12-inch force mains. Based on current information, Wood Rodgers recalculated the demands on the pump station to be 2.83 mgd with dual 12-inch force mains sufficient to reliably convey the wastewater flows within the velocity criteria specified in the City's current design standards. With concurrence and approval from the City, Wood Rodgers will prepare and submit improvement plans to construct the force main within Westbrook Blvd. and under Pleasant Grove Creek utilizing parallel 12-inch ductile iron force mains, maintaining PWWF velocities of 5.6 fps through a single force main or 2.8 fps through both force mains. In addition, we will prepare a Preliminary Design Report for the Central Lift Station based on a PWWF of 2.83 mgd.

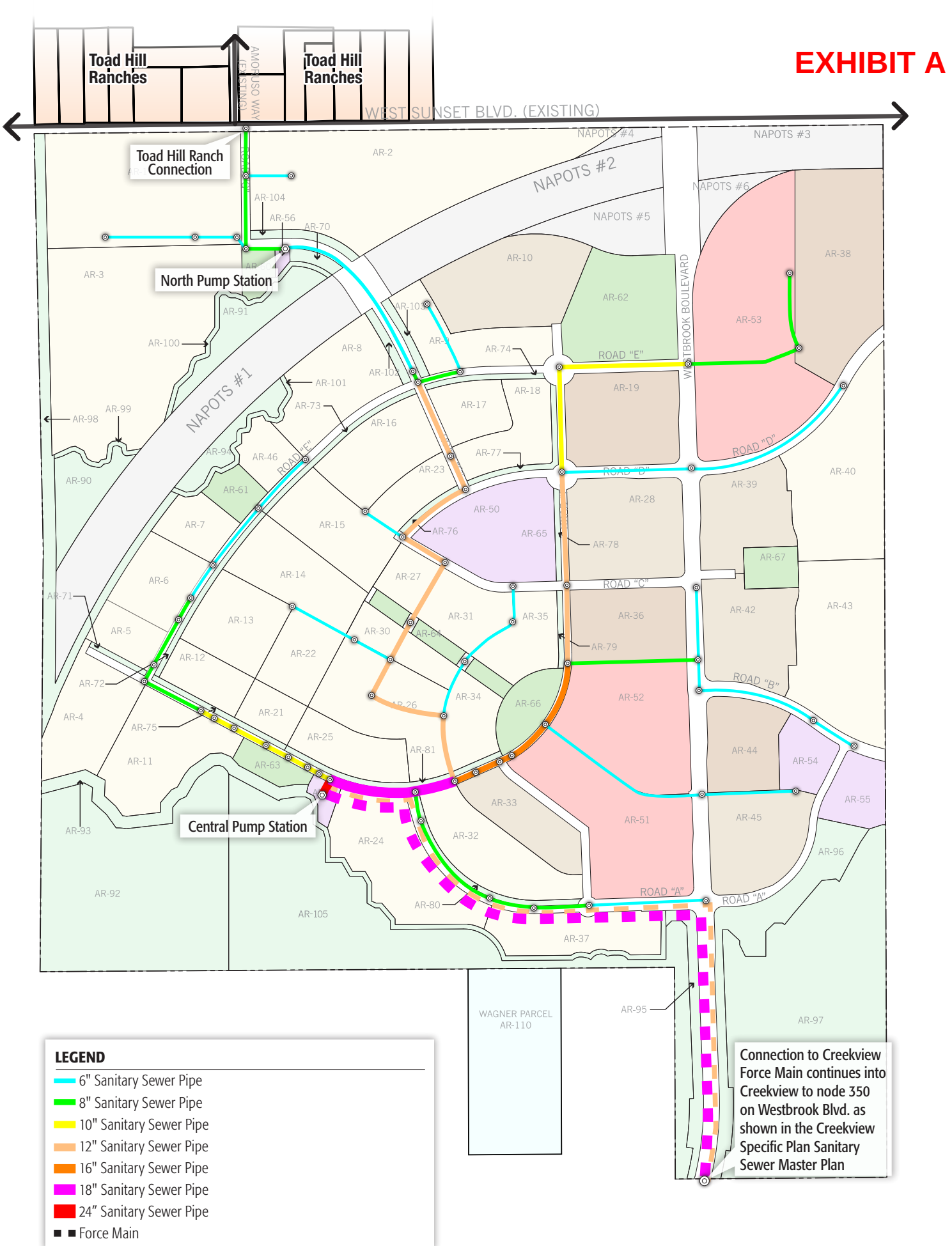


Figure 6: Amoruso Ranch *(Wastewater System Pipe Network)*

Kimley»Horn

PART OF JUNE 3RD TECH MEMO

APPENDIX A

SEWER DEMAND CALCULATION

Based on Amoruso Ranch Specific Plan Amendment dated March 2020

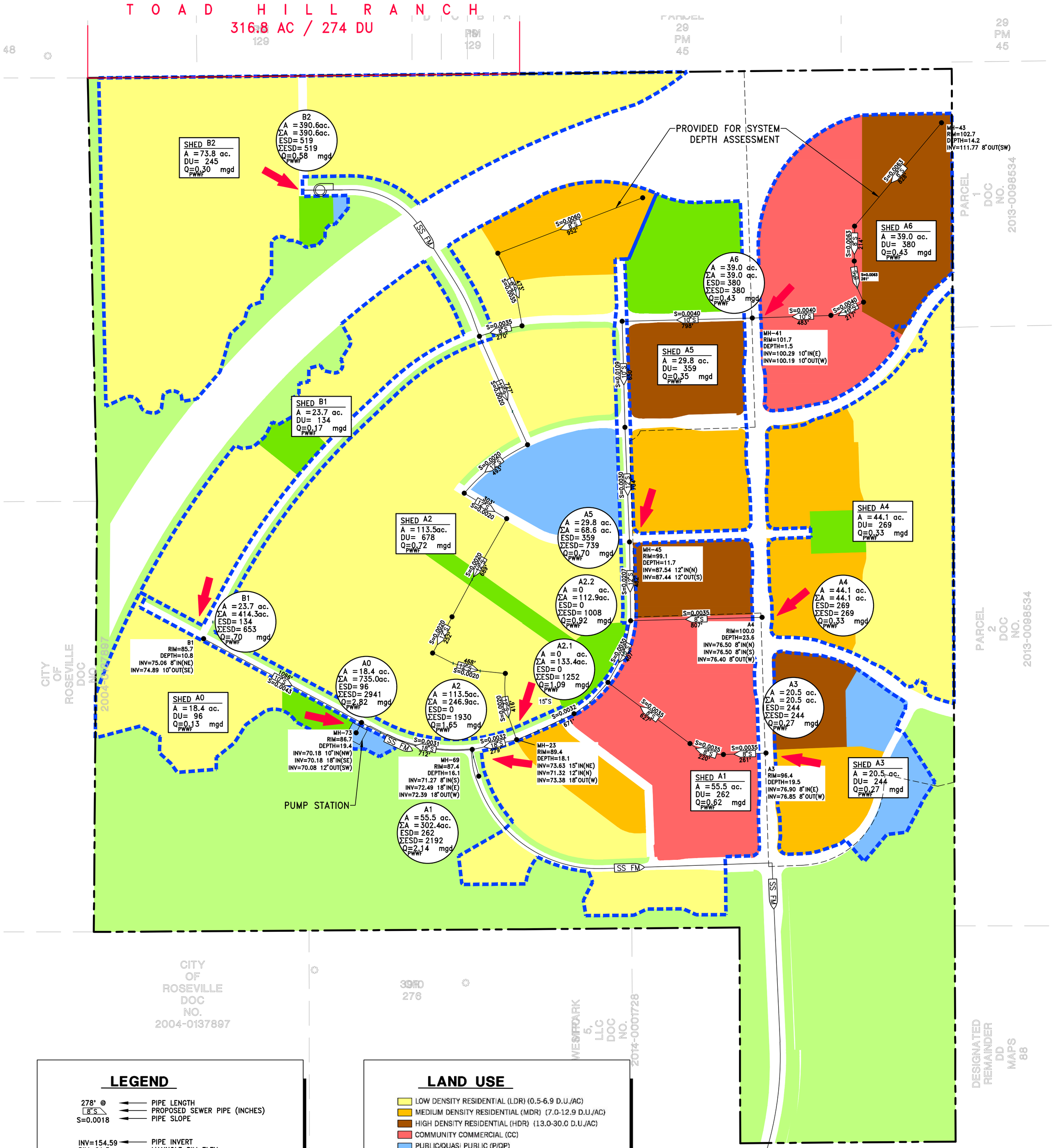
PRELIMINARY SEWER STUDY UPDATE

AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

JUNE 2021



LEGEND

- 278' @ 8"S, S=0.0018 — PIPE LENGTH; PROPOSED SEWER PIPE (INCHES); PIPE SLOPE
- INV=154.59, RIM=61.5, D=13.1 — PIPE INVERT; MANHOLE RIM ELEV.; DEPTH
- PROPOSED SEWER
- PUMP
- SHED BOUNDARY
- PROJECT BOUNDARY
- 1: A =0.00 ac., ΣA =19.9 ac., ESD=0, ΣESD =108, Q =0.09 mgd PWWF — NODE NUMBER; POINT ACREAGE; CUMULATIVE ACREAGE; POINT ESD; CUMULATIVE ESD; PEAK WET WEATHER FLOW (MGD)
- SHED B8: A =0.12 ac., ESD= 192.4, Q=0.17 mgd PWWF — SHED NUMBER; SHED AREA; SHED ESD; SHED PEAK WET WEATHER FLOW (MGD)

LAND USE

- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
- COMMUNITY COMMERCIAL (CC)
- PUBLIC/QUASI PUBLIC (P/QP)
- PARKS AND RECREATION (P/R)
- OPEN SPACE (OS)
  (PRESERVED OPEN SPACE/GENERAL OPEN SPACE/PASEOS)
- URBAN RESERVE (UR)
- MISC. ROADS
- NAPOTS (NOT A PART OF THIS SUBDIVISION)

NOTES:

1. LAND USE AREA INCLUDED IN SEWER DEMAND CALCULATIONS EXCLUDE MAJOR BACKBONE ROADWAYS AND OPEN SPACE AREAS.
2. LAND USE DATA OBTAINED FROM THE AMORUSO RANCH SPECIFIC PLAN (AMENDMENT), MARCH 2020.

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Sacramento, CA 95816 Fax 916.341.7767

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Amoruso Ranch

Preliminary Sewer Study - Demand

Updated: 6/3/2021

US Node #	DS Node #	LDR & MDR		HDR		Commercial Development	Community Commercial - Village District	Public / Quasi Public	School	Parks	Total Shed		Culmulative Sheds		Average Flows, Q			Peak Flows, Q_P	
		(acres)	$(DU)^2$	(acres)	$(DU)^2$	(acres)	$(acres)^3$	(acres)	(acres)	(acres)	(acres)	$(DU)^2$	(acres)	(DU)	Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peaking Factor	Q_{PWWF} (mgd)
Toad Hill	**B2**	316.8	274								316.8	274	**316.8**	**274**	0.052	1	0.052	3.42	0.178
B2	**B1**	72.2	245					0.3		1.3	73.8	245	**390.6**	**519**	0.099	2	0.198	2.93	0.578
B1	**A0**	21.8	134							1.9	23.7	134	**414.3**	**653**	0.124	2	0.249	2.80	0.696
A6	**A5**			15.2	380	23.9					39.0	380	**39.0**	**380**	0.070	2	0.139	3.10	0.432
A5	**A2.2**	10.3	129	9.4	230					10.1	29.8	359	**68.8**	**739**	0.124	2	0.248	2.80	0.696
A4	**A2.2**	42.1	269							2.0	44.1	269	**44.1**	**269**	0.051	2	0.102	3.22	0.329
A3	**A2.1**	8.1	94	5.9	150			6.5			20.5	244	**20.5**	**244**	0.042	2	0.083	3.29	0.274
A2.2	**A2.1**										0	0	**112.9**	**1008**	0.175	2	0.351	2.61	0.915
A2.1	**A2**										0	0	**133.4**	**1252**	0.217	2	0.434	2.51	1.087
A2	**A1**	98.7	678						9.6	5.2	113.5	678	**246.9**	**1930**	0.347	2	0.695	2.38	1.650
A1	**A0**	20.6	149	7.6	113		27.3				55.5	262	**302.4**	**2192**	0.454	2	0.908	2.36	2.142
A0	**LS**	15.8	96					0.8		1.7	18.4	96	**735.0**	**2941**	0.597	2	1.194	2.36	2.818
	Total	606.4	2068.0	38.1	873.0	23.9	27.3	7.6	9.6	22.1	735.0	2941.0			0.597				2.818

Footnotes:

1. Land use area included in sewer demand calculations exclude major backbone roadways and open space areas.
2. Actual residential and multi-family units as shown on Land Use Map, Amoruso Ranch Specific Plan (Amendment), March 2020.
3. Flows from Community Commercial - Village District 159 Allocated Units are accounted for with 2,300 gpd/acre calculation.
4. Toad Hill acreage and dwelling units obtained from approved Amoruso Ranch Specific Plan Area Wastewater Master Plan, February 2016.

PART OF JUNE 3RD TECH MEMO

APPENDIX B

REVISED SEWER LAYOUT & DEMAND CALCULATIONS

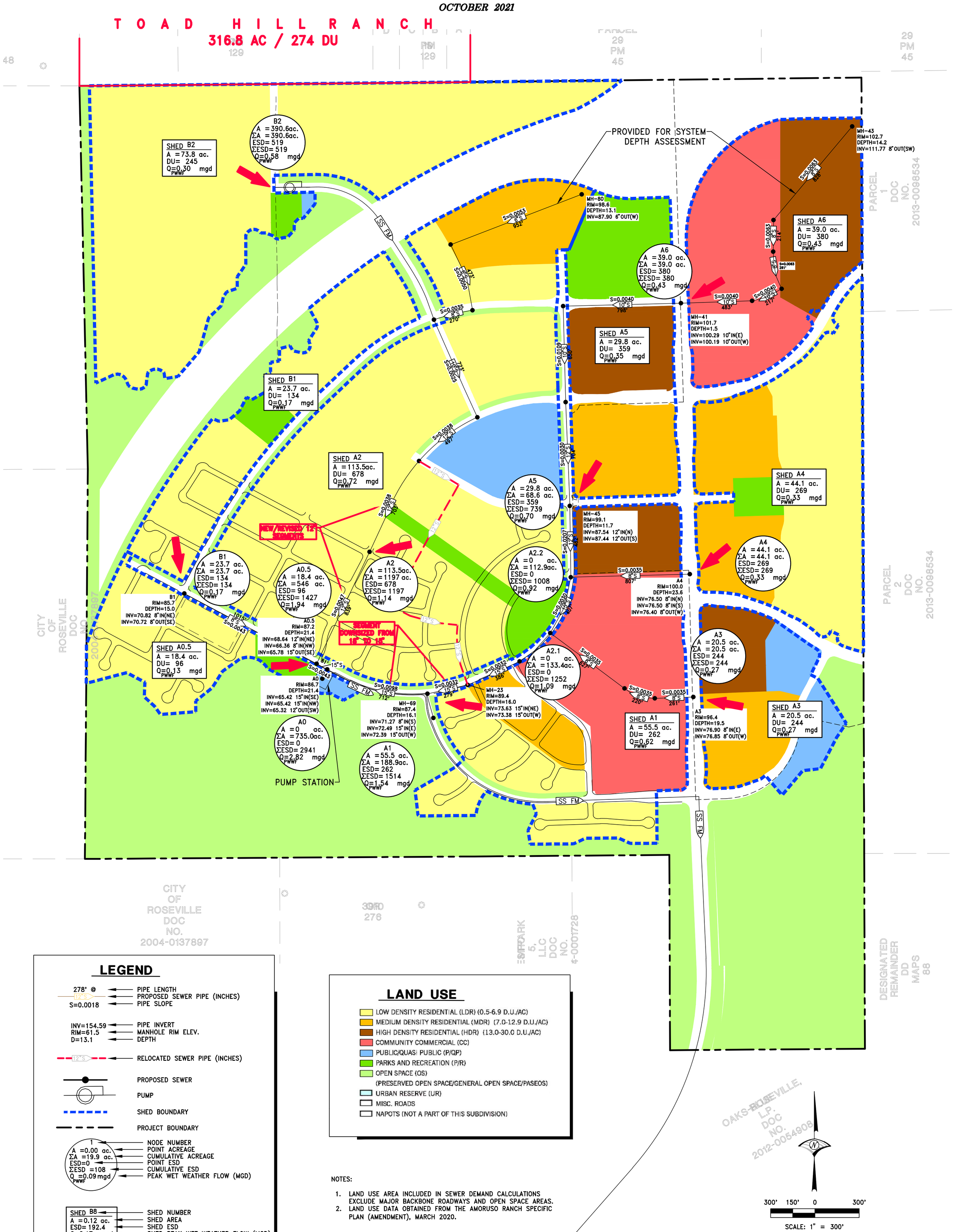
REVISED SEWER LAYOUT

AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

OCTOBER 2021



LEGEND

- 278' @ 12"S — PIPE LENGTH; PROPOSED SEWER PIPE (INCHES)
- S=0.0018 — PIPE SLOPE
- INV=154.59 — PIPE INVERT
- RIM=61.5 — MANHOLE RIM ELEV.
- D=13.1 — DEPTH
- 12"S — RELOCATED SEWER PIPE (INCHES)
- PROPOSED SEWER
- PUMP
- SHED BOUNDARY
- PROJECT BOUNDARY
- 1 — NODE NUMBER
- A =0.00 ac. — POINT ACREAGE
- ΣA =19.9 ac. — CUMULATIVE ACREAGE
- ESD=0 — POINT ESD
- ΣESD =108 — CUMULATIVE ESD
- Q =0.09 mgd PWWF — PEAK WET WEATHER FLOW (MGD)
- SHED B8 — SHED NUMBER
- A =0.12 ac. — SHED AREA
- ESD= 192.4 — SHED ESD
- Q=0.17 mgd PWWF — SHED PEAK WET WEATHER FLOW (MGD)

LAND USE

- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
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NOTES:

1. LAND USE AREA INCLUDED IN SEWER DEMAND CALCULATIONS EXCLUDE MAJOR BACKBONE ROADWAYS AND OPEN SPACE AREAS.
2. LAND USE DATA OBTAINED FROM THE AMORUSO RANCH SPECIFIC PLAN (AMENDMENT), MARCH 2020.

300' 150' 0 300'

SCALE: 1" = 300'

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Sacramento, CA 95816 Fax 916.341.7767

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Amoruso Ranch

Revise Sewer Layout - Demand

Updated: 8/17/2021

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR $(DU)^2$	HDR (acres)	HDR $(DU)^2$	Commercial Development (acres)	Community Commercial - Village District $(acres)^3$	Public / Quasi Public (acres)	School (acres)	Parks (acres)	Total Shed (acres)	Total Shed $(DU)^2$	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D
Toad Hill	B2	316.8	274								316.8	274	**316.8**	**274**	0.052	1	0.052	3.42	0.178				
B2	A2	72.2	245					0.3		1.3	73.8	245	**390.6**	**519**	0.099	2	0.198	2.93	0.578	10''	0.0025	2.24	0.69
B1	A0.5	21.8	134							1.9	23.7	134	**23.7**	**134**	0.025	2	0.051	3.42	0.174	8''	0.0043	2.05	0.40
A6	A5			15.2	380	23.9					39.0	380	**39.0**	**380**	0.070	2	0.139	3.10	0.432	10''	0.0025	2.11	0.56
A5	A2.2	10.3	129	9.4	230					10.1	29.8	359	**68.8**	**739**	0.124	2	0.248	2.80	0.696	12''	0.0020	2.18	0.60
A4	A2.2	42.1	269							2.0	44.1	269	**44.1**	**269**	0.051	2	0.102	3.22	0.329	8''	0.0035	2.23	0.62
A3	A2.1	8.1	94	5.9	150			6.5			20.5	244	**20.5**	**244**	0.042	2	0.083	3.29	0.274	8''	0.0035	2.13	0.56
A2.2	A2.1												**112.9**	**1008**	0.175	2	0.351	2.61	0.915	15''	0.0030	2.72	0.44
A2.1	A1												**133.4**	**1252**	0.217	2	0.434	2.51	1.087	15''	0.0032	2.92	0.48
A2	A0.5	98.7	678						9.6	5.2	113.5	678	**504.1**	**1197**	0.229	2	0.458	2.48	1.138	12''	0.0047	3.39	0.63
A0.5	A0	15.8	96					0.8		1.7	18.4	96	**546.1**	**1427**	0.274	3	0.821	2.37	1.942	15''	0.0043	3.75	0.62
A1	A0	20.6	149	7.6	113		27.3				55.5	262	**188.9**	**1514**	0.324	2	0.647	2.38	1.543	15''	0.0098	4.83	0.42
A0	LS												**735.0**	**2941**	0.597	2	1.194	2.36	2.818	12''	0.0200	6.34	0.48
	Total	606.4	2068.0	38.1	873.0	23.9	27.3	7.6	9.6	22.1	735.0	2941.0			0.597				2.818				

Footnotes:

1. Land use area included in sewer demand calculations exclude major backbone roadways and open space areas.
2. Actual residential and multi-family units as shown on Land Use Map, Amoruso Ranch Specific Plan (Amendment), March 2020.
3. Flows from Community Commercial - Village District 159 Allocated Units are accounted for with 2,300 gpd/acre calculation.
4. Toad Hill acreage and dwelling units obtained from approved Amoruso Ranch Specific Plan Area Wastewater Master Plan, February 2016.

APPENDIX B

REVISED SEWER LAYOUT & DEMAND CALCULATIONS

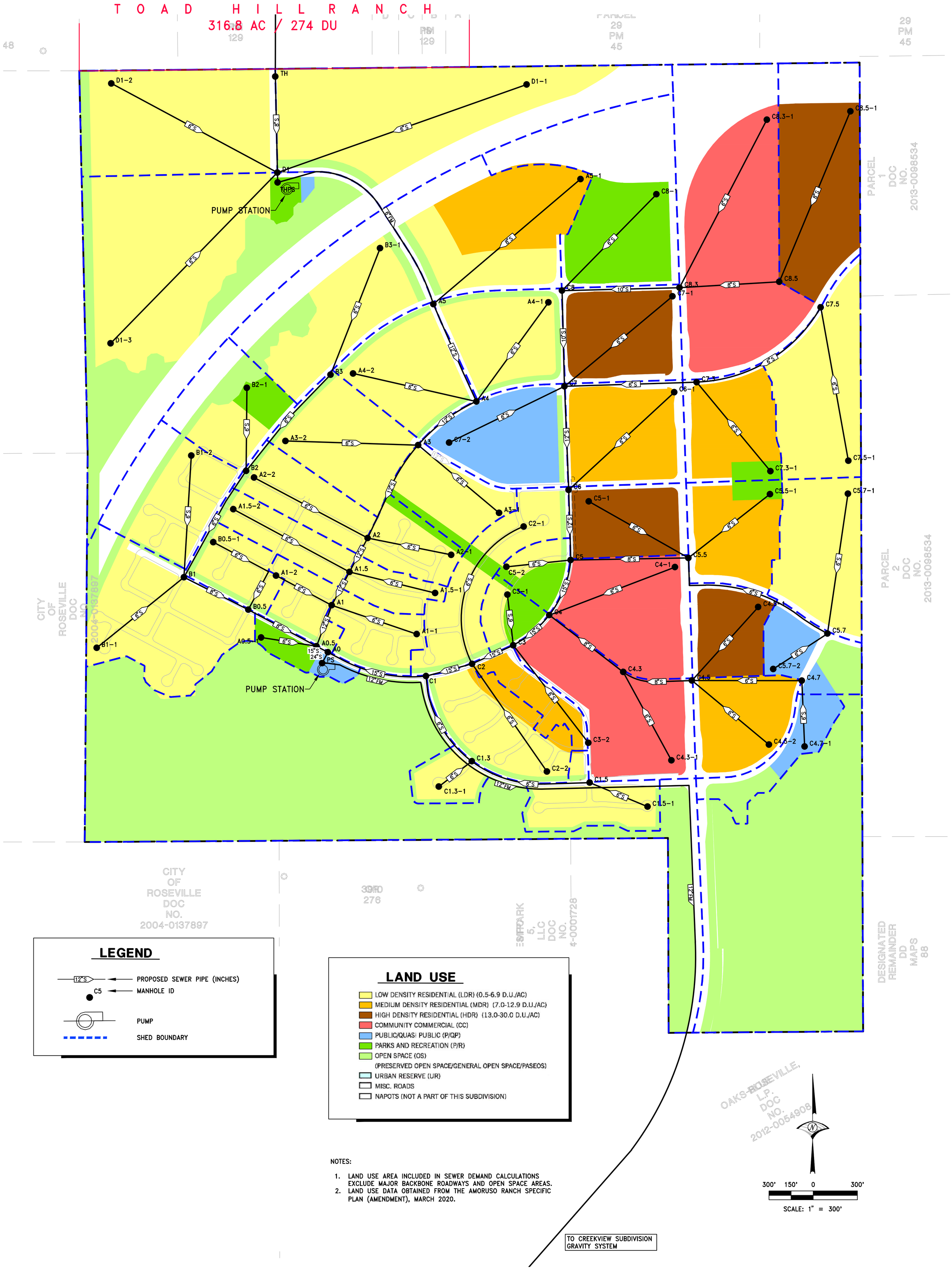
REVISED SEWER LAYOUT

AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

FEBRUARY 2022



LEGEND

- 12"S — PROPOSED SEWER PIPE (INCHES)
- C5 — MANHOLE ID
- PUMP
- SHED BOUNDARY

LAND USE

- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
- COMMUNITY COMMERCIAL (CC)
- PUBLIC/QUASI PUBLIC (P/QP)
- PARKS AND RECREATION (P/R)
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NOTES:

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TO CREEKVIEW SUBDIVISION GRAVITY SYSTEM

300' 150' 0 300'

SCALE: 1" = 300'

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Amoruso Ranch

Revise Sewer Layout - Demand

Updated: 11/4/2021

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR (DU)^2	HDR (acres)	HDR (DU)^2	Commercial & Community Commercial (acres)	Commercial & Community Commercial (DU)^2	Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed (acres)	Total Shed (DU)^2	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	Upstream Manhole Data Rim (Elev.)	Depth (feet)	US Invert	DS Invert
TH	**D1**	316.8	274.0								316.8	274.0	**316.8**	**274**	0.052	2	0.104	3.22	0.335	8''	0.0035	2.24	0.63	*93.19*	*23.58*	*69.61*	*67.33*
D1-1	**D1**	24.7	108.0							0.9	35.2	108.0	**35.2**	**108**	0.021	2	0.041	3.46	0.143	6''	0.0050	2.07	0.53	*100.13*	*18.66*	*81.47*	*72.50*
D1-2	**D1**	20.2	83.0							1.1	21.7	83.0	**21.7**	**83**	0.016	2	0.032	3.50	0.112	6''	0.0050	1.95	0.46	*88.62*	*9.72*	*78.90*	*72.50*
D1-3	**D1**	27.3	134.0					0.3		15.0	53.7	134.0	**53.7**	**134**	0.028	2	0.057	3.40	0.192	6''	0.0050	2.22	0.65	*88.60*	*8.00*	*80.60*	*72.50*
D1	**THPS**												**427.4**	**599**	0.117	2	0.234	2.83	0.663	12''	0.0020	2.16	0.58	*92.20*	*24.97*	*67.23*	*66.00*
THPS	**A5**												**427.4**	**599**	0.117	2	0.234	2.83	0.663	FORCE MAIN				*92.59*	*8.09*	*84.50*	*84.84*
A5-1	**A5**	16.8	189.1							0.7	21.4	189.1	**21.4**	**189**	0.036	2	0.072	3.34	0.240	8''	0.0035	2.07	0.51	*98.58*	*21.96*	*76.62*	*72.03*
A5	**A4**												**448.8**	**788**	0.153	2	0.306	2.68	0.822	12''	0.0020	2.26	0.67	*94.63*	*22.93*	*71.70*	*70.69*
A4-1	**A4**	8.7	49.0							1.5	11.6	49.0	**11.6**	**49**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.71	0.35	*99.98*	*25.17*	*74.81*	*70.65*
A4-2	**A4**	9.3	42.0							0.9	11.4	42.0	**11.4**	**42**	0.008	2	0.016	3.57	0.058	6''	0.0050	1.63	0.32	*93.76*	*18.82*	*74.94*	*70.65*
A4	**A3**												**471.8**	**879**	0.171	2	0.342	2.62	0.896	12''	0.0020	2.29	0.72	*98.09*	*27.94*	*70.15*	*69.16*
A3-1	**A3**	6.2	32.9							0.8	7.5	32.9	**7.5**	**33**	0.006	2	0.013	3.58	0.046	6''	0.0050	1.53	0.29	*99.98*	*26.84*	*73.14*	*69.56*
A3-2	**A3**	11.1	46.8							0.5	11.7	46.8	**11.7**	**47**	0.009	2	0.018	3.56	0.064	6''	0.0050	1.68	0.34	*90.98*	*18.26*	*72.72*	*69.56*
A3	**A2**												**491.0**	**959**	0.186	2	0.372	2.58	0.960	12''	0.0020	2.31	0.76	*98.88*	*29.82*	*69.06*	*68.28*
A2-1	**A2**	4.8	22.9							0.8	5.6	22.9	**5.6**	**23**	0.004	2	0.009	3.60	0.032	6''	0.0050	1.38	0.24	*98.34*	*27.43*	*70.91*	*68.02*
A2-2	**A2**	6.9	38.2							0.3	7.4	38.2	**7.4**	**38**	0.007	2	0.015	3.58	0.052	6''	0.0050	1.59	0.31	*90.09*	*19.02*	*71.07*	*68.02*
A2	**A1.5**												**504.0**	**1020**	0.198	2	0.396	2.55	1.009	12''	0.0020	2.32	0.80	*95.88*	*28.36*	*67.52*	*66.99*
A1.5-1	**A1.5**	3.6	18.8								3.6	18.8	**3.6**	**19**	0.004	2	0.007	3.61	0.026	6''	0.0050	1.30	0.21	*97.62*	*27.23*	*70.39*	*67.39*
A1.5-2	**A1.5**	5.4	29.5							0.2	5.7	29.5	**5.7**	**30**	0.006	2	0.011	3.59	0.041	6''	0.0050	1.47	0.27	*89.80*	*17.92*	*71.88*	*67.39*
A1.5	**A1**												**513.4**	**1068**	0.207	2	0.414	2.53	1.047	12''	0.0020	See Note 5	1.00	*95.81*	*28.92*	*66.89*	*66.38*
A1-1	**A1**	5.2	33.2							0.5	5.9	33.2	**5.9**	**33**	0.006	2	0.013	3.58	0.046	6''	0.0050	1.53	0.29	*94.23*	*24.40*	*69.83*	*66.78*
A1-2	**A1**	3.9	25.4							0.4	4.5	25.4	**4.5**	**25**	0.005	2	0.010	3.60	0.035	6''	0.0050	1.41	0.25	*91.28*	*22.35*	*68.93*	*66.78*
A1	**A0.5**												**523.7**	**1127**	0.218	2	0.437	2.50	1.093	12''	0.0020	See Note 5	1.00	*93.51*	*27.23*	*66.28*	*65.69*
A0.5-1	**A0.5**							0.9		1.7	3.1		**3.1**		0.001	2	0.002	3.64	0.006	6''	0.0050	0.84	0.11	*86.28*	*18.19*	*68.09*	*66.19*
B3-1	**B3**	10.8	48.0							2.5	19.4	48.0	**19.4**	**48**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.70	0.35	*92.58*	*9.38*	*83.20*	*78.57*
B3	**B2**												**19.4**	**48**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.70	0.35	*91.32*	*12.85*	*78.47*	*76.37*
B2-1	**B2**	3.4	18.3							3.6	10.0	18.3	**10.0**	**18**	0.004	2	0.008	3.61	0.030	6''	0.0050	1.34	0.23	*88.10*	*11.15*	*76.95*	*74.13*
B2	**B1**												**29.3**	**66**	0.014	2	0.027	3.52	0.096	6''	0.0050	1.87	0.42	*88.04*	*14.01*	*74.03*	*72.79*
B1-1	**B1**	15.4	68.9							1.2	18.6	68.9	**18.6**	**69**	0.013	2	0.027	3.52	0.094	6''	0.0050	1.86	0.42	*83.59*	*9.94*	*73.65*	*69.84*
B1-2	**B1**	7.5	33.7							1.1	12.0	33.7	**12.0**	**34**	0.007	2	0.013	3.58	0.047	6''	0.0050	1.53	0.29	*87.86*	*13.88*	*73.98*	*69.84*
B1	**B0.5**												**59.9**	**169**	0.034	2	0.067	3.36	0.225	8''	0.0035	2.04	0.49	*85.72*	*16.05*	*69.67*	*67.96*
B0.5-1	**B0.5**	4.4	23.3							0.8	5.6	23.3	**5.6**	**23**	0.005	2	0.009	3.60	0.033	6''	0.0050	1.38	0.24	*88.35*	*16.73*	*71.62*	*69.49*
B0.5	**A0.5**												**65.6**	**192**	0.038	2	0.076	3.32	0.253	8''	0.0035	2.09	0.53	*87.34*	*19.48*	*67.86*	*66.02*
C8.5-1	**C8.5**			15.1	380.0	0.0					19.1	380.0	**19.1**	**380**	0.049	2	0.099	3.24	0.320	8''	0.0035	2.21	0.61	*102.74*	*20.57*	*82.17*	*77.78*
C8.5	**C8.3**												**19.1**	**380**	0.049	2	0.099	3.24	0.320	8''	0.0035	2.21	0.61	*106.60*	*28.92*	*77.68*	*75.30*
C8.3-1	**C8.3**					23.7					34.8		**34.8**		0.020	2	0.040	3.46	0.140	6''	0.0050	2.06	0.53	*101.24*	*19.34*	*81.90*	*75.47*
C8.3	**C8**												**53.9**	**380**	0.070	2	0.139	3.10	0.432	10''	0.0025	2.11	0.56	*100.53*	*25.39*	*75.14*	*73.14*
C8-1	**C8**									10.3	22.9		**22.9**		0.002	2	0.004	3.63	0.014	6''	0.0050	1.06	0.16	*102.06*	*24.10*	*77.96*	*73.38*
C8	**C7**												**76.9**	**380**	0.072	2	0.143	3.09	0.442	10''	0.0025	2.12	0.57	*98.77*	*25.73*	*73.04*	*71.42*
C7.5-1	**C7.5**	14.4	82.0								15.5	82.0	**15.5**	**82**	0.016	2	0.031	3.50	0.109	6''	0.0050	1.94	0.46	*102.36*	*15.49*	*86.87*	*81.58*
C7.5	**C7.3**												**15.5**	**82**	0.016	2	0.031	3.50	0.109	6''	0.0050	1.94	0.46	*105.44*	*23.96*	*81.48*	*76.34*
C7.3-1	**C7.3**	7.8	66.0							1.0	10.5	66.0	**10.5**	**66**	0.013	2	0.025	3.53	0.090	6''	0.0050	1.84	0.41	*102.19*	*21.93*	*80.26*	*76.34*

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR (DU)^2	HDR (acres)	HDR (DU)^2	Commercial & Community Commercial (acres)	Commercial & Community Commercial (DU)^2	Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed (acres)	Total Shed (DU)^2	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	Upstream Manhole Data Rim (Elev.)	Depth (feet)	US Invert	DS Invert
C7.3	**C7**												**25.9**	**148**	0.028	2	0.057	3.40	0.192	6"	0.0050	2.22	0.65	*103.25*	*27.01*	*76.24*	*71.75*
C7-1	**C7**			9.3	230.1						11.9	230.1	**11.9**	**230**	0.030	2	0.060	3.38	0.202	6"	0.0050	2.24	0.67	*101.13*	*24.61*	*76.52*	*71.75*
C7-2	**C7**								9.6	0.5	11.8		**11.8**		0.002	2	0.003	3.63	0.012	6"	0.0050	1.04	0.15	*98.60*	*22.49*	*76.11*	*71.75*
C7	**C6**												**126.5**	**758**	0.131	2	0.263	2.77	0.728	12"	0.0020	2.20	0.62	*100.11*	*28.86*	*71.25*	*69.84*
C6-1	**C6**	10.2	84.0								12.9	84.0	**12.9**	**84**	0.016	2	0.032	3.50	0.112	6"	0.0050	1.95	0.46	*105.21*	*30.04*	*75.17*	*70.29*
C6	**C5**												**139.4**	**842**	0.147	2	0.295	2.71	0.798	12"	0.0020	2.24	0.66	*99.14*	*29.35*	*69.79*	*68.84*
C5.7-1	**C5.7**	12.1	68.0								13.0	68.0	**13.0**	**68**	0.013	2	0.026	3.53	0.091	6"	0.0050	1.85	0.41	*99.42*	*16.36*	*83.06*	*78.27*
C5.7-2	**C5.7**							3.6		2.0	6.7		**6.7**		0.003	2	0.005	3.62	0.020	6"	0.0050	1.19	0.19	*94.78*	*14.32*	*80.46*	*78.27*
C5-2	**C5**	1.5	6.1							1.9	3.6	6.1	**3.6**	**6**	0.001	2	0.003	3.63	0.011	6"	0.0050	0.99	0.14	*96.43*	*24.89*	*71.54*	*69.34*
C5.7	**C5.5**												**19.7**	**68**	0.016	2	0.031	3.50	0.110	6"	0.0050	1.94	0.46	*92.52*	*14.35*	*78.17*	*76.78*
C5.5-1	**C5.5**	7.5	61.0							1.0	10.1	61.0	**10.1**	**61**	0.012	2	0.024	3.54	0.083	6"	0.0050	1.80	0.39	*100.96*	*25.31*	*75.65*	*72.14*
C5.5	**C5**												**38.7**	**242**	0.043	2	0.086	3.28	0.281	8"	0.0035	2.15	0.56	*99.95*	*27.98*	*71.97*	*69.18*
C5-1	**C5.5**			7.5	113.0	0.0	0.0				9.0	113.0	**9.0**	**113**	0.015	2	0.031	3.50	0.108	6"	0.0050	1.94	0.45	*99.72*	*23.70*	*76.02*	*72.14*
C5	**C4**												**181.7**	**1090**	0.192	2	0.383	2.56	0.983	15"	0.0015	2.14	0.56	*96.56*	*27.97*	*68.59*	*67.98*
C4.7-1	**C4.7**							2.8		1.8	5.6		**5.6**		0.002	2	0.004	3.62	0.016	6"	0.0050	1.12	0.17	*93.02*	*14.27*	*78.75*	*76.51*
C4.7	**C4.5**												**5.6**		0.002	2	0.004	3.62	0.016	6"	0.0050	1.12	0.17	*92.24*	*15.83*	*76.41*	*72.68*
C4.5-1	**C4.5**			5.9	150.0						7.3	150.0	**7.3**	**150**	0.020	2	0.039	3.47	0.135	6"	0.0050	2.05	0.52	*97.84*	*21.80*	*76.04*	*72.68*
C4.5-2	**C4.5**	8.0	94.0								9.6	94.0	**9.6**	**94**	0.018	2	0.036	3.48	0.124	6"	0.0050	2.00	0.49	*92.79*	*16.71*	*76.08*	*72.68*
C4.5	**C4.3**												**22.5**	**244**	0.040	2	0.079	3.31	0.262	8"	0.0035	2.11	0.54	*96.38*	*23.86*	*72.52*	*70.83*
C4.3-1	**C4.3**					14.3	135.4				16.7		**16.7**		0.030	2	0.059	3.39	0.201	6"	0.0050	2.23	0.67	*96.11*	*21.80*	*74.31*	*70.90*
C4.3	**C4**												**39.2**	**244**	0.069	2	0.139	3.10	0.429	8"	0.0035	2.33	0.76	*97.30*	*26.57*	*70.73*	*68.52*
C4-1	**C4**					13.0	61.8				14.4		**14.4**		0.019	2	0.038	3.47	0.132	6"	0.0050	2.03	0.51	*101.89*	*28.64*	*73.25*	*68.68*
C4	**C3**												**235.3**	**1334**	0.280	2	0.560	2.41	1.351	15"	0.0015	2.29	0.70	*93.12*	*25.19*	*67.93*	*67.45*
C3-1	**C3**	1.5	6.7							1.6	3.3	6.7	**3.3**	**7**	0.002	2	0.003	3.63	0.011	6"	0.0050	1.00	0.14	*95.04*	*25.16*	*69.88*	*68.15*
C3-2	**C3**	3.4	28.1								4.2	28.1	**4.2**	**28**	0.005	2	0.011	3.59	0.038	6"	0.0050	1.45	0.26	*92.96*	*20.64*	*72.32*	*68.15*
C3	**C2**												**242.9**	**1369**	0.287	2	0.574	2.41	1.381	15"	0.0015	2.29	0.71	*90.46*	*23.06*	*67.40*	*66.94*
C2-1	**C2**	9.4	47.5							1.3	11.3	47.5	**11.3**	**48**	0.009	2	0.019	3.56	0.066	6"	0.0050	1.69	0.35	*99.21*	*25.98*	*73.23*	*67.64*
C2-2	**C2**	9.1	69.2							1.1	11.0	69.2	**11.0**	**69**	0.013	2	0.027	3.52	0.094	6"	0.0050	1.86	0.42	*92.55*	*20.46*	*72.09*	*67.64*
C2	**C1**												**265.2**	**1486**	0.309	2	0.619	2.39	1.480	15"	0.0015	2.32	0.75	*88.89*	*22.00*	*66.89*	*66.40*
C1.5-1	**C1.5**	5.4	41.7							1.1	7.4	41.7	**7.4**	**42**	0.008	2	0.016	3.57	0.058	6"	0.0050	1.63	0.32	*94.93*	*17.99*	*76.94*	*74.81*
C1.5	**C1.3**												**7.4**	**42**	0.008	2	0.016	3.57	0.058	6"	0.0050	1.63	0.32	*92.44*	*17.73*	*74.71*	*70.54*
C1.3-1	**C1.3**	2.5	12.0							0.8	3.5	12.0	**3.5**	**12**	0.002	2	0.005	3.62	0.017	6"	0.0050	1.14	0.18	*90.40*	*18.40*	*72.00*	*70.59*
C1.3	**C1**												**10.9**	**54**	0.011	2	0.021	3.55	0.075	6"	0.0050	1.75	0.37	*88.18*	*17.69*	*70.49*	*68.08*
C1	**A0**												**276.1**	**1539**	0.320	2	0.640	2.39	1.527	15"	0.0015	2.32	0.77	*87.35*	*21.00*	*66.35*	*65.31*
A0.5	**A0**												**592.4**	**1319**	0.257	2	0.515	2.44	1.255	15"	0.0015	2.26	0.66	*87.33*	*21.89*	*65.44*	*65.31*
A0	**PS**												**868.5**	**2859**	0.577	2	1.155	2.36	2.725	24"	0.0010	2.37	0.55	*86.85*	*86.85*		*64.47*
PS	**FM**												**868.5**	**2859**	0.577	2	1.155	2.36	2.725	FORCE MAIN				*88.30*	*32.90*	*55.40*	
	Total	605.2	1985.5	37.9	873.2	51.0	197.2	7.5	9.6	176.9	991.1	2858.7			0.577				2.725								

Footnotes:

1. Land use area included in sewer demand calculations exclude major backbone roadways and open space areas.
2. Actual residential and multi-family units as shown on Amoruso Ranch Lotting Study, August 17, 2020.
3. Flows from Commercial & Community Commercial Allocated Units are accounted for with 2,300 gpd/acre and 130 gpd/DU calculation.
4. Toad Hill acreage and dwelling units obtained from approved Amoruso Ranch Specific Plan Area Wastewater Master Plan, February 2016.
5. d/D exceeds 1.0 at minimum slope. See subdivision improvement plans for actual slope (S=0.0043, max d/D=0.63, velocity=3.24 fps).

Wood Rodgers, Inc.
K. Wrightson
6/22/2021

		Water Master Plan, February 2016					Specific Plan Amendment, June 2021				
Land Use	**Planning Land Use[1] Abbreviation/ Zoning**	**Total Area (Acres)**	**Dwelling Unit Count**	**Unit Demand Factor**	**Average Daily Demand with 2% (gpm)**	**Average Annual Demand with 2% (AFY)**	**Total Area (Acres)**	**Dwelling Unit Count**	**Unit Demand Factor**	**Average Daily Demand with 2% (gpm)**	**Average Annual Demand with 2% (AFY)**
LDR1: < 3.5 DU's/Acre	LDR	47.12	148	728 gpd/DU	76.3	123.1	47.42	154	728 gpd/DU	79.4	128.1
LDR2: >3.5 to 5.0 DU's/Acre	LDR	28.82	116	600 gpd/DU	49.3	79.5	61.28	263	600 gpd/DU	111.8	180.3
LMDR1: > 5.0 to 6.0 Du's/Acre	LDR	73.31	401	521 gpd/DU	148.0	238.7	43.1	235	521 gpd/DU	86.7	139.9
LMDR2: > 6.0 to 8.0 DU's/Acre[2]	LDR	99.52	637	430 gpd/DU	194.0	313.0	67.22	447	430 gpd/DU	136.1	219.6
LMDR2: > 6.0 to 8.0 DU's/Acre[2]	MDR	15.72	120	430 gpd/DU	36.6	59.0	20.13	150	430 gpd/DU	45.7	73.7
MDR: > 8.0 to 12.0 DU's/Acre	MDR	13.54	155	323 gpd/DU	35.5	57.2	28.45	278	323 gpd/DU	63.6	102.6
HDR1: > 12.0 to 16.0 DU's/Acre[2]	MDR	21.01	267	288 gpd/DU	54.5	87.9	20.7	267	288 gpd/DU	54.5	87.9
HDR1: > 12.0 to 16.0 DU's/Acre[2]	HDR	7.55	113	288 gpd/DU	23.1	37.2	7.54	113	288 gpd/DU	23.1	37.2
HDR2: > 16.0 DU's/Acre	HDR	30.58	760	177 gpd/DU	95.3	153.7	30.31	760	177 gpd/DU	95.3	153.7
Commercial / Retail (Commercial)	CMU/CC	51.12	0	2,598 gpd/acre	94.1	151.7	50.95		2,598 gpd/acre	93.8	151.2
Commercial / Retail (Residential)	CMU-SA	-	109	288 gpd/DU	22.2	35.9	-	159	288 gpd/DU	32.4	52.3
Elementary Schools	P/QP	9.62	0	3,454 gpd/acre	23.5	38.0	9.59		3,454 gpd/acre	23.5	37.8
Public (Fire Station, Utility, etc.)	P/QP	7.61	0	1,780 gpd/acre	9.6	15.5	7.54		1,780 gpd/acre	9.5	15.3
Park/Recreation	PR	22.14	0	2,988 gpd/acre	46.9	75.6	22.21		2,988 gpd/acre	47.0	75.8
Open Space (General)	OS	37.24	0	- gpd/acre	0.0	0.0	24.02		- gpd/acre	0.0	0.0
Open Space (Paseos)	OS	10.71	0	2,988 gpd/acre	22.7	36.6	11		2,988 gpd/acre	23.3	37.6
Open Space (Preserve)	OS	97.58	0	0 gpd/acre	0.0	0.0	120.68		0 gpd/acre	0.0	0.0
Rights-of-Way	ROW	52.04	0	0 gpd/acre	0.0	0.0	51.64		0 gpd/acre	0.0	0.0
Not a Part of this Subdivision	NAPOTS	49.16	0	0 gpd/acre	0.0	0.0	50.59		0 gpd/acre	0.0	0.0
Urban Reserve	UR	20	1	728 gpd/DU	0.5	0.8	20	1	728 gpd/DU	0.5	0.8
Totals		**694.4**	**2,827.0**	**-**	**931.9**	**1,503.2**	**694.4**	**2,827.0**	**-**	**926.1**	**1,493.9**

1. City of Roseville Planning Department land use designations for residential are as follows:
   Low Density Residential (LDR): 0.5 - 6.9 DU's / Acre
   Medium Density Residential (MDR): 7.0 - 12.9 DU's / Acre
   High Density Residential (HDR): 13.0 DU's / Acre and above
2. This water land use category includes two City planning land use categories.

RESOLUTION NO. 22-101

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map and tables of the City of Roseville for that portion of certain real property within the City of Roseville known as Amoruso Ranch Specific Plan (ARSP) to change the land use designations of Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR) and reconfigure parcels throughout the ARSP, as shown in Exhibit B and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on March 24, 2022; and

WHEREAS, on April 20, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on April 20, 2022, the City Council considered the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (EIR) (SCH #2013102057, certified June 15, 2016); and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the Land Use Map and the text within the Land Use Element (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this_____day of _____, 2022, by the following vote onroll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

_____
City Clerk

RESOLUTION NO. 22-102

AMENDING THE AMORUSO RANCH SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the land use designations of certain parcels of the Amoruso Ranch Specific Plan to: change the land use for Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR); adjust the acreage, unit allocation, density, and configuration of LDR Parcels AR-1 through AR-9, AR-11 through AR-18, AR-22, AR-24, AR-26, AR-27, AR-30, AR-34, AR-35, AR-40, and AR-43; adjust the acreage, unit allocation, density, and configuration of MDR Parcels AR-10, AR-28, AR-33, AR-39, and AR-42; adjust the acreage, density, and configuration for High Density Residential (HDR) Parcel AR-19, AR-36, AR-38, and AR-44; adjust the acreage and configuration for Public/Quasi Public Parcels AR-50 and AR-54; adjust the acreage and configuration for Commercial Parcels AR-51 through AR-53, adjust the acreage and configuration of Parks and Recreation Parcels AR-62 through AR-64, AR-66, and AR-67; adjust the acreage and configuration of Open Space Parcels AR-70 through AR-78, AR-80, AR-81, AR-91, AR-93, AR-95 through AR-99, AR-101 through AR-106, AR-108, AR-112, AR-113, AR-115, and adjust the acreage for Westbrook Boulevard right-of-way and roads throughout the Specific Plan, as shown in Exhibit B, attached and incorporated herein by reference; and

WHEREAS, a proposal for a Specific Plan Amendment has been submitted to modify the Amoruso Ranch Specific Plan figures and text based on the land use changes, and to update the text and figures regarding on and off-site wetland resource preservation, public utilities, and other minor adjustments, as shown in Exhibit C, attached and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Amoruso Ranch Specific Plan on March 24, 2022; and

WHEREAS, on April 20, 2022, the City Council considered an Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (SCH #2013102057, certified June 15, 2016); and

WHEREAS, the Specific Plan Amendment is consistent with the adopted City of Roseville General Plan, as proposed and revised; and

WHEREAS, the Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Specific Plan Amendment, and makes the following findings:

The Specific Plan Amendment is consistent with the objectives, policies, general land uses, and programs specified in the City of Roseville General Plan and the Amoruso Ranch Specific Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the specific plan land use designations and specific plan text within the Amoruso Ranch Specific Plan (attached as Exhibits B and C) are hereby adopted.

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

_____
City Clerk

ORDINANCE NO.

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 Amoruso Ranch 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 Amoruso Ranch Specific Plan (ARSP), as shown and so designated in Exhibit "B", which is attached hereto and incorporated herein by reference, to adjust the acreage and configuration of zoning boundaries for Small Lot Residential (RS) Parcels AR-1 through AR-9, AR-11 through AR-16, AR-18, AR-21, AR-22, AR-24 through AR-26, AR-30, AR-32 through AR-35, AR-37, AR-39, AR-40, AR-42 and AR-43; adjust the acreage and configuration for Multifamily Residential (R3) Parcels AR-19, AR-36, AR-38, and AR-44; adjust the acreage and configuration for Public/Quasi Public Parcels (P/QP) AR-50 and AR-54; adjust the acreage and configuration for Commercial Parcels (CMU-SA and CC) AR-51 through AR-53, adjust the acreage and configuration of Parks and Recreation (P/R) Parcels AR-62 through AR-64, AR-66, and AR-67; adjust the acreage and configuration of Open Space (OS) Parcels AR-70 through AR-78, AR-80, AR-81, AR-91, AR-93, AR-95 through AR-99, AR-101 through AR-106, AR-108, AR-112, AR-113, AR-115, and adjust the acreage for Westbrook Boulevard right-of-way and roads throughout the Specific Plan.

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

GENERAL PLAN AMENDMENT EXHIBIT

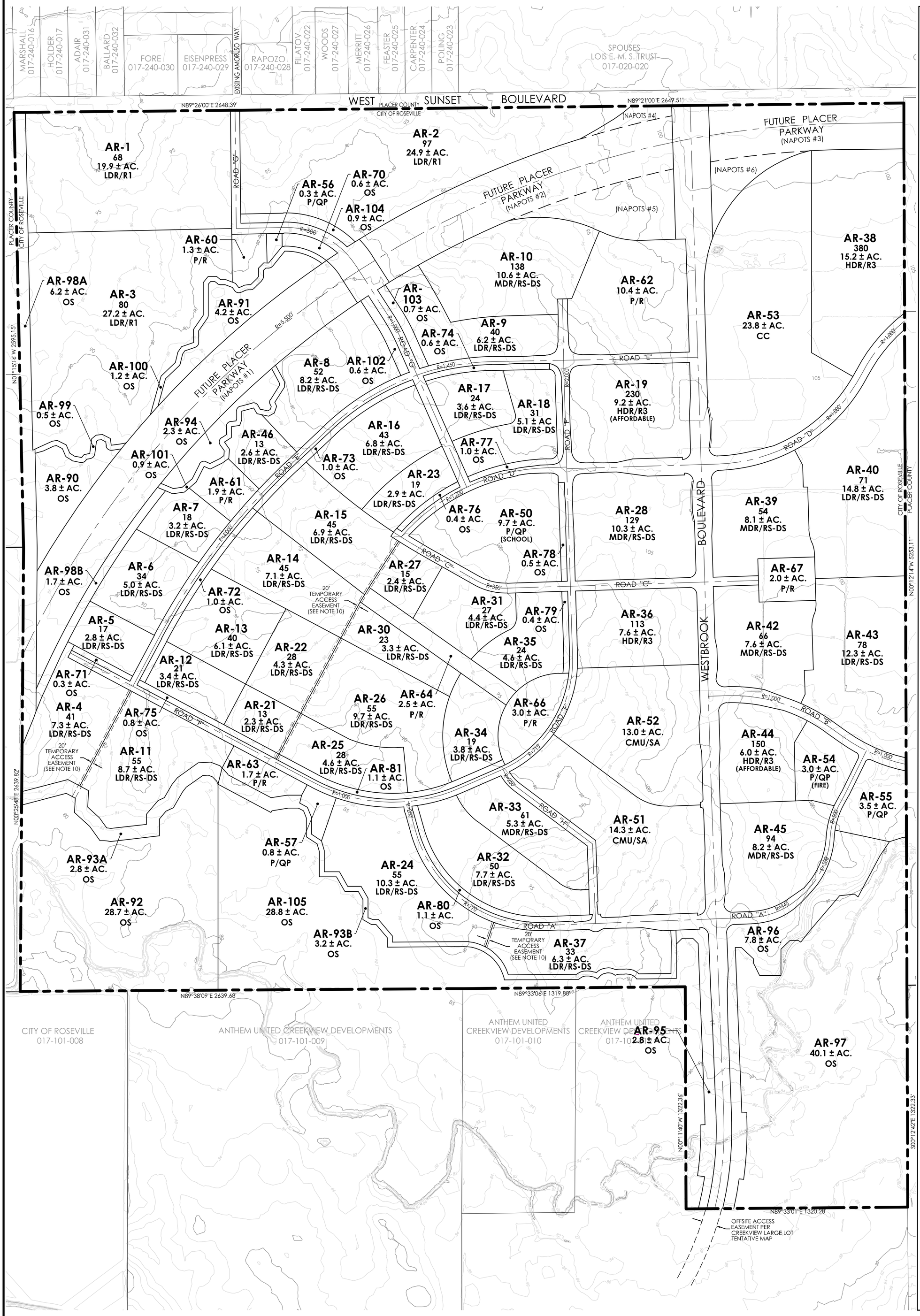
AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

EXISTING LAND USE



EXISTING

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	19.9
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.9
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.2
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.0
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.2
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.7
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.4
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.1
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.1
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.9
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.8
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-21	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.3
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.3
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	10.3
AR-25	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.7
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.3
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-32	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.7
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.8
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-37	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.8
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.3
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.6
	SUBTOTAL			**248.7**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.6
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.3
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.1
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.6
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.2
	SUBTOTAL			**50.1**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.2
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL	6.0
	SUBTOTAL			**38.1**
AR-50	P/QP	P/QP	SCHOOL	9.7
AR-54	P/QP	P/QP	FIRE STATION	3.0
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	3.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.8
	SUBTOTAL			**17.3**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.8
	SUBTOTAL			**51.1**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.4
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64	P/R	P/R	PARKS & RECREATION	2.5
AR-66	P/R	P/R	PARKS & RECREATION	3.0
AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			**22.8**
AR-70	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-71	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.3
AR-72	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-73	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-74	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-75	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.8
AR-76	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-77	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-78	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-79	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-80	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-81	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-93B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.2
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-96	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	7.8
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	40.1
AR-98A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	6.2
AR-98B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.7
AR-99	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-100	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.2
AR-101	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-102	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-103	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.7
AR-104	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.8
	SUBTOTAL			**146.0**
-	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	51.1
	SUBTOTAL			**51.1**
-	RW	RW	FUTURE PLACER PARKWAY	49.2
	SUBTOTAL			**49.2**
	TOTAL			**674.4**

NORTH

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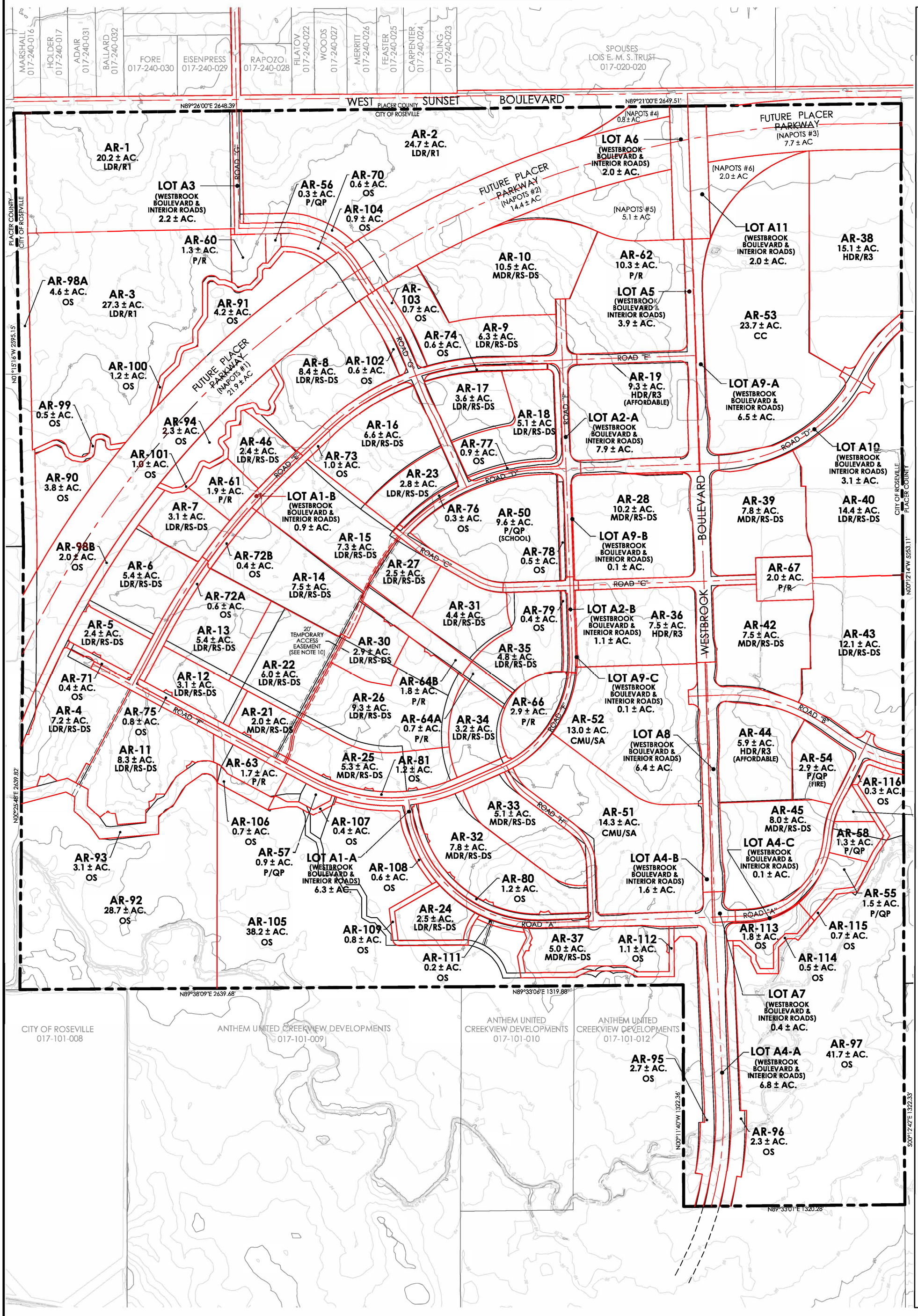
General Plan Amendment, Specific Plan Amendment, and Rezone Exhibit

AMORUSO RANCH
3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

PROPOSED LAND USE



PROPOSED

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.3
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
SUBTOTAL				**219.0**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.5
AR-21	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.0
SUBTOTAL				**69.3**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
SUBTOTAL				**37.9**
AR-50	P/QP	P/QP	SCHOOL	9.6
AR-54	P/QP	P/QP	FIRE STATION	2.9
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.9
AR-58	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.3
AR-59	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.7
SUBTOTAL				**17.1**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.7
SUBTOTAL				**51.0**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64A	P/R	P/R	PARKS & RECREATION	0.7
AR-64B	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
SUBTOTAL				**22.6**
AR-70	OS	OS	OPEN SPACE/ PASEO	0.6
AR-71	OS	OS	OPEN SPACE/ PASEO	0.4
AR-72A	OS	OS	OPEN SPACE/ PASEO	0.6
AR-72B	OS	OS	OPEN SPACE/ PASEO	0.4
AR-73	OS	OS	OPEN SPACE/ PASEO	1.0
AR-74	OS	OS	OPEN SPACE/ PASEO	0.6
AR-75	OS	OS	OPEN SPACE/ PASEO	0.8
AR-76	OS	OS	OPEN SPACE/ PASEO	0.3
AR-77	OS	OS	OPEN SPACE/ PASEO	0.9
AR-78	OS	OS	OPEN SPACE/ PASEO	0.5
AR-79	OS	OS	OPEN SPACE/ PASEO	0.4
AR-80	OS	OS	OPEN SPACE/ PASEO	1.2
AR-81	OS	OS	OPEN SPACE/ PASEO	1.2
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93	OS	OS	OPEN SPACE/ PASEO	3.1
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PASEO	2.7
AR-96	OS	OS	OPEN SPACE/ PASEO	2.3
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	41.7
AR-98A	OS	OS	OPEN SPACE/ PASEO	4.6
AR-98B	OS	OS	OPEN SPACE/ PASEO	2.0
AR-99	OS	OS	OPEN SPACE/ PASEO	0.5
AR-100	OS	OS	OPEN SPACE/ PASEO	1.2
AR-101	OS	OS	OPEN SPACE/ PASEO	1.0
AR-102	OS	OS	OPEN SPACE/ PASEO	0.6
AR-103	OS	OS	OPEN SPACE/ PASEO	0.7
AR-104	OS	OS	OPEN SPACE/ PASEO	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	38.2
AR-106	OS	OS	OPEN SPACE/ PASEO	0.7
AR-107	OS	OS	OPEN SPACE/ PASEO	0.4
AR-108	OS	OS	OPEN SPACE/ PASEO	0.6
AR-109	OS	OS	OPEN SPACE/ PASEO	0.8
AR-111	OS	OS	OPEN SPACE/ PASEO	0.2
AR-112	OS	OS	OPEN SPACE/ PASEO	1.1
AR-113	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.8
AR-114	OS	OS	OPEN SPACE/ PASEO	0.5
AR-115	OS	OS	OPEN SPACE/ PASEO	0.7
AR-116	OS	OS	OPEN SPACE/ PASEO	0.3
SUBTOTAL				**154.3**
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.8
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
SUBTOTAL				**51.3**
-	RW	RW	FUTURE PLACER PARKWAY	51.9
SUBTOTAL				**51.9**
TOTAL				**674.4**

NORTH

0 600 300 120

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Sacramento, CA 95816
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Fax 916.341.7767

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ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN (525.7 ACRES) 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, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pertaining to the property located within the Amoruso Ranch Specific Plan area (525.7 acres).

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (EIR) certified on June 15, 2016, 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 Amoruso Ranch 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, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005, pertaining to the property located within the Amoruso Ranch Specific Plan area (525.7 acres), 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

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN

This Second Amendment of Development Agreement ("Second Amendment") is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield"), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, ("Brookfield Sacramento"), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070351-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan ("Specific Plan", "ARSP", or "Plan Area"), as such is more precisely described in Exhibits "A" and "B" of the Development Agreement (the "Property"), as those exhibits are amended by Exhibits "A" and "B" attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012079-00.

C. Since approval of the Development Agreement, Brookfield Sacramento has become the fee title owner of a portion of the Property, as shown in Exhibit "D"

attached to the First Amendment, and Brookfield remains under contract to purchase the balance of the Property from Amoruso, with all persons holding legal or equitable interests in the Property being bound by the Development Agreement and this Second Amendment.

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM _____) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

E. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is revised in its entirety to read as follows:

> "2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate gross acreages for all land uses for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:
>
> | | |
> |---|---|
> | Low Density Residential | 1,099 units on 219.1 Gross Acres; |
> | Medium Density Residential | 695 units on 69.3 Gross Acres; |
> | High Density Residential | 873 units on 37.9 Gross Acres; |
> | Community Commercial | 23.7 Gross Acres; |
> | Community Commercial/Village District | 159 units on 27.2 Gross Acres; |

Park	22.2 Gross Acres;
Open Space	144.6 Gross Acres;
Open Space (Paseos)	11.0 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.5 Gross Acres;
Right of Way	51.7 Gross Acres;
NAPOTS (Placer Parkway)	50.6 Gross Acres.
TOTAL	674.4 Gross Acres

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below."

b. REVISED SECTION 3.7.3. Section 3.7.3 of the Development Agreement is revised in its entirety to read as follows:

"3.7.3 Groundwater Well.

3.7.3.1 Parcel Dedication. Landowner shall dedicate to City Parcel AR-58 for City facilities, including a groundwater well, at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-58, including water, recycled water, wastewater, storm drainage, electric and communication fiber conduit.

3.7.3.2 Well Construction Requirements. As shown in Exhibits "L" and "N", the water facilities site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line within Road A, or other pipe sizes as may be approved by City's Environmental Utilities Director pursuant to updated water studies. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed by the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below (the "Well Construction Requirements"). City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities. It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of

approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowner shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 1,250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 1,250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 1,250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure necessary to serve Parcel AR-58 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the cost of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.3.2.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the

Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells."

c. REVISED SECTION 3.8.8. Section 3.8.8 of the Development Agreement is revised in its entirety to read as follows:

"3.8.8. Water Service Area Boundary Modification. Landowner shall reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation. There shall be no delay or refusal to issue building permits in the Project by City while City is modifying the service area boundary to include the Project."

d. REVISED SECTION 3.9.2. The third and fourth paragraphs of Section 3.9.2 of the Development Agreement are revised in their entirety to read as follows:

"Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Section 3.27 and 3.28 of this Agreement, and as set forth in Exhibits "Q-1" and "Q-2". Landowner's pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at $2.287 million, shall be paid though the CFD for the Project, with payment from the CFD not required until after the 1,250th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City's revised water connection fee (which encompasses the estimated $2.287 million for expansion of the WRSP recycled water tank and pump station described in the preceding paragraph), prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated $2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station."

e. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are replaced by new exhibits attached to this Second Amendment as follows:

Exhibit A Property Legal Description

Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities
Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit Y	Open Space Areas
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Amoruso Ranch Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

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: _____
Mike Isom
Development Services Director

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

Angela Eisenpress
Angela Eisenpress, Successor Trustee

Notary Public
See Attached
TMC 4/7/2022

CALIFORNIA ALL-PURPOSE 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 Santa Cruz

On April 7th, 2022, before me, FM Czerwinski Notary Public,
personally appeared Angela Eisenpress

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 State of California that the foregoing paragraph is true and correct.

F. M. CZERWINSKI
COMM. # 2394468
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES FEB. 19, 2026

WITNESS my hand and official seal.

SIGNATURE FM Czerwinski

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

FMC 4/7/2022

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

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: _____
Mike Isom
Development Services Director

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

_____
Angela Eisenpress, Successor Trustee

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)
) ss.
County of Placer)

On April 7, 2022 before me,
C U Gerrald,
Notary Public personally appeared John Norman

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

C. U. GERRALD
Comm. #2267830
Notary Public-California
Nevada County
Comm. Expires Nov 22, 2022

CALIFORNIA 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 San Diego }

On 4/6/2022 before me, Lisa Rogalski,
Date *Here Insert Name and Title of the Officer*

personally appeared Rick Whitney,
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.

LISA ROGALSKI
Notary Public - California
San Diego County
Commission # 2343759
My Comm. Expires Jan 27, 2025

Place Notary Seal and/or Stamp Above

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 Lisa Rogalski
Signature of Notary Public

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: _____

©2019 National Notary Association

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 164.42 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE DESIGNATED REMAINDER SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 361.28 ACRES, MORE OR LESS.

Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

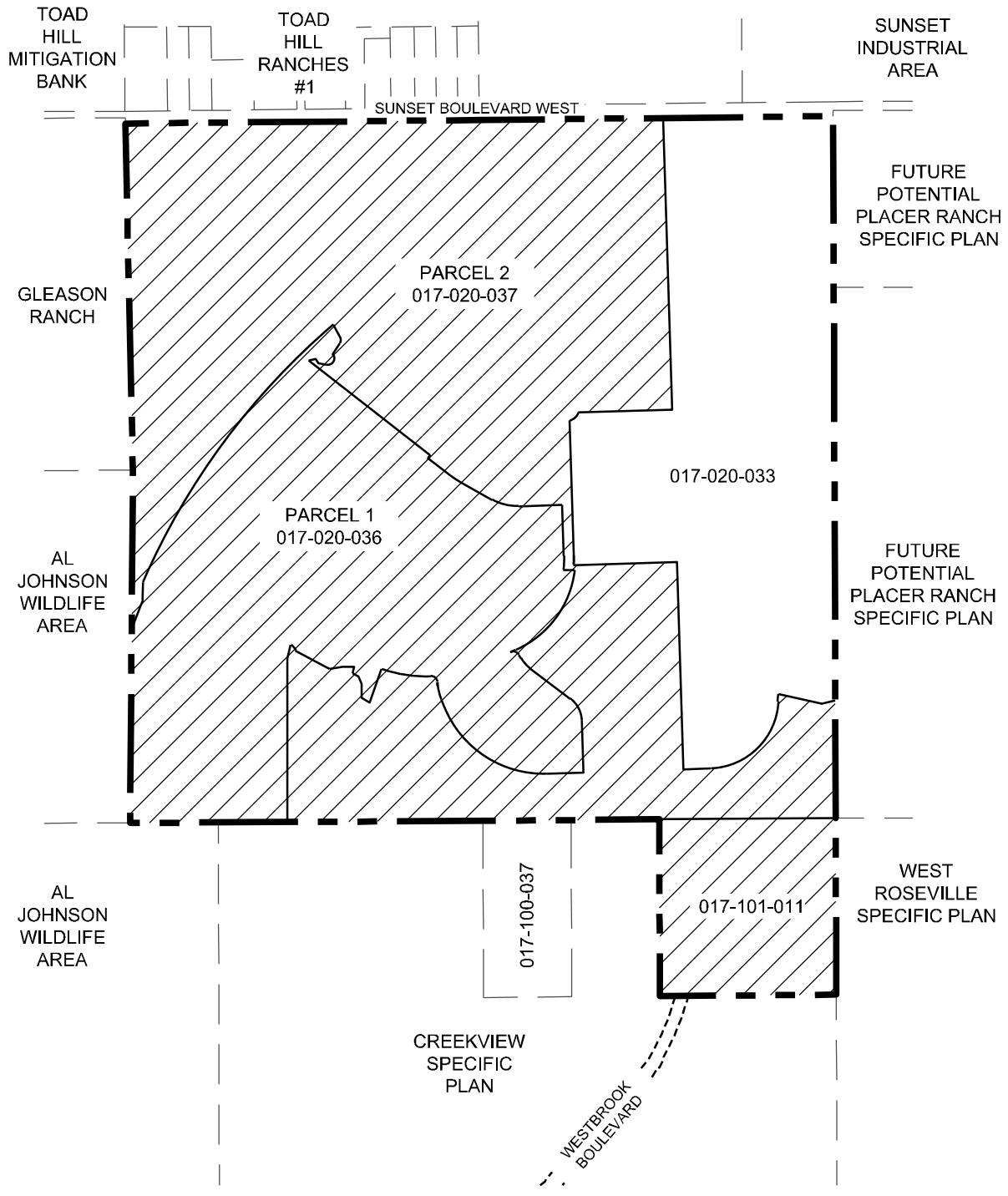
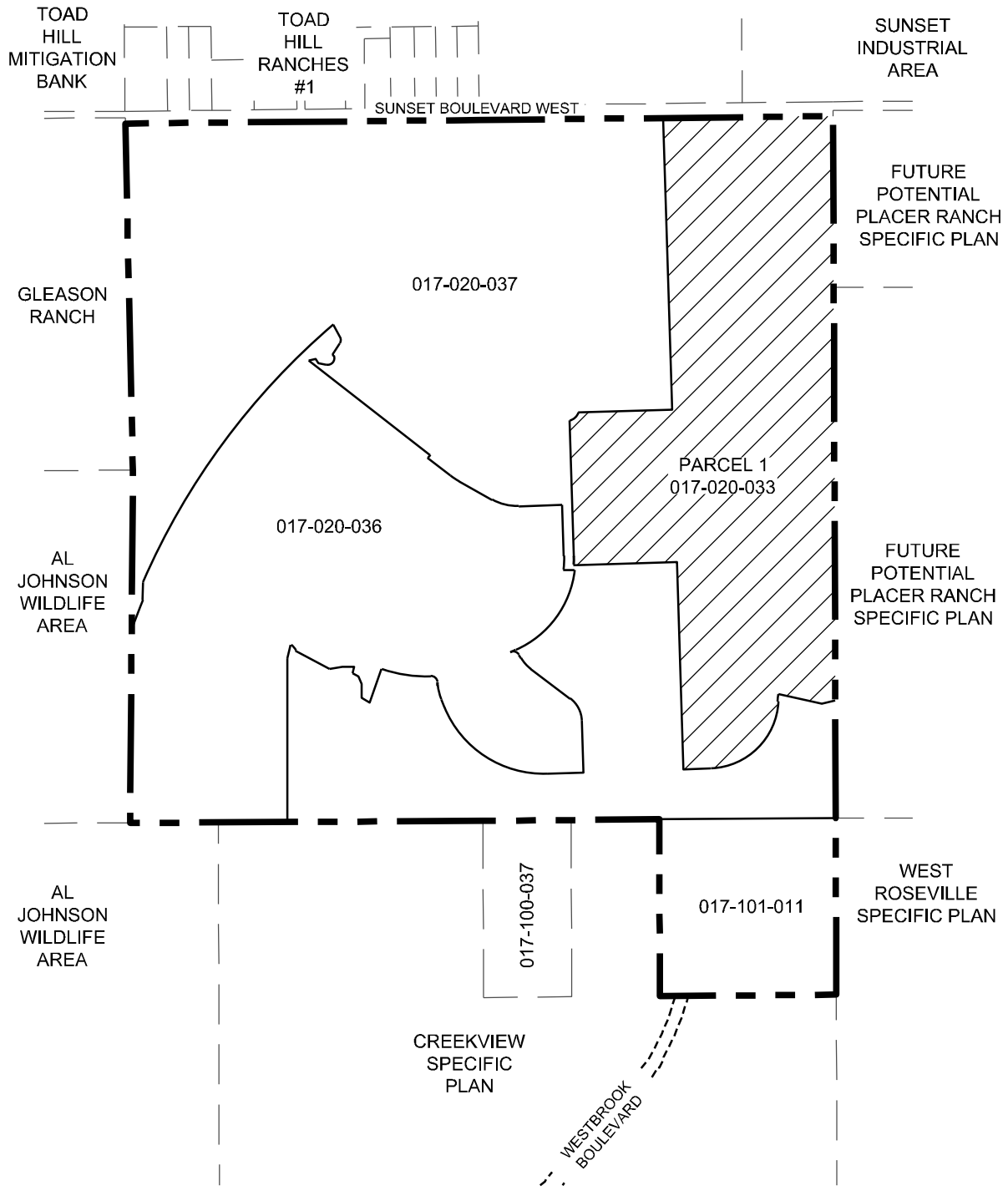


Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit C
Annexation Area and Plan Area

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

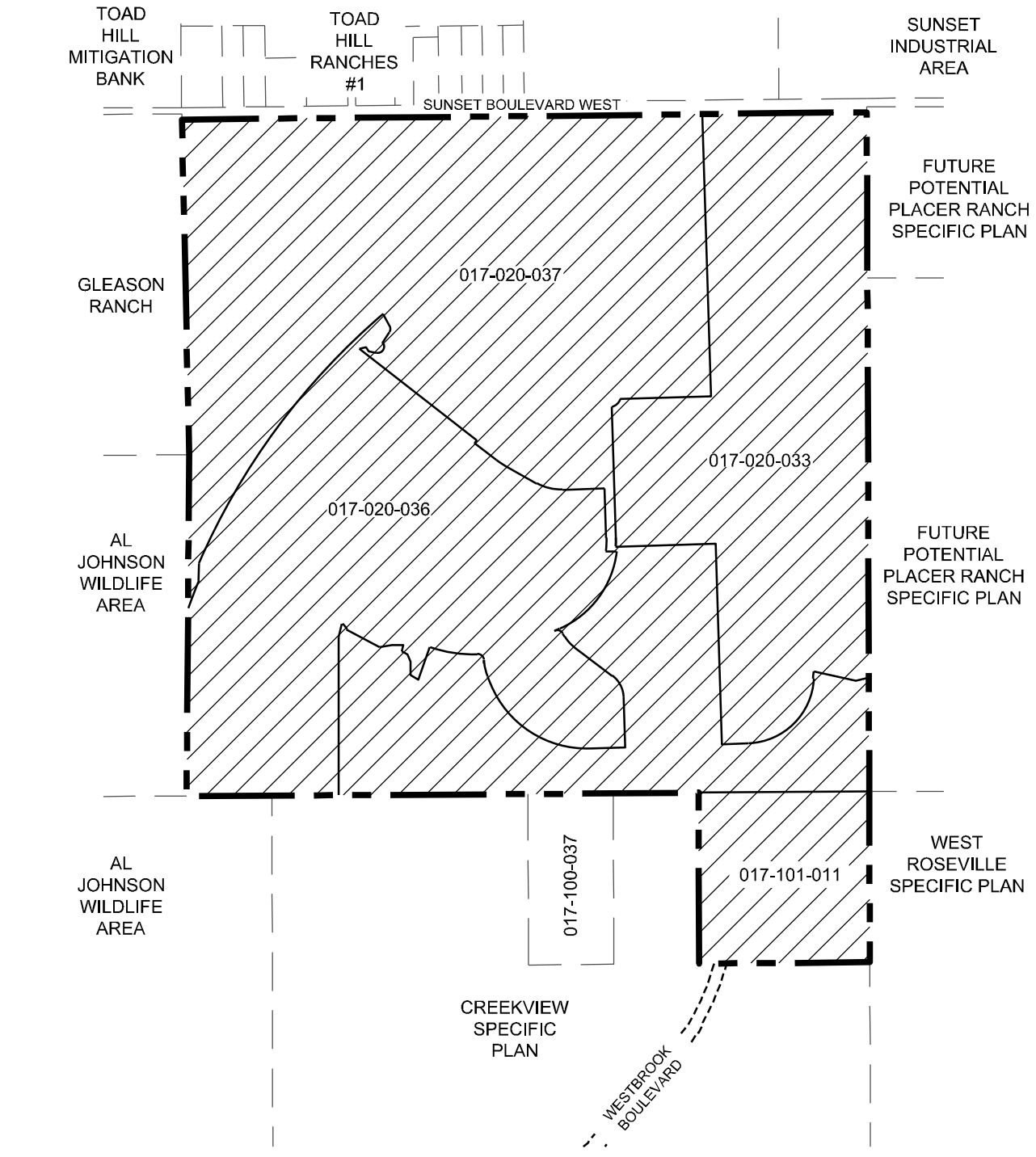


Exhibit D
Specific Plan Property Ownership

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

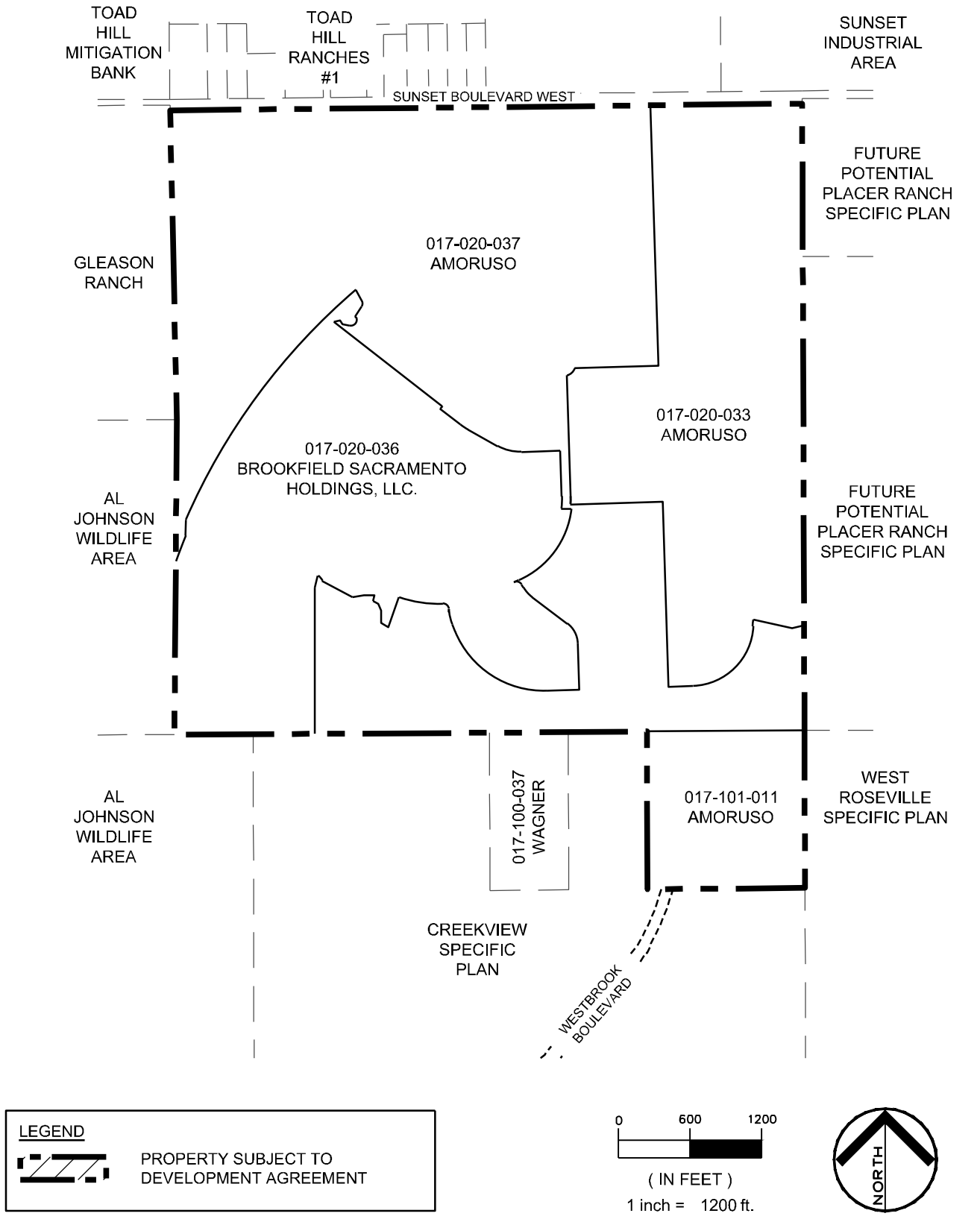
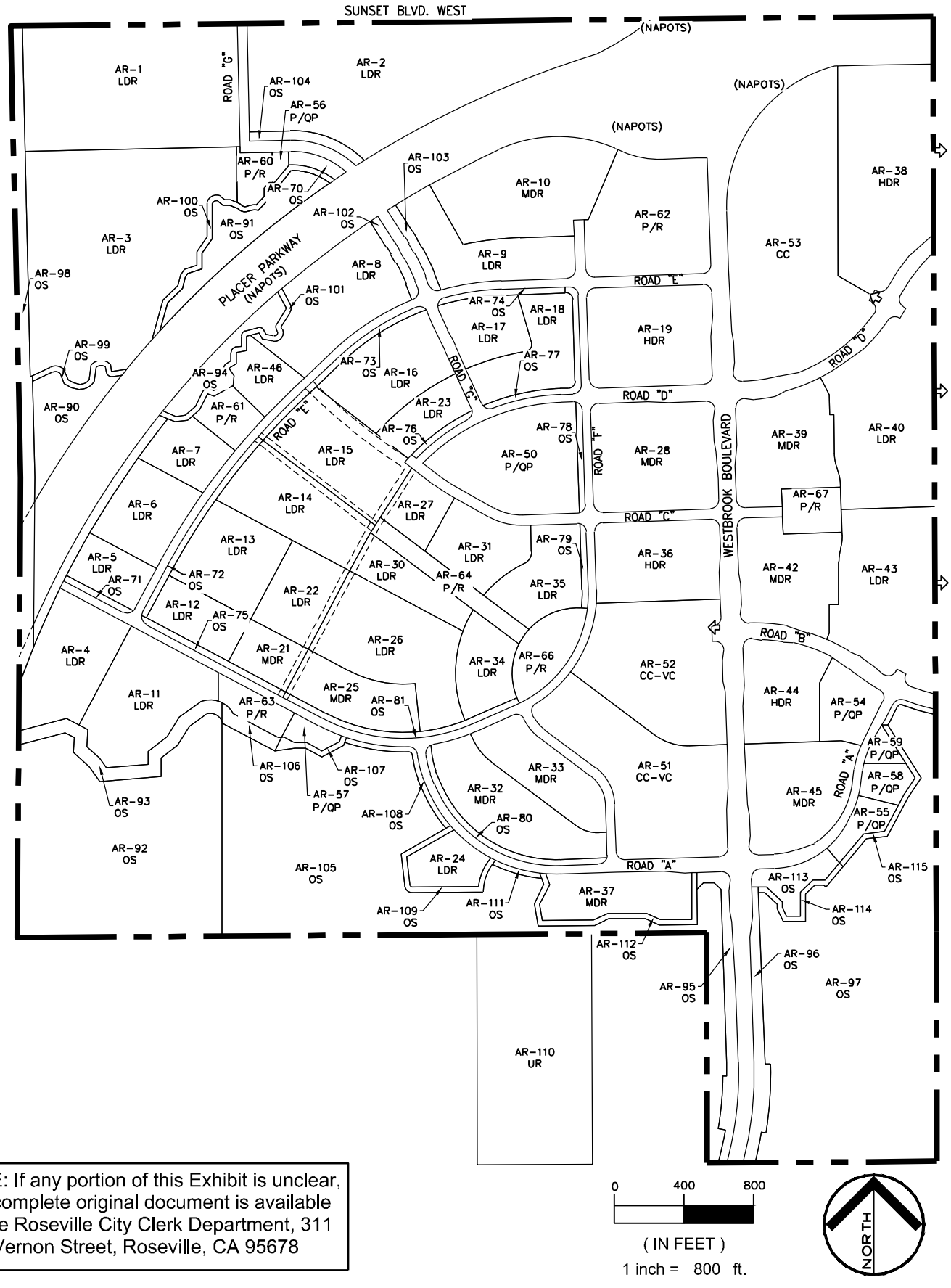
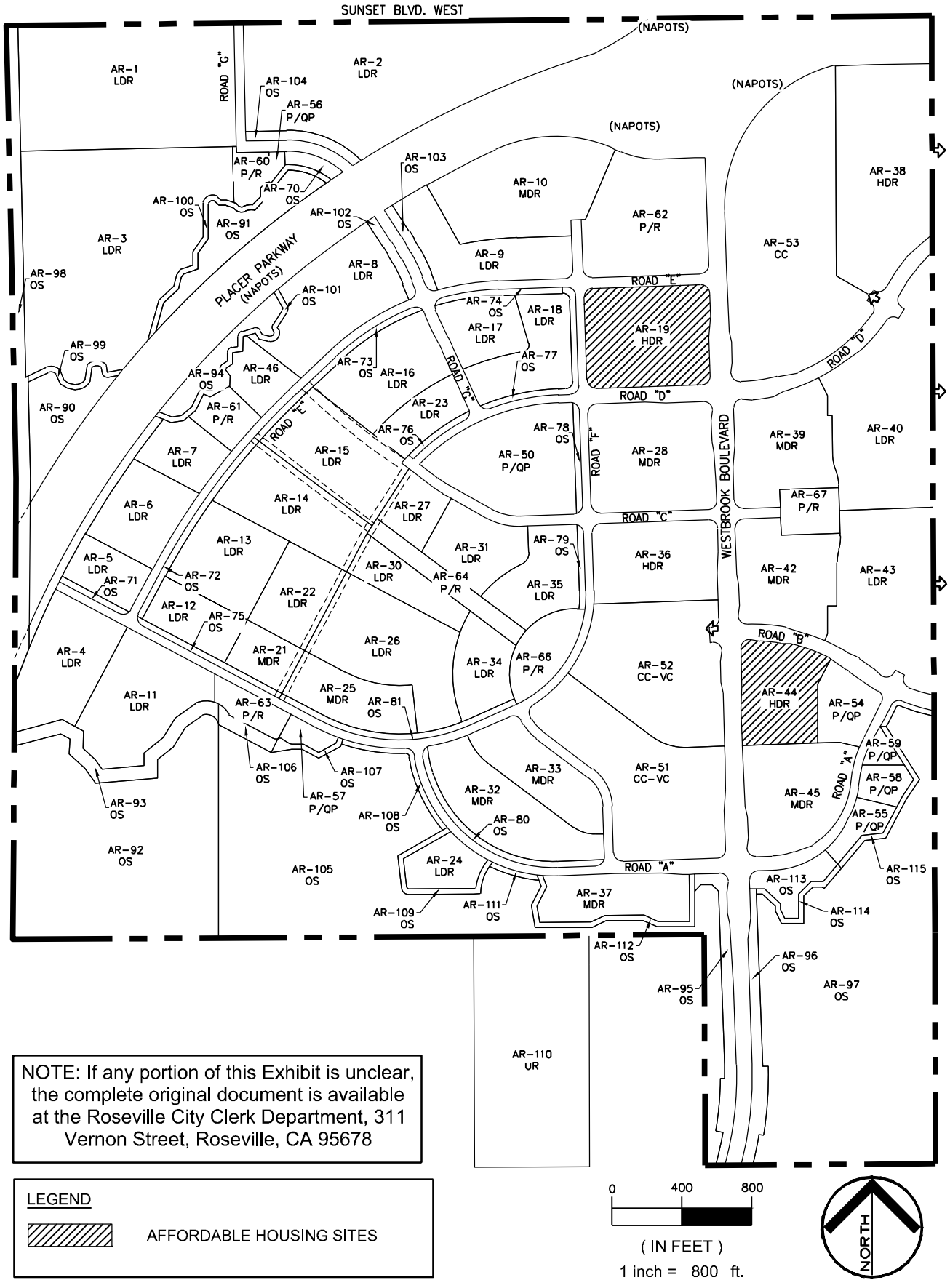


Exhibit E
Land Use Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit F
Affordable Housing Sites

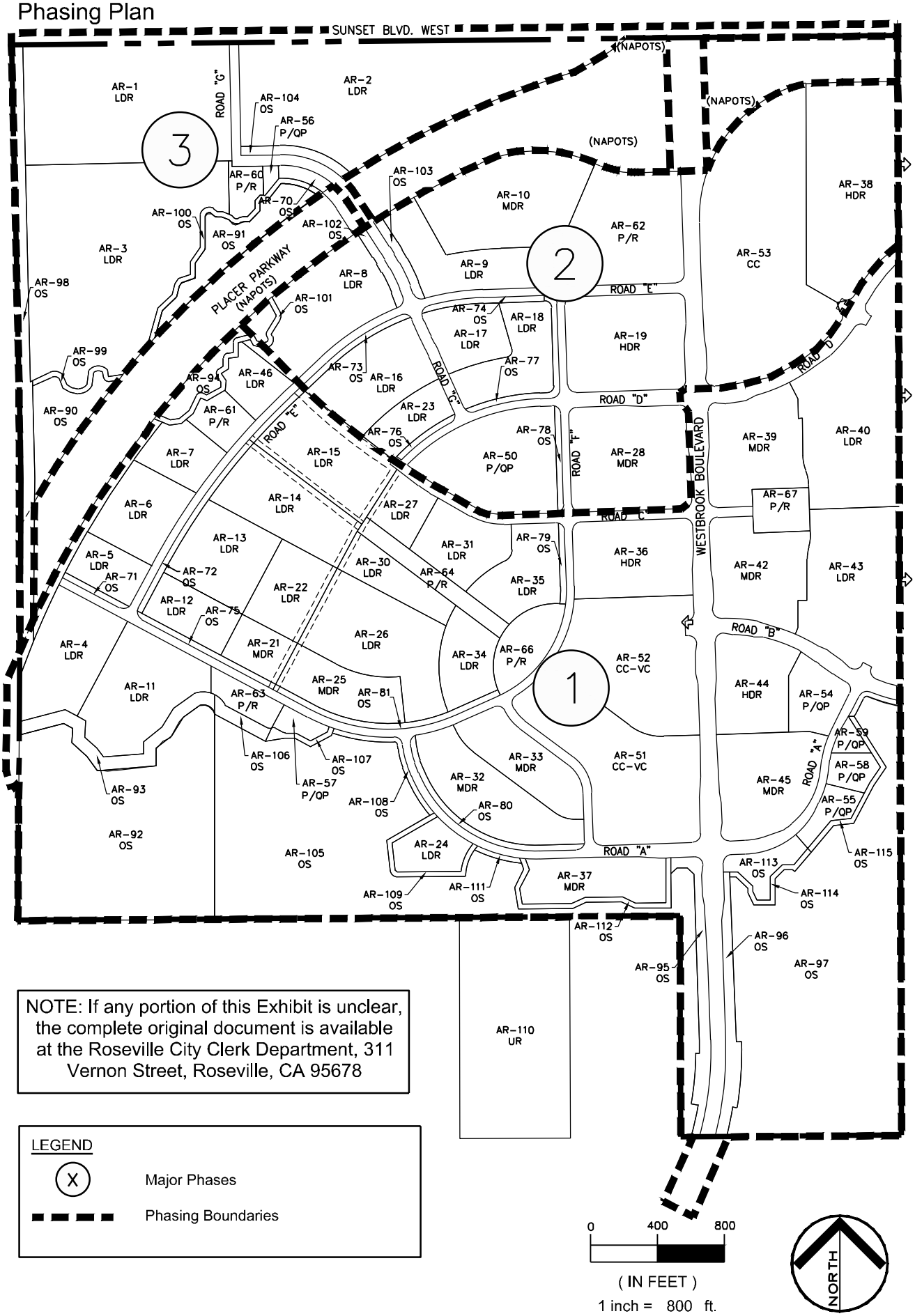


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

AFFORDABLE HOUSING SITES

Exhibit G
Phasing Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

(X) Major Phases

Phasing Boundaries

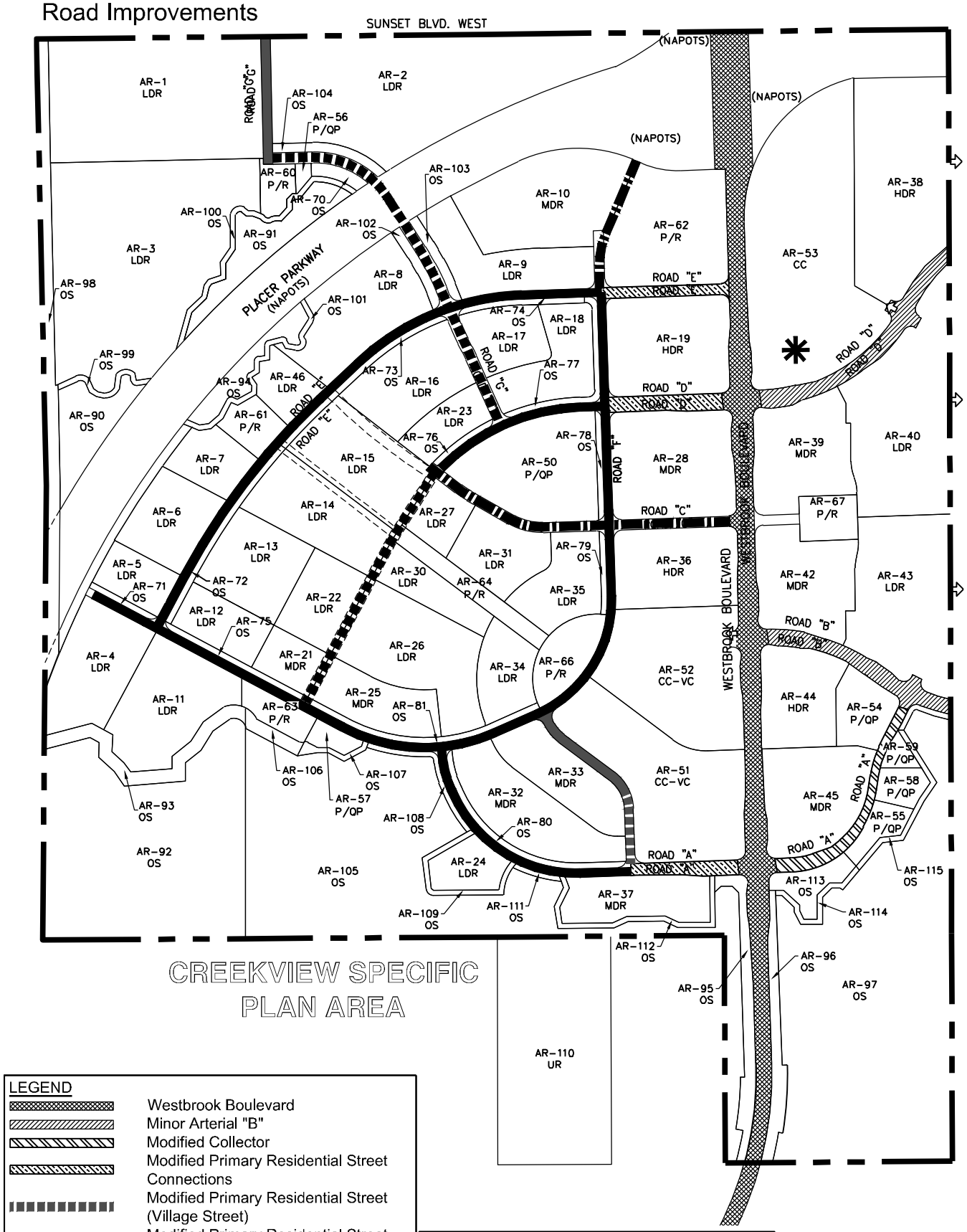
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H
Road Improvements



LEGEND

- Westbrook Boulevard
- Minor Arterial "B"
- Modified Collector
- Modified Primary Residential Street Connections
- Modified Primary Residential Street (Village Street)
- Modified Primary Residential Street with Street Side Paseo
- Modified Primary Residential Street
- Modified Minor Residential Street
- Modified Primary Residential Street - A
- * Park and Ride Location

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

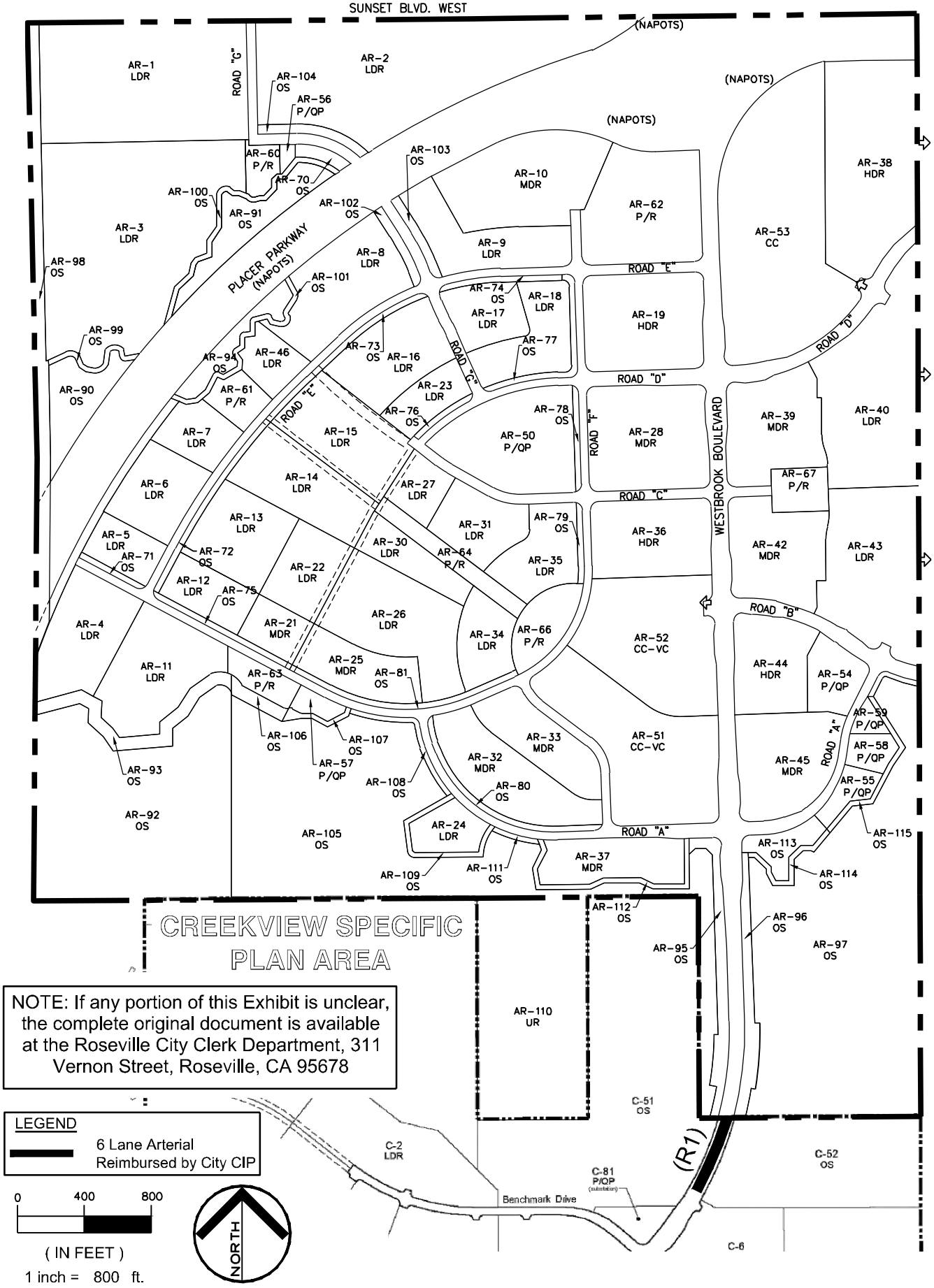
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H-1
Offsite Road Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

6 Lane Arterial
Reimbursed by City CIP

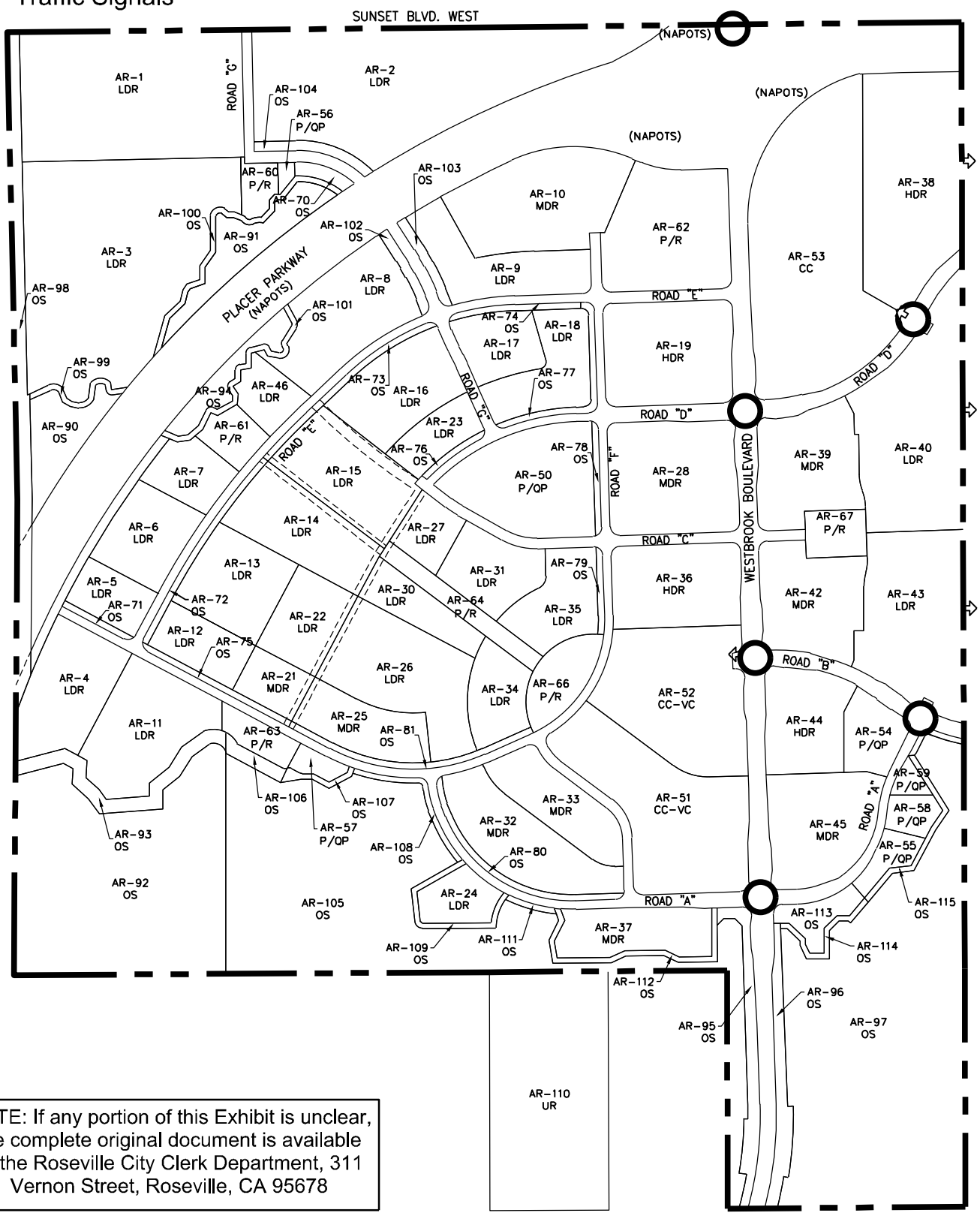
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit I
Traffic Signals



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Traffic Signal

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit J - 1
Wastewater Facilities

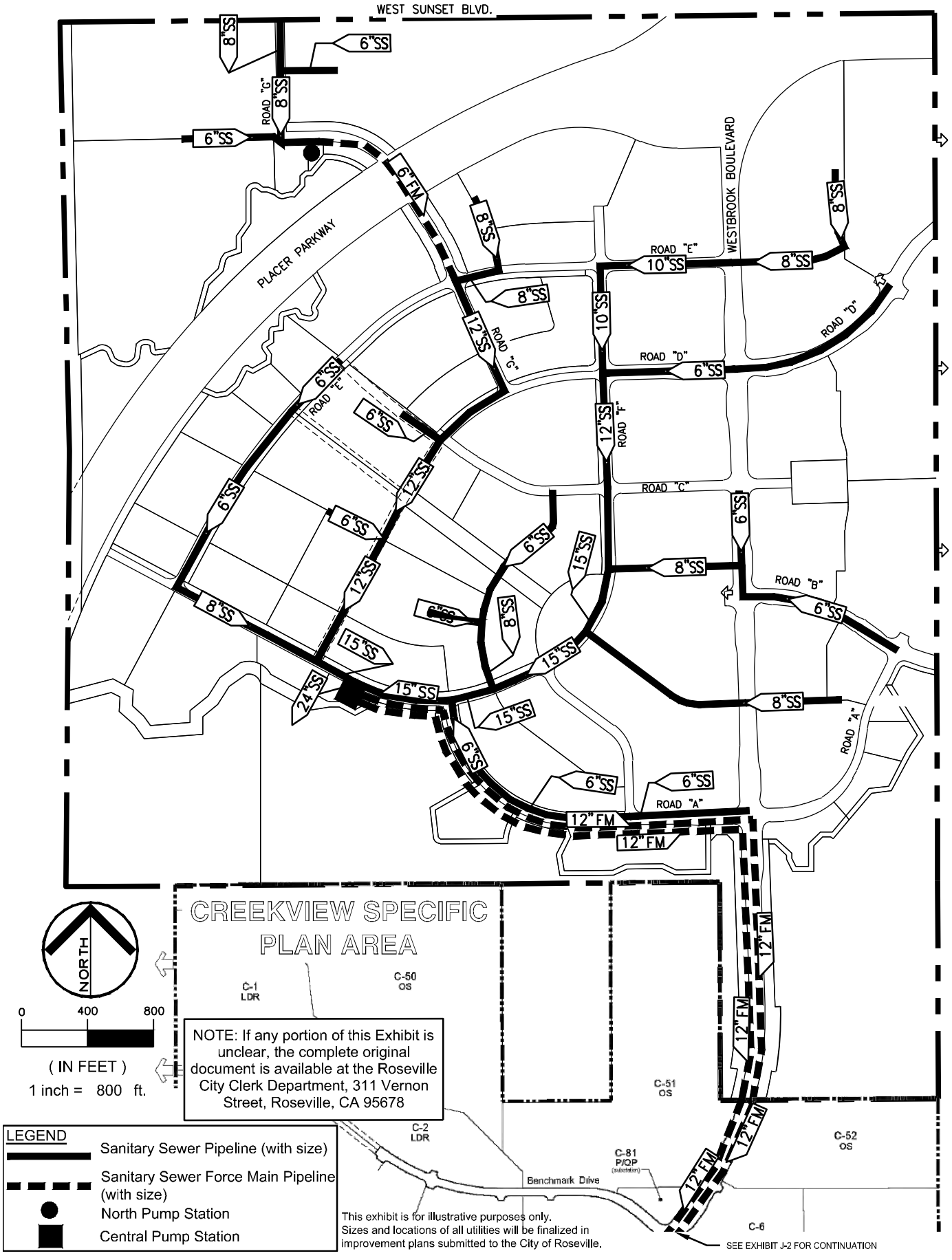
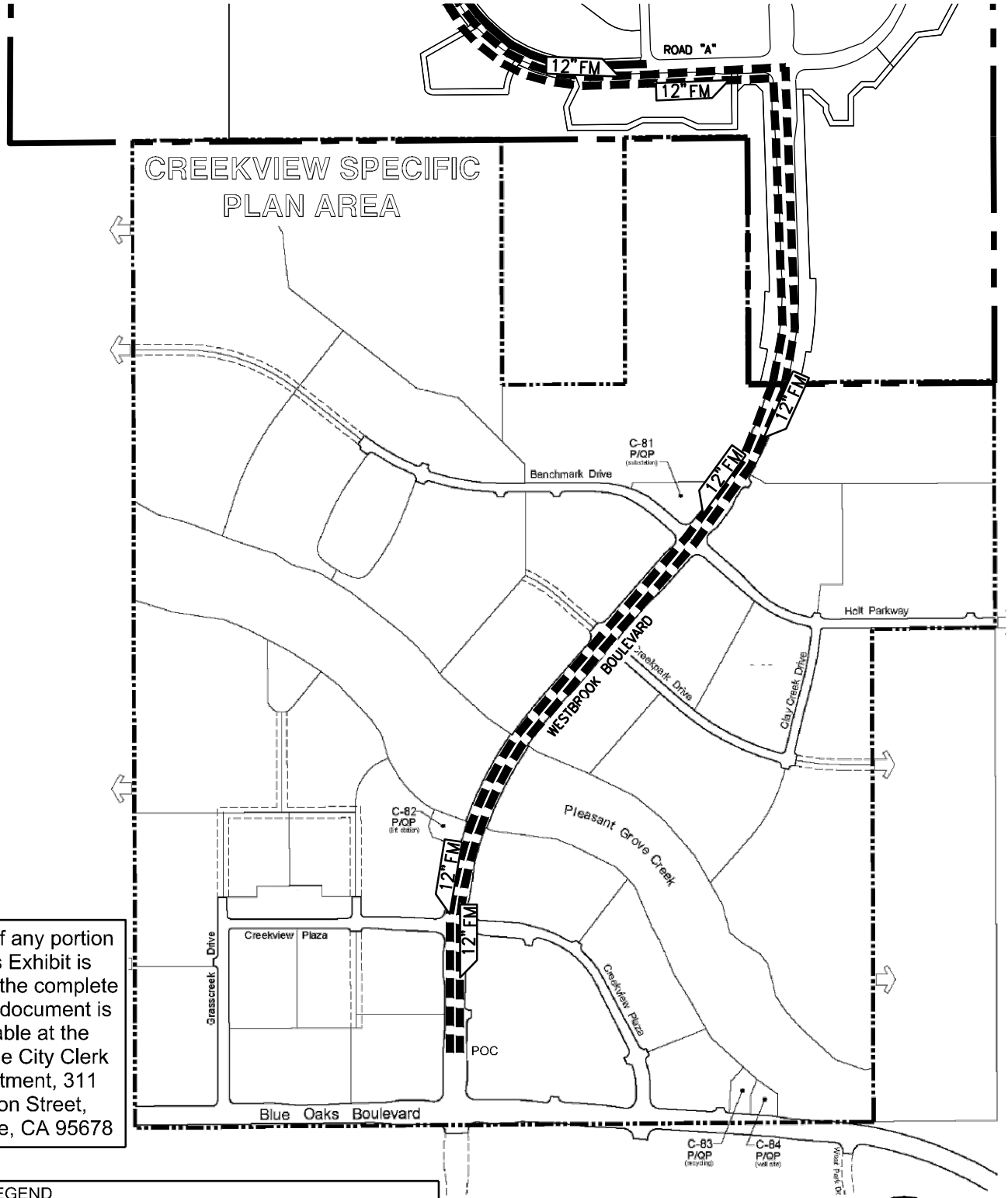


Exhibit J - 2
Wastewater Facilities



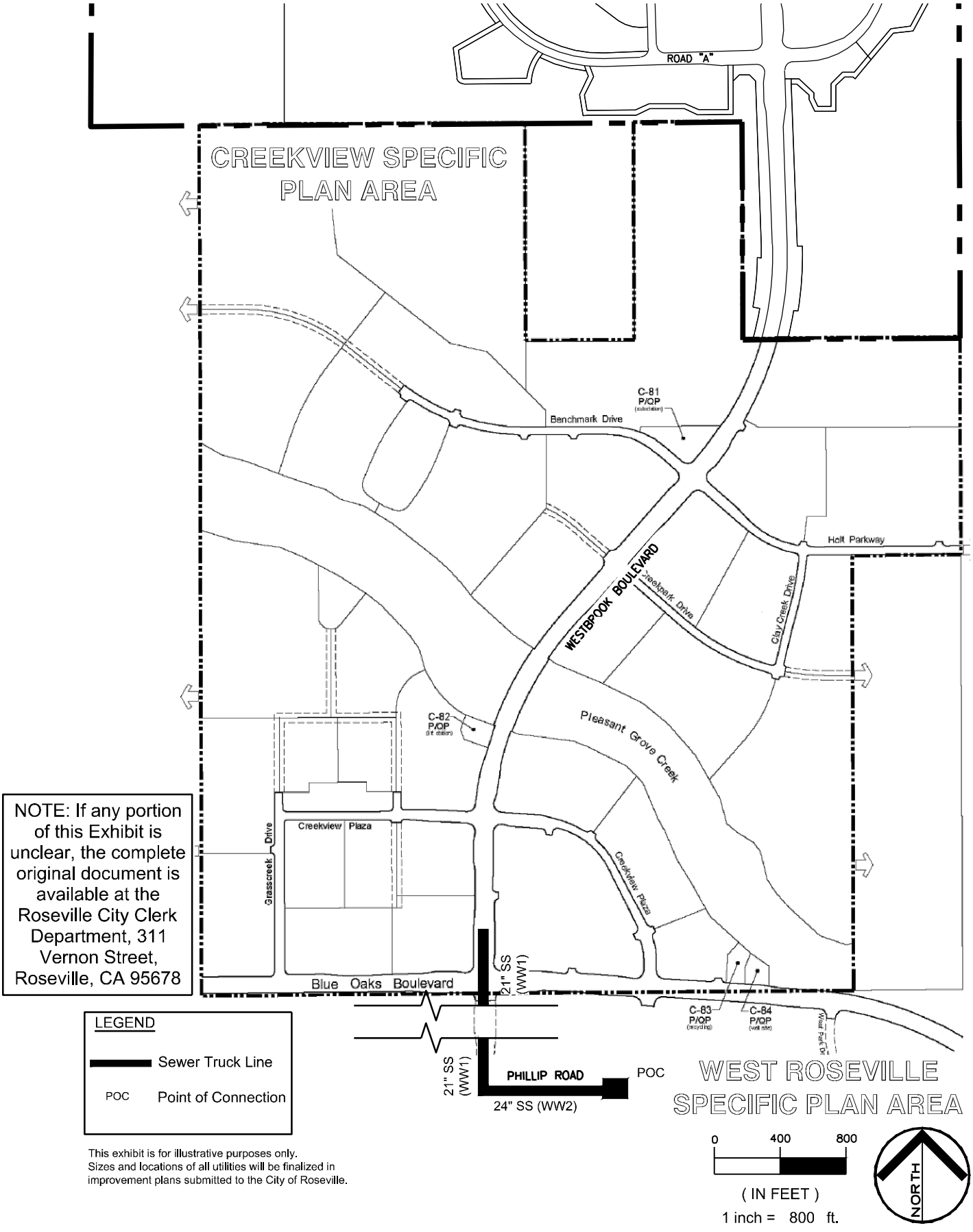
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Sanitary Sewer Pipeline (with size)
- Sanitary Sewer Force Main Pipeline (with size)
- POC — Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit K-1
Offsite Wastewater Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

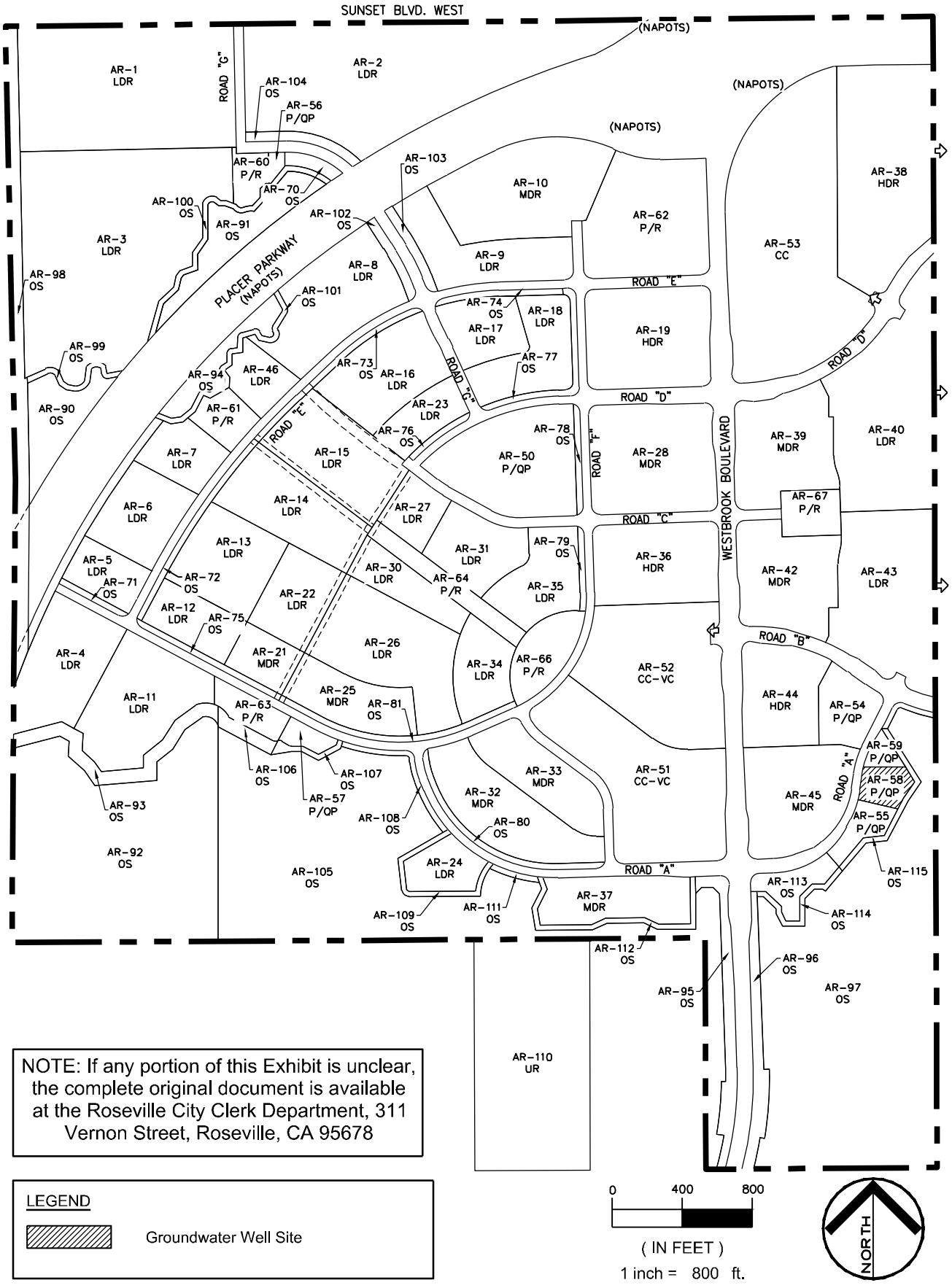
LEGEND

Sewer Truck Line

POC Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit L
Groundwater Well



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LEGEND

Groundwater Well Site

Exhibit M
Water Conservation Plan

Brookfield Residential

Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»Horn

Note: Refer to the City of Roseville for the Original Version with Color Exhibits and Figures

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»Horn

Kimley»Horn

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Kimley»Horn

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

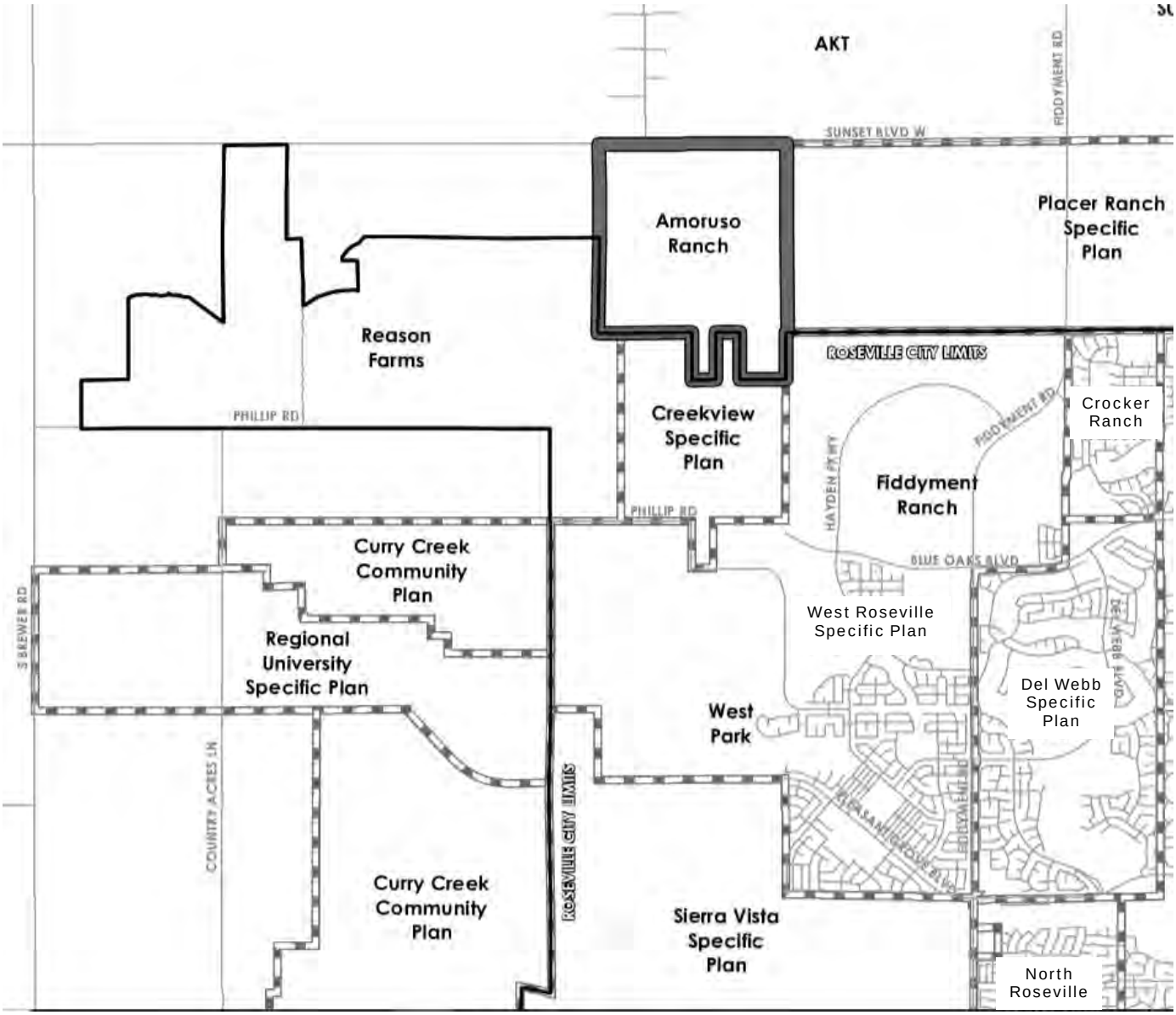

Figure 1 – ARSP Area Project Vicinity

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Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

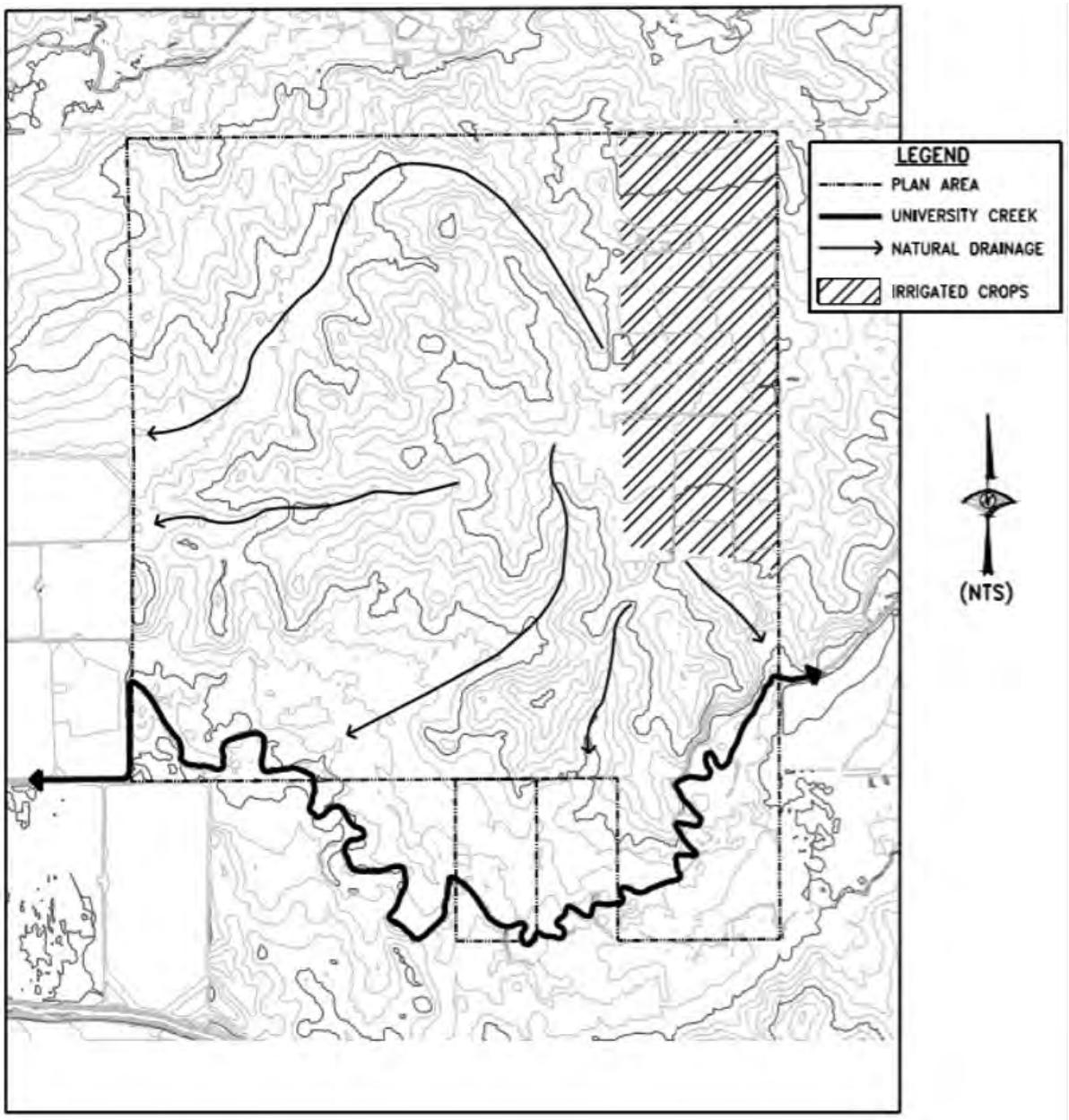

Figure 2 – ARSP Area Pre-Development Conditions

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ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddyment Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

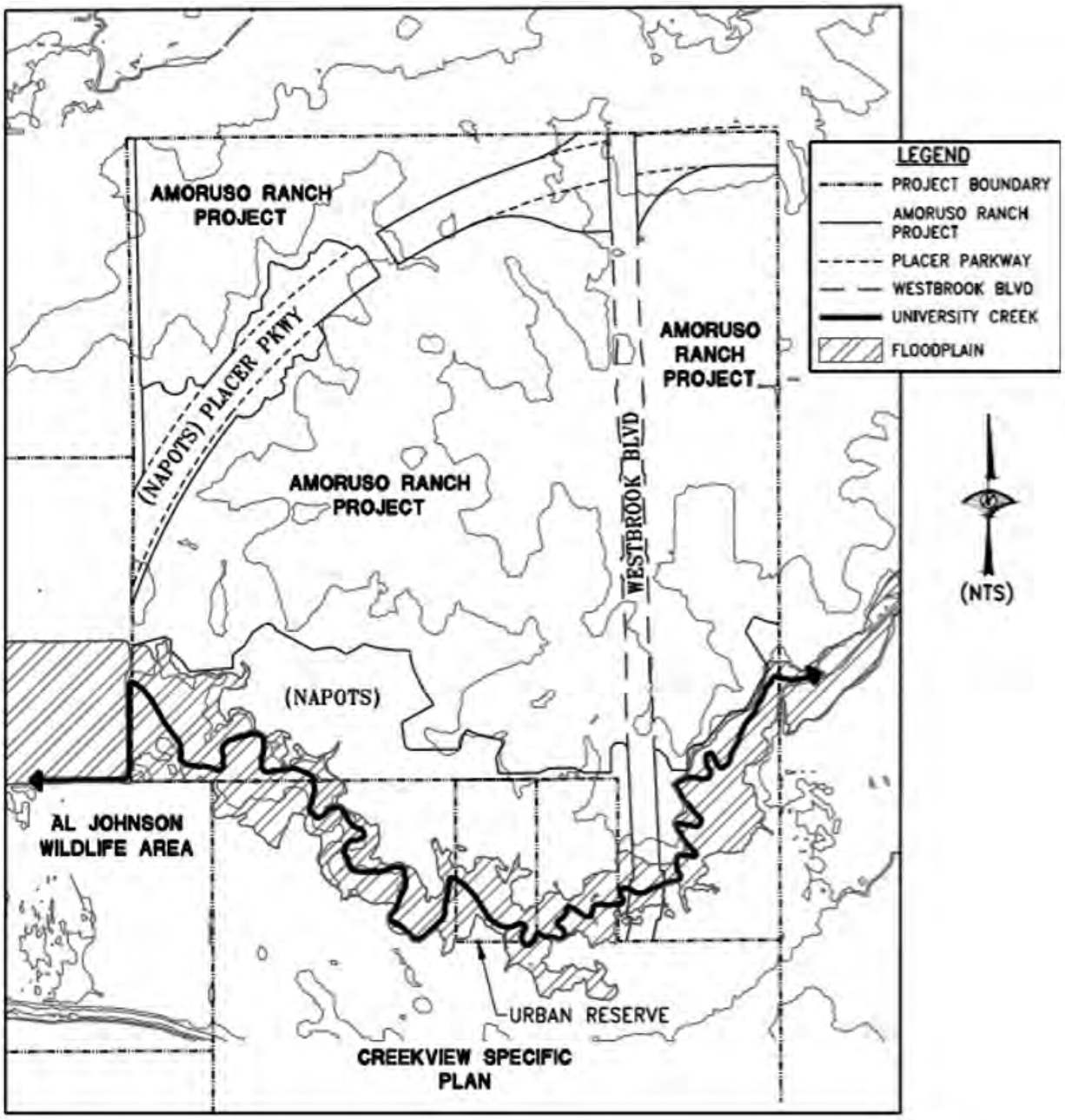

Figure 3 – ARSP Area Opportunities and Constraints

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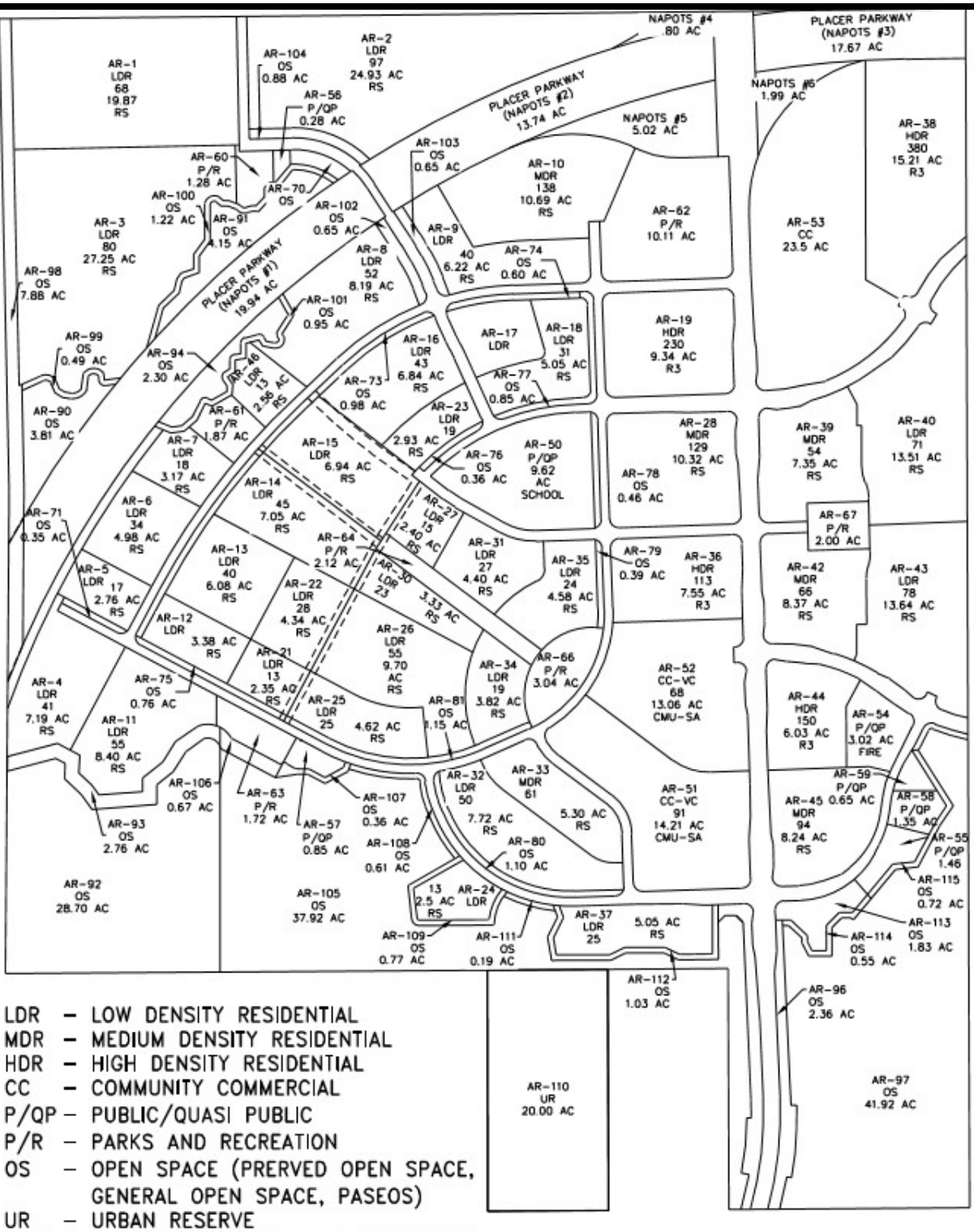
ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
CC – COMMUNITY COMMERCIAL
P/QP – PUBLIC/QUASI PUBLIC
P/R – PARKS AND RECREATION
OS – OPEN SPACE (PRERVED OPEN SPACE, GENERAL OPEN SPACE, PASEOS)
UR – URBAN RESERVE
NAPOTS – NOT A PART OF THIS SUBDIVISION

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BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.6**	**1,185.9**

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

[1] Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[1]
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		**694.4**	**2,827**	**-**	**1,315,659**	**1,473.7**	**1,503.2**

[1] Demand accounts for 2% system losses.

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SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[1]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

[1] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[1]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1,127.4**	**191.82**	**287.73**	**516.97**

[1] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Kimley»Horn

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

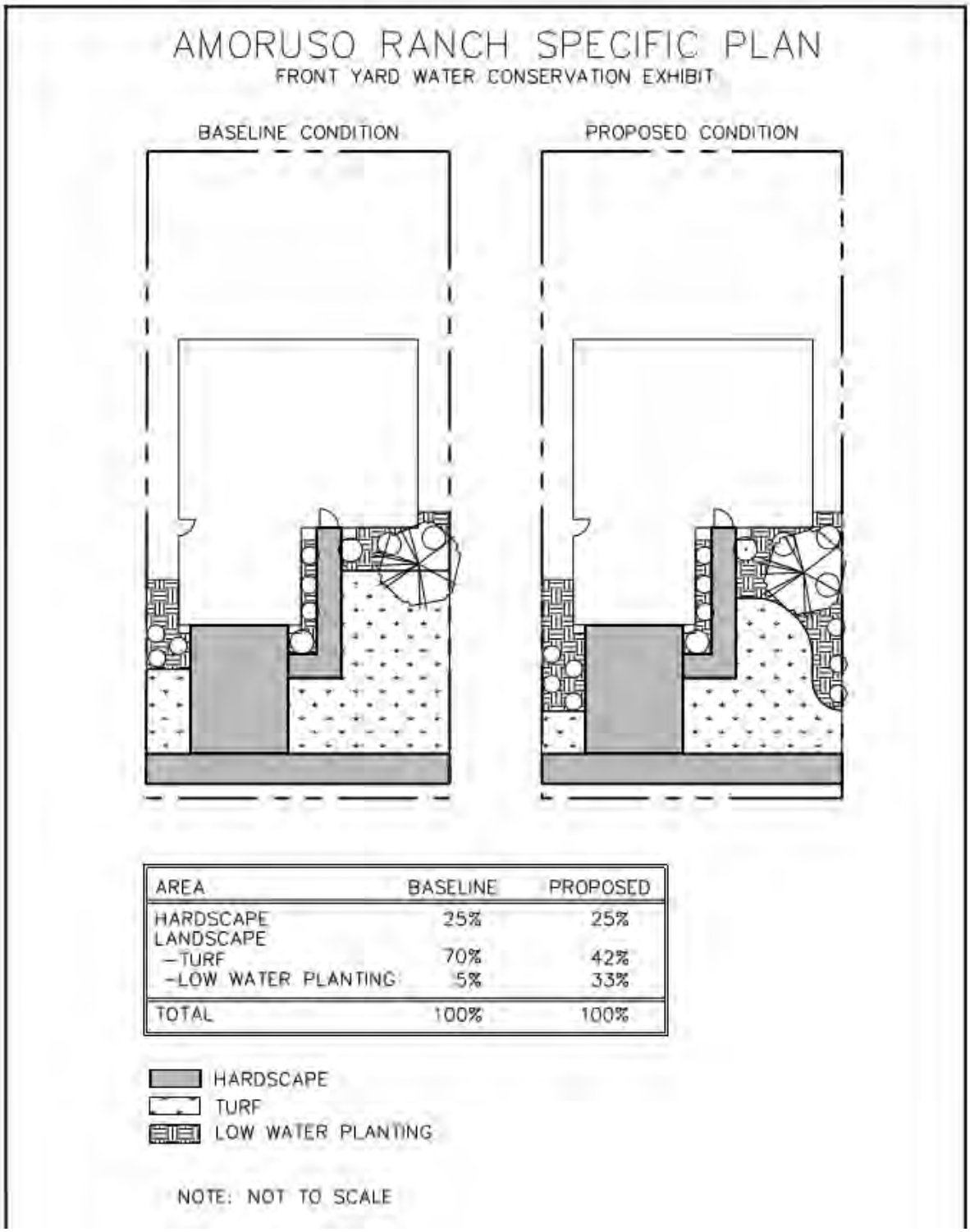


Figure 5 – Front Yard Water Conservation Comparison

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area[1]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
LDR, MDR and HDR[3]	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[4]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**229.24**	**166.40**	**62.84**	**27.4%**	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

[1] As a percentage of the front yard.
[2] Includes 5% existing low water use plantings plus 28% new low water use plantings.
[3] Represents the percentage of the entire exterior area for HDR.
[4] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82\ AFY * \left(\frac{70\%}{71.5\%}\right) = 187.80\ AFY$$

Low Water Use (LDR & MDR):

$$191.82\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 4.02\ AFY$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 4.02\ AFY = 139.24\ AFY$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42\ AFY * \left(\frac{70\%}{71.5\%}\right) = 36.63\ AFY$$

Low Water Use (HDR):

$$37.42\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 0.79\ AFY$$

Reduced Demand Equation (HDR):

$$36.63\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 0.79\ AFY = 27.16\ AFY$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[1]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40\ AFY * 60\%}{80\%} = 51.30\ AFY$$

Demand remaining after turf reduction:

$$68.40\ AFY - 51.30\ AFY = 17.10 AFY$$

Low water plants use 30% of turf demand:

$$17.10\ AFY * 30\% = 5.13\ AFY$$

New irrigation demand:

$$51.30\ AFY + 5.13\ AFY = 56.43\ AFY$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00\ AFY * 60\%}{80\%} = 23.25\ AFY$$

[1]Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00\ AFY - 23.25\ AFY = 7.75\ AFY$$

Low water plants use 30% of turf demand:

$$7.75\ AFY * 30\% = 2.33\ AFY$$

New irrigation demand:

$$23.25\ AFY + 2.33\ AFY = 25.58\ AFY$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24\ AFY * (80\%) = 111.39\ AFY$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[1]	139.24	111.39	27.85	20%	Potable
Residential Properties (Back)[2]	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR)[3]	27.16	21.73	5.43	20%	Recycled
Parks[4]	3.48	2.78	0.70	20%	Potable
Parks[5]	56.43	45.14	11.29	20%	Recycled
Paseos[6]	3.96	3.17	0.79	20%	Potable
Paseos[7]	25.58	20.46	5.12	20%	Recycled
Total	**543.58**	**434.85**	**108.73**	**20%**	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

[1] Annual irrigation demand derived from Table 7.
[2] Annual irrigation demand derived from Table 5.
[3] Annual irrigation demand derived from Table 7.
[4] Annual irrigation demand derived from Table 8.
[5] Annual irrigation demand derived from Table 8.
[6] Annual irrigation demand derived from Table 8.
[7] Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having "instant" hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2{,}827\ DU * 7.5 \frac{gal}{day} * \frac{AF}{325851\ gal} * 365\ day/yr = 23.75\ AFY$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[1]	**1,473.7**	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School)[2]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[3]		86.89	21.84	108.73	7.4%
Recirculating Hot Water System[4]		23.75	0	23.75	1.6%
Total		**164.79**	**49.49**	**214.28**	**14.5%**

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City's water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

[1] Annual demand savings derived from Table 7.
[2] Annual demand savings derived from Table 8.
[3] Annual demand savings derived from Table 9.
[4] Annual demand savings derived from Table 10.

Kimley»Horn

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

Prepared By:

Kimley»Horn

555 Capital Mall, Suite 300

Sacramento, CA 95816

WOOD RODGERS

Attachment to Exhibit M

TECHNICAL MEMORANDUM

To: City of Roseville

Date: January 27, 2020

Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Amendment has been prepared at the direction of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) planning requirements to address proposed land use changes resulting from the State and Federal Environmental Permitting Processes. The ARSP Amendment modifies the original approved plan dated June 2016.

The ARSP Area consists of approximately 694.4-acres located in the northwest edge of the City of Roseville. The Specific Plan Area is bounded on the west by the Al Johnson Wildlife Area, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hill Ranches #1 area/Sunset Boulevard West.

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high-density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses; public and quasi-public uses for the schools and civic activities such as a fire station; parks and open space uses; and an urban reserve.

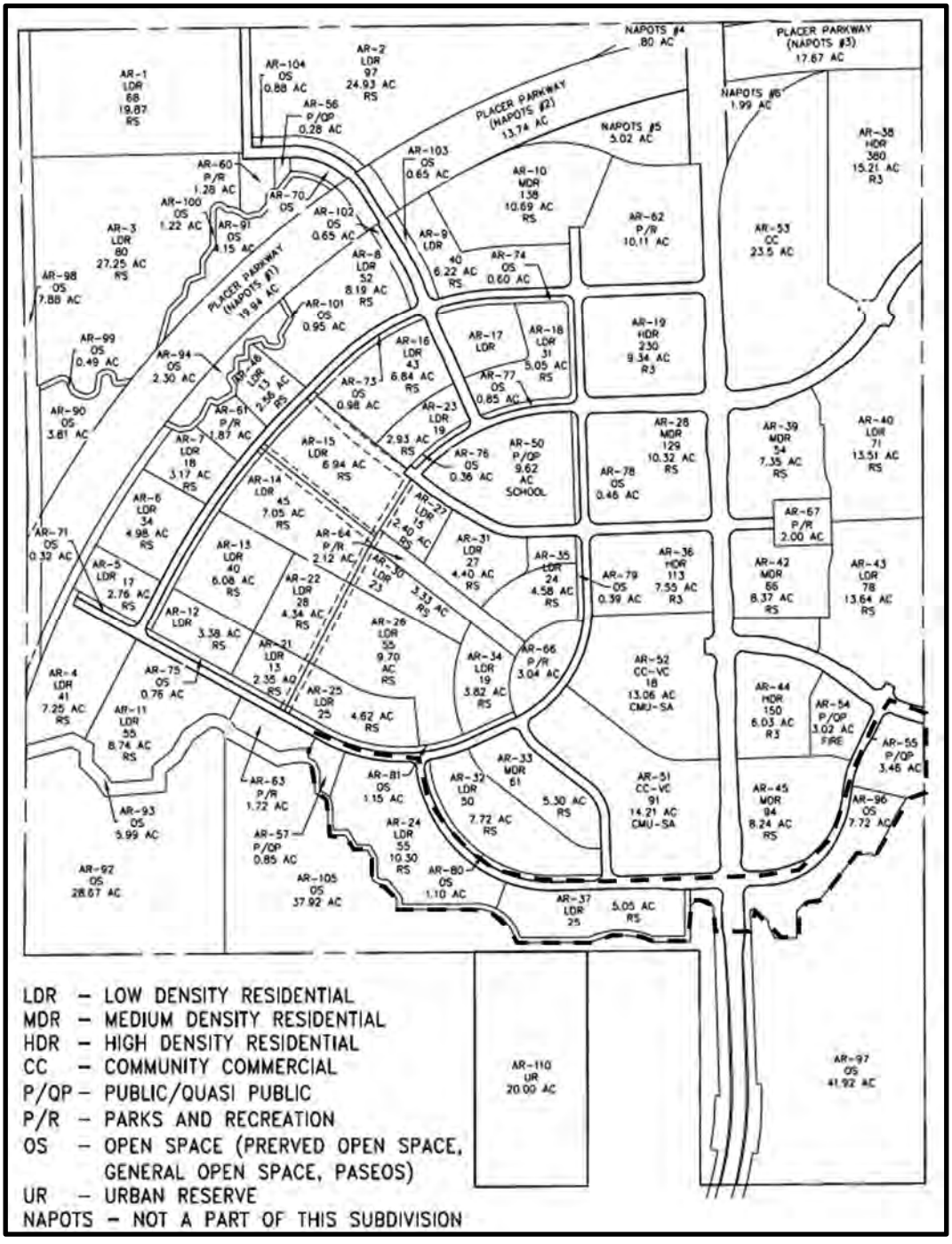
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, adds approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

With the changes in the land use plan, resulting from the environmental permitting processes, the project parameters are identical in terms of the number of units, acres of commercial, and acres of parks. However, the acres of open space have increased from approximately 146-acres to approximately 155-acres with a corresponding reduction in residential land use acreage.

As part of the original Specific Plan, the *"Brookfield Residential, Amoruso Ranch Specific Plan Area, Water Conservation Plan"*, dated April 2016, was prepared by Kimley-Horn and Associates. While the number of units proposed for the Specific Plan Area has not changed, the density of some of the units has been modified, which affects the calculations presented in the referenced Water Conservation Plan. This Technical Memorandum amends the referenced Water Conservation Plan to accommodate the changes in the land use plan.

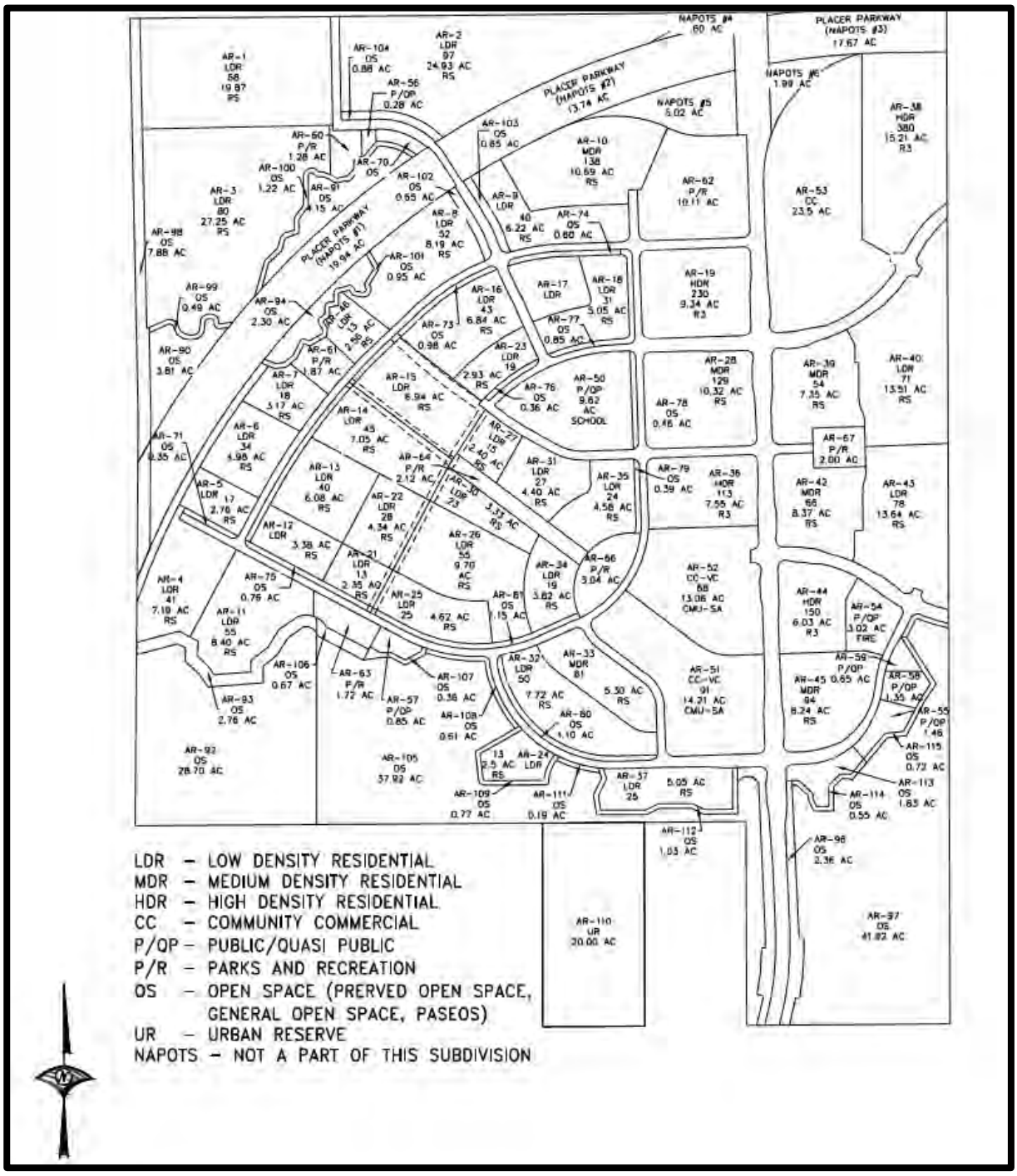
LAND USE PLAN UPDATE

As noted in the Introduction, the major change in the Land Use Plan occurs with the expansion of the open space and the coinciding reduction in the developable acres. The change represents approximately 9-acres that will be added to the open space, transitioning from developable land use. Figure TM-1 depicts the existing approved Land Use Plan that was adopted as part of the Amoruso Ranch Specific Plan in June 2016 by the City of Roseville. It depicts the area that was modified through the environmental permitting processes. The proposed and modified Land Use Plan is shown on Figure TM-2.



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Figure TM-1 – 2016 Approved Land Use Plan



The required modifications in the Land Use Plan occur along the southern edge of development, both to the east and west of Westbrook Boulevard, in locations where the development abuts the open space. The changes are depicted on Figure TM-2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

While the land plan has a reduced number of developable acres, the total unit count has remained the same, with the displaced units reallocated to an existing developable parcel that can support the units, while conforming to the density ranges for the given product types.

Table TM-1 is a comparison of the unit allocation changes throughout the plan area.

Table TM-1
Unit Allocation Comparison

Parcel	Land Use	Acres			Units		
		2016	2019	Net Change	2016	2019	Net Change
AR-24	LDR	10.3	2.5	<7.8>	55	13	<42>
AR-37	LDR	6.28	5.05	<1.23>	33	25	<8>
AR-52	CC-VC	13.06	13.06	0	18	68	50
TOTAL				<9.03>			0

As noted in Table TM-1, the reallocated units are all located in the Community Commercial/Village Center (AR-52). This places the units very close to their original location. This also modifies the units from LDR to be CC/VC where the use factors for these units are consistent with HDR. This is important as it results in lower water use factors and lower wastewater generation rates.

The location of the affected land use parcels is shown on Figure TM-3 and indicated with a “blue circle”.

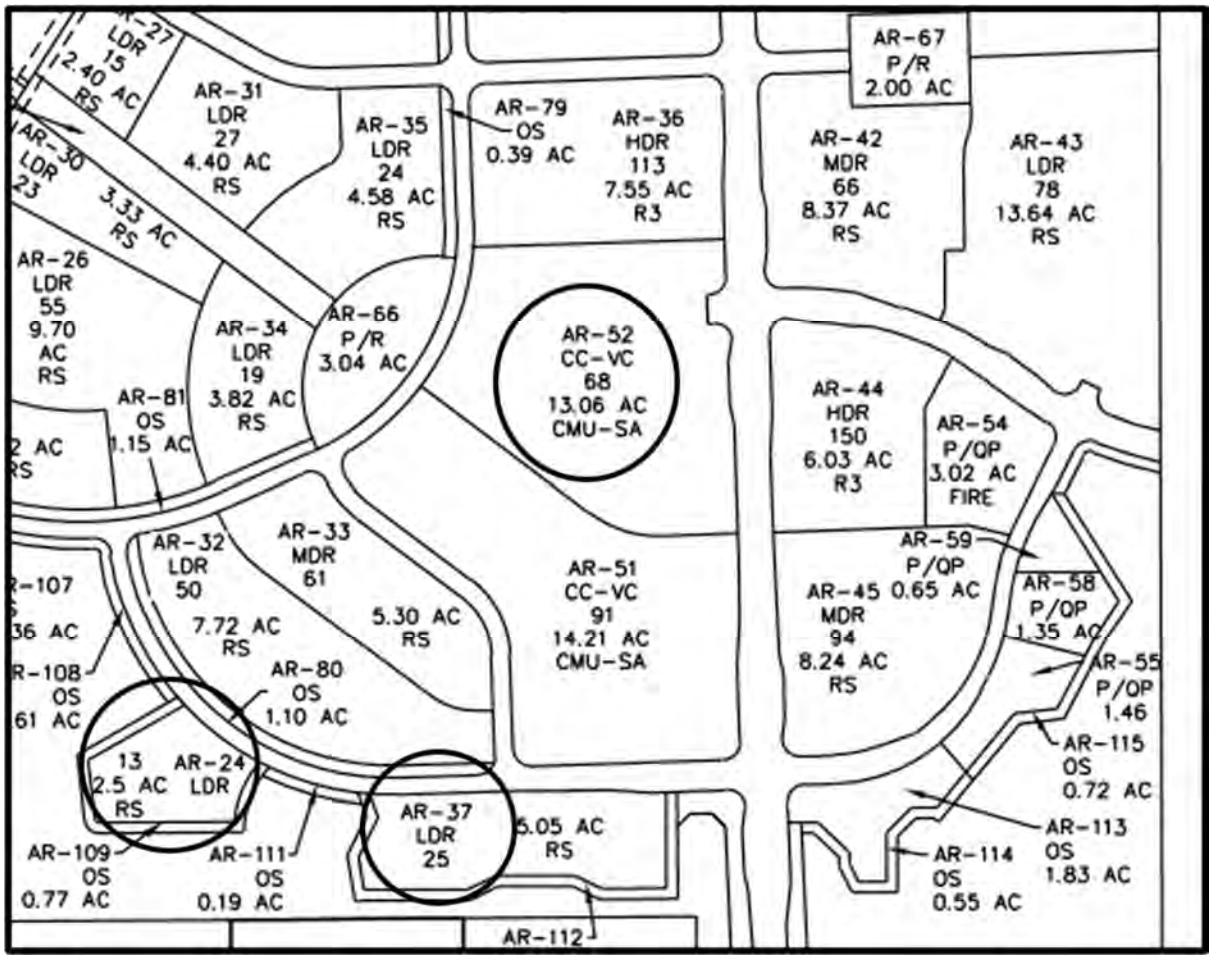


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WATER CONSERVATION PLAN

As noted above, the calculations related to water conservation for the development change as a result in the shift in density of some of the units. Provided below are the revised Water Conservation Plan Tables that have been updated based on the new land plan.

Water Conservation Plan Table 2 - Amended

Amoruso Ranch Specific Plan Amendment
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	351	521	182,871	204.8	208.9
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	159	288	45,792	51.3	52.3
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.60**	**1,185.90**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[1] Demand accounts for 2% system losses.

Water Conservation Plan Table 3 - Amended

Amoruso Ranch Specific Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[2]
Low Density Residential	LDR	239.34	1,252	Varies	634,125	710.3	724.5
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	159	288	45,792	51.3	52.3
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.74	-	2,988	32,091	35.9	36.7
Open Space (General)	OS	37.24	-	0	0	0.0	0.0
Open Space (Preserve)	OS	106.97	-	0	0	0.0	0.0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.06	-	0	0	0.0	0.0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0.0	0.0
Total		**694.4**	**2,827**	**-**	**1,304,098**	**1,460.78**	**1,489.99**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[2] Demand accounts for 2% system losses.

Water Conservation Plan Table 4 - Amended

Amoruso Ranch Specific Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[3]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[3] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

Water Conservation Plan Table 5 - Amended

Amoruso Ranch Specific Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	710.3	144.90	217.35	362.25
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[4]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1098.2**	**185.86**	**278.79**	**502.07**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[4] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Water Conservation Plan Table 7 - Amended

Amoruso Ranch Specific Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[5]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	185.70	134.8	50.90	30.0%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**223.12**	**161.96**	**61.16**	**27.4%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[5] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Water Conservation Plan Table 8 - Amended

Amoruso Ranch Specific Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[6]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[6]Annual water demand derived from Table 3.

Water Conservation Plan Table 9 - Amended

Amoruso Ranch Specific Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[7]	134.80	107.84	26.96	20%	Potable
Residential Properties (Back)[8]	278.79	223.03	55.76	20%	Potable
Residential Properties (HDR)[9]	27.16	21.73	5.43	20%	Recycled
Parks[10]	3.48	2.78	0.7	20%	Potable
Parks[11]	56.43	45.14	11.29	20%	Recycled
Paseos[12]	3.96	3.17	0.79	20%	Potable
Paseos[13]	25.58	20.46	5.12	20%	Recycled
Total	**530.20**	**424.15**	**106.05**	**20%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[7] Annual irrigation demand derived from Table 7.

[8] Annual irrigation demand derived from Table 5.

[9] Annual irrigation demand derived from Table 7.

[10] Annual irrigation demand derived from Table 8.

[11] Annual irrigation demand derived from Table 8.

[12] Annual irrigation demand derived from Table 8.

[13] Annual irrigation demand derived from Table 8.

Water Conservation Plan Table 10 - Amended

Amoruso Ranch Specific Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	**2,827**	**7.5**	**23.75**	**1.6%**	**Potable**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 11 - Amended

Amoruso Ranch Specific Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[14]	1,460.78	50.90	10.26	61.16	4.2%
Non-Residential (Parks, ROW, School)[15]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[16]		84.21	21.84	106.05	7.3%
Recirculating Hot Water System[17]		23.75	0	23.75	1.6%
Total		**160.43**	**49.49**	**209.92**	**14.4%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[14] Annual demand savings derived from Table 7.

[15] Annual demand savings derived from Table 8.

[16] Annual demand savings derived from Table 9.

[17] Annual demand savings derived from Table 10.

Exhibit N
Water Facilities

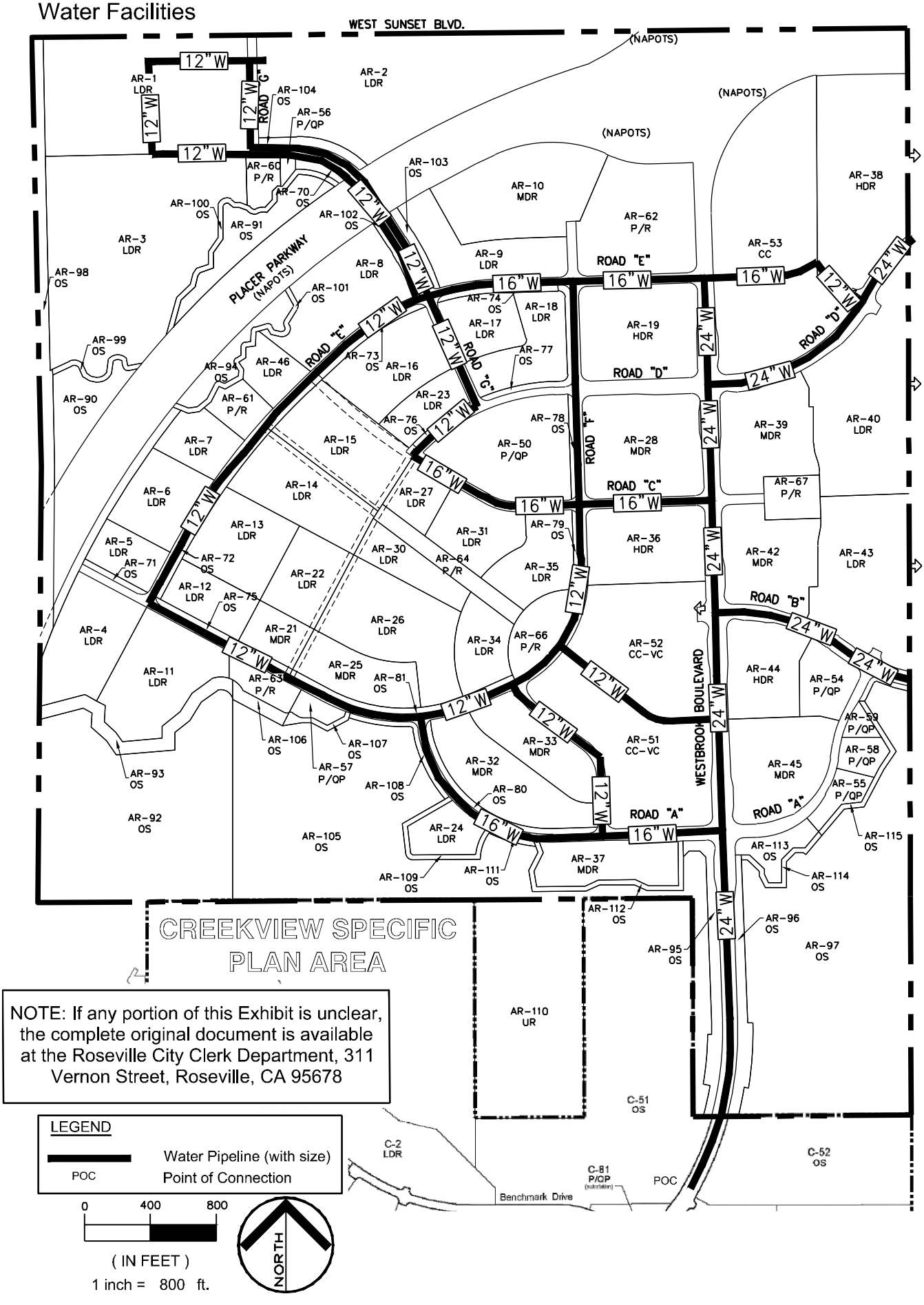


Exhibit O-1
Water Facilities For Reimbursement

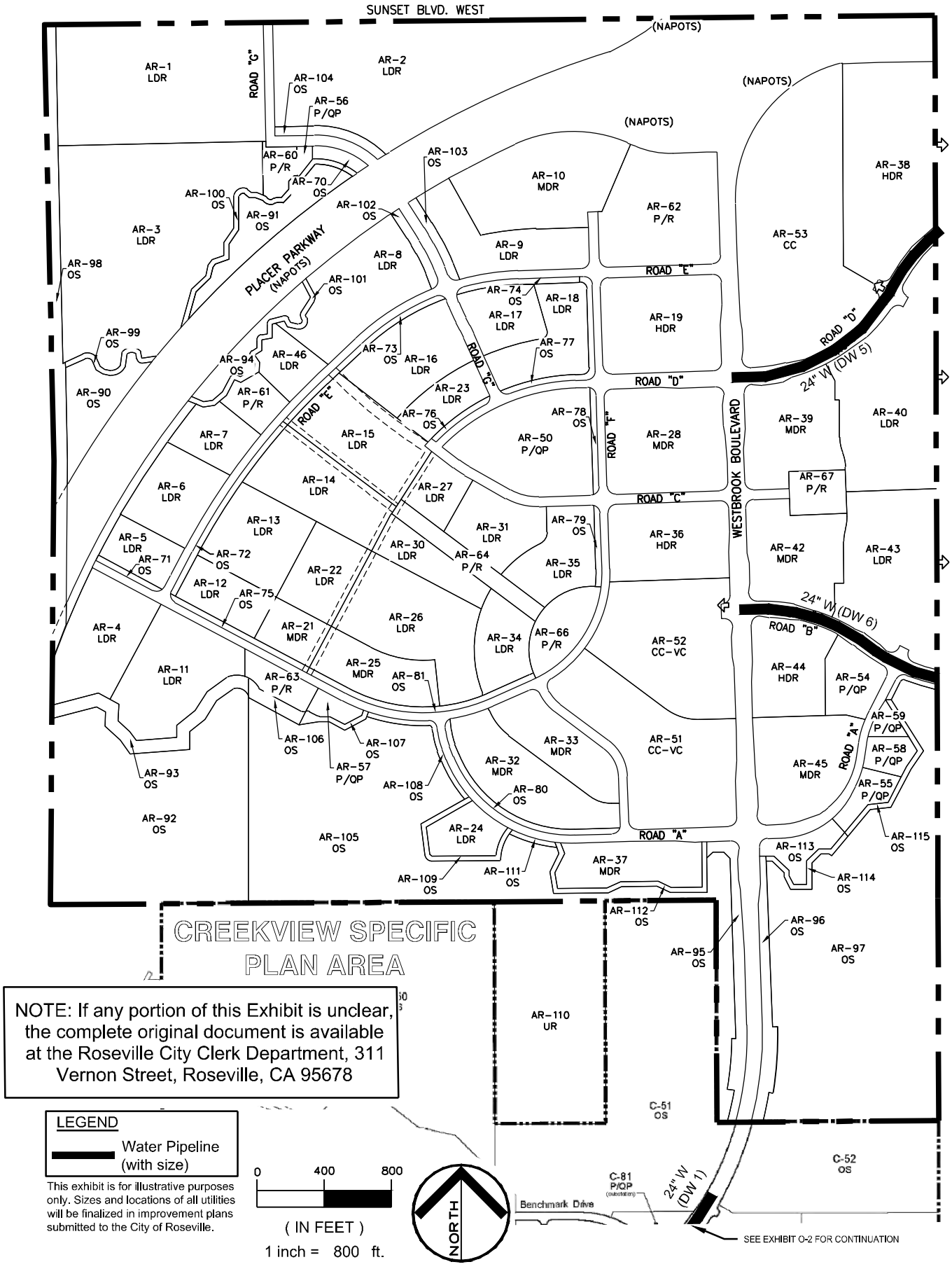


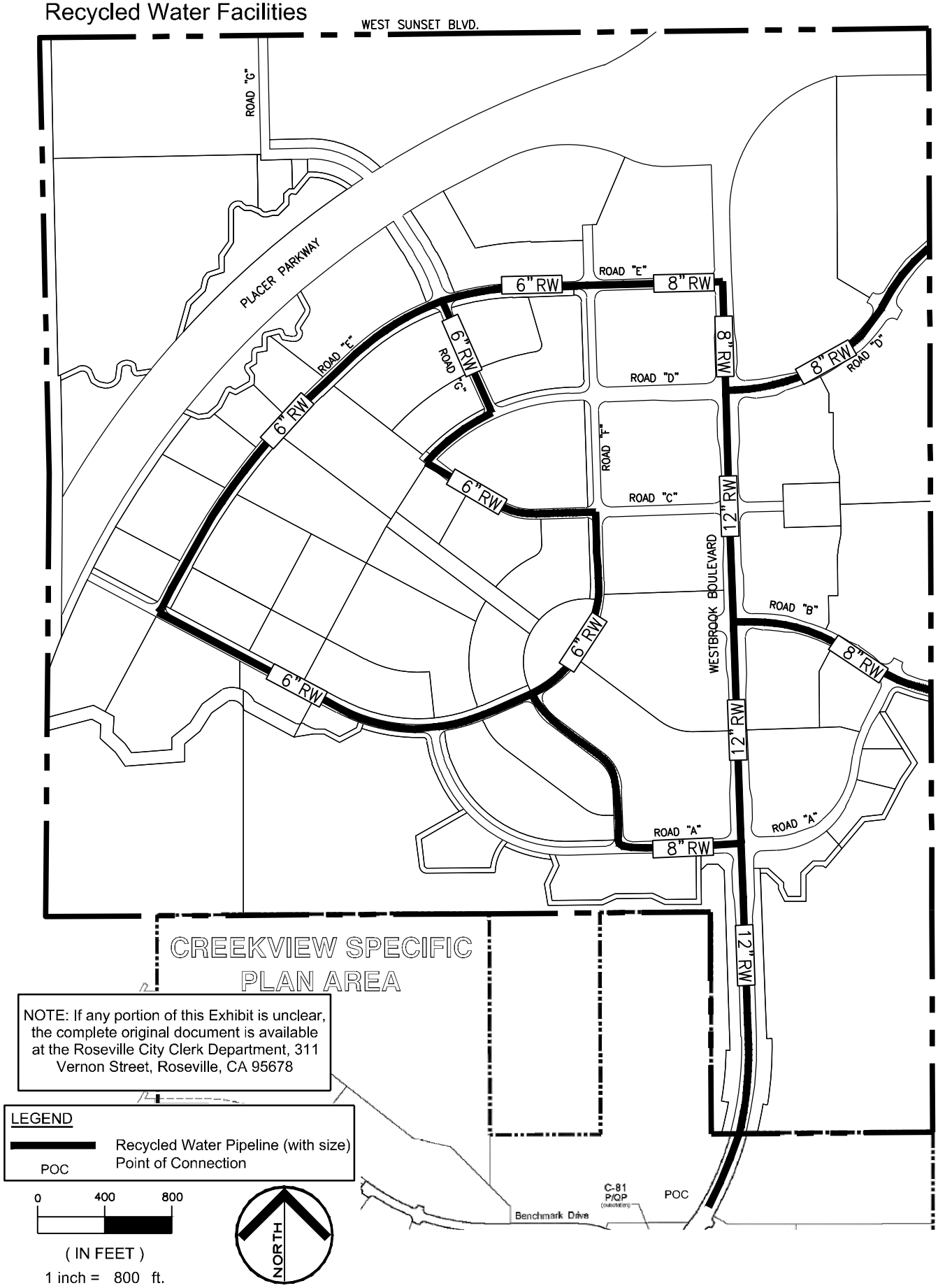
EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm)[4]	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	$ 318,240	58.14%	$185,028
2	DW2	24"	2,790'	932	1,675	CSP	$ 815,040	55.64%	$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	$ 630,000	43.70%	$275,301
4	DW4	24"	Per CSP DA[7]	78	180	CSP	$ 389,000	43.33%	$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm)[5]	Reimbursable From	Overall Reimbursement Cost	% Reimbursement[6]	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit P
Recycled Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Recycled Water Pipeline (with size)

POC Point of Connection

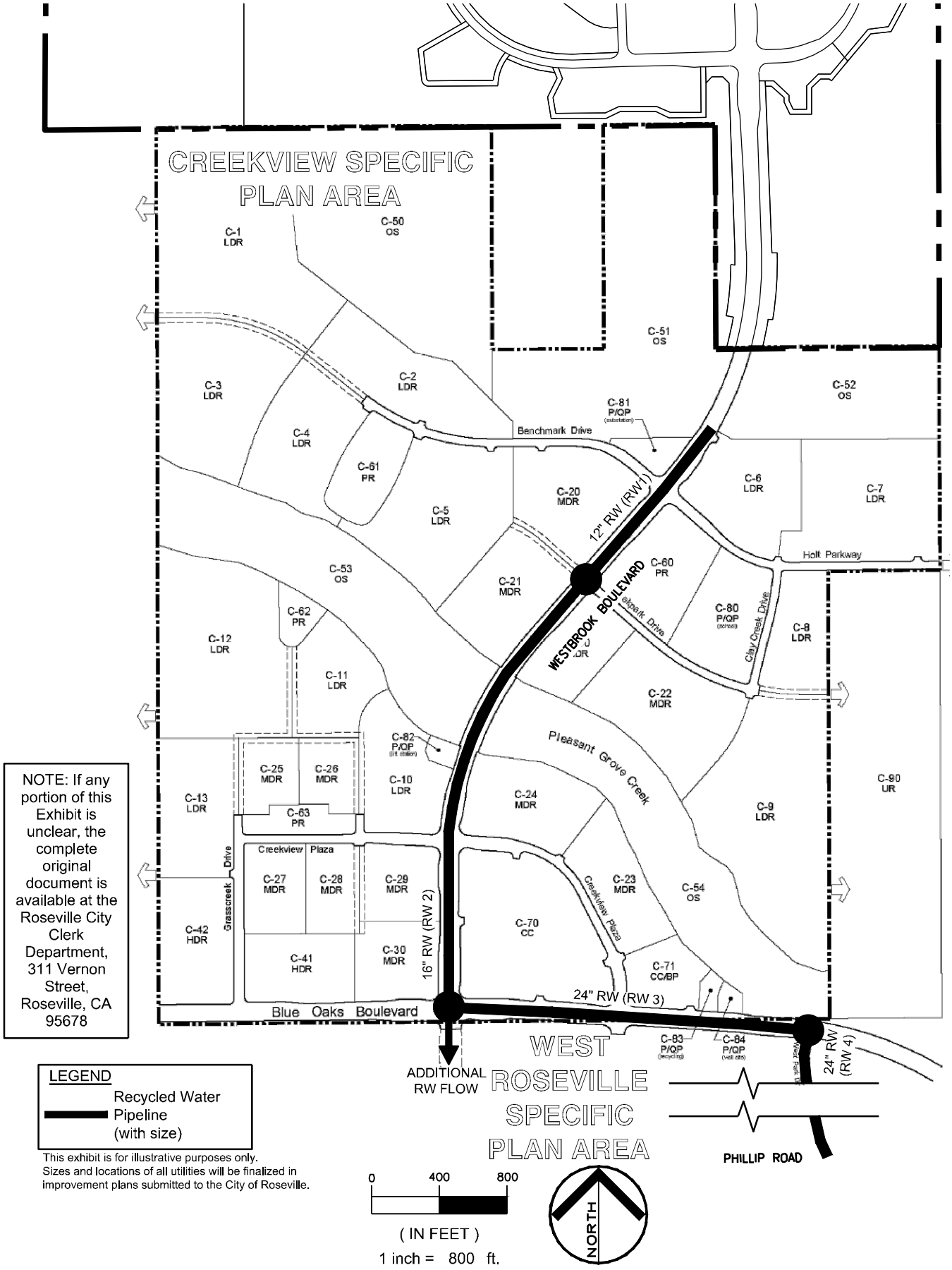
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

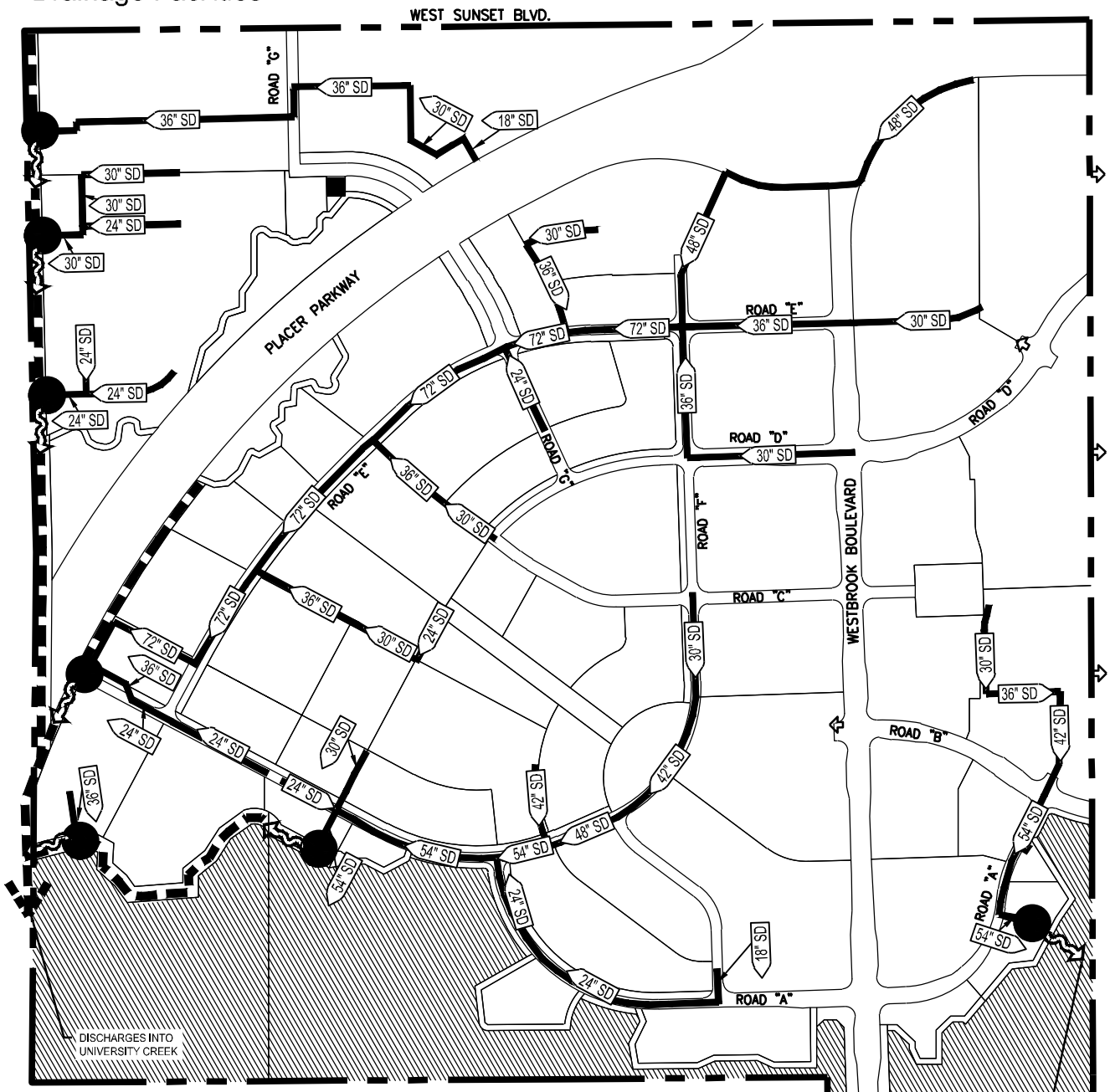
Exhibit Q-1
Offsite Recycled Water Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit R
Drainage Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Major Storm Drain Pipeline (with size)
- Open Space
- Stormwater Open Channel
- Storm Drain Outfall
- Storm Drain Pump Station (Road G)
- Bioswale (Conceptual Locations)

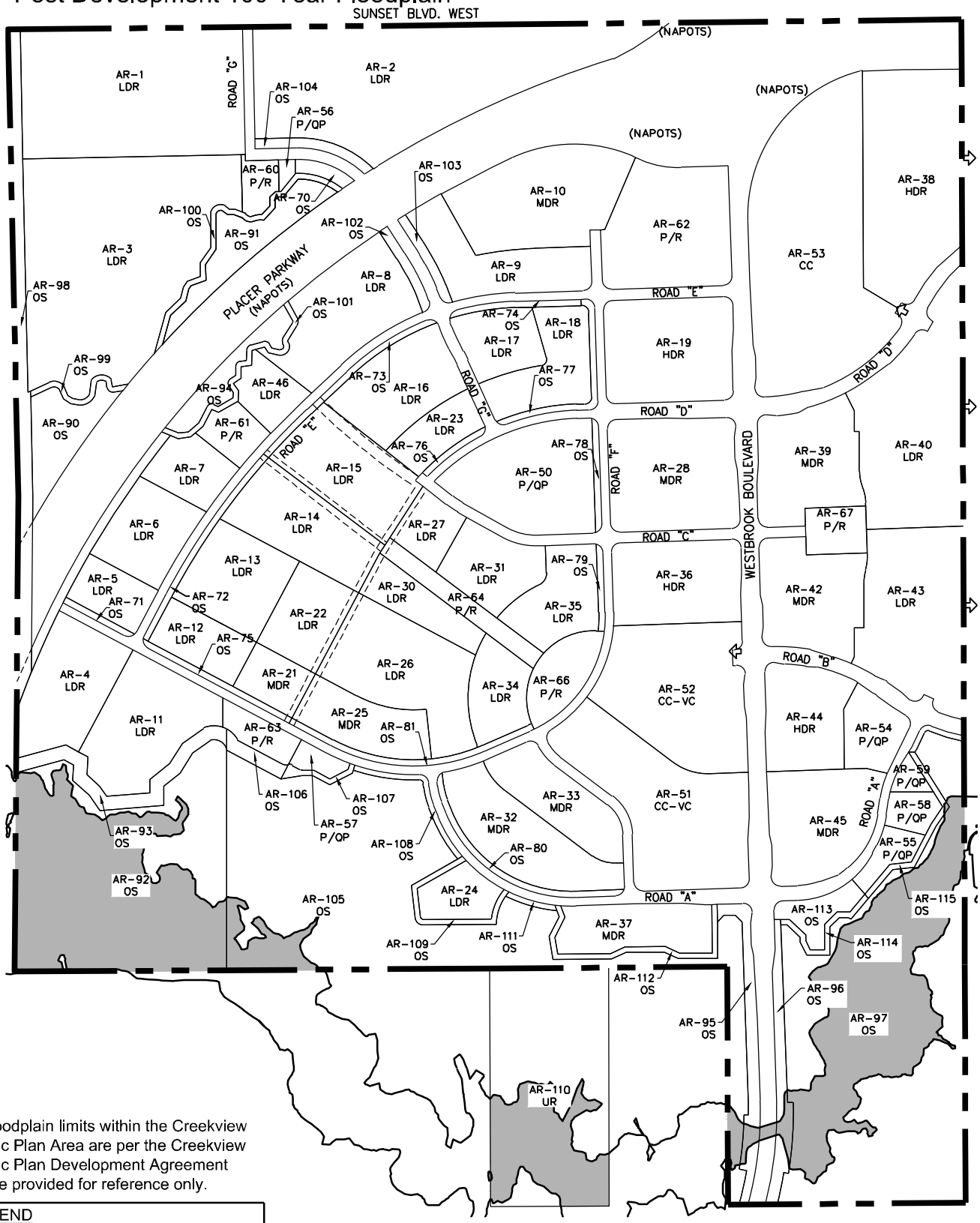
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit S
Post Development 100 Year Floodplain



Note:
The floodplain limits within the Creekview Specific Plan Area are per the Creekview Specific Plan Development Agreement and are provided for reference only.

LEGEND

Post Development 100 Year Floodplain

0 400 800

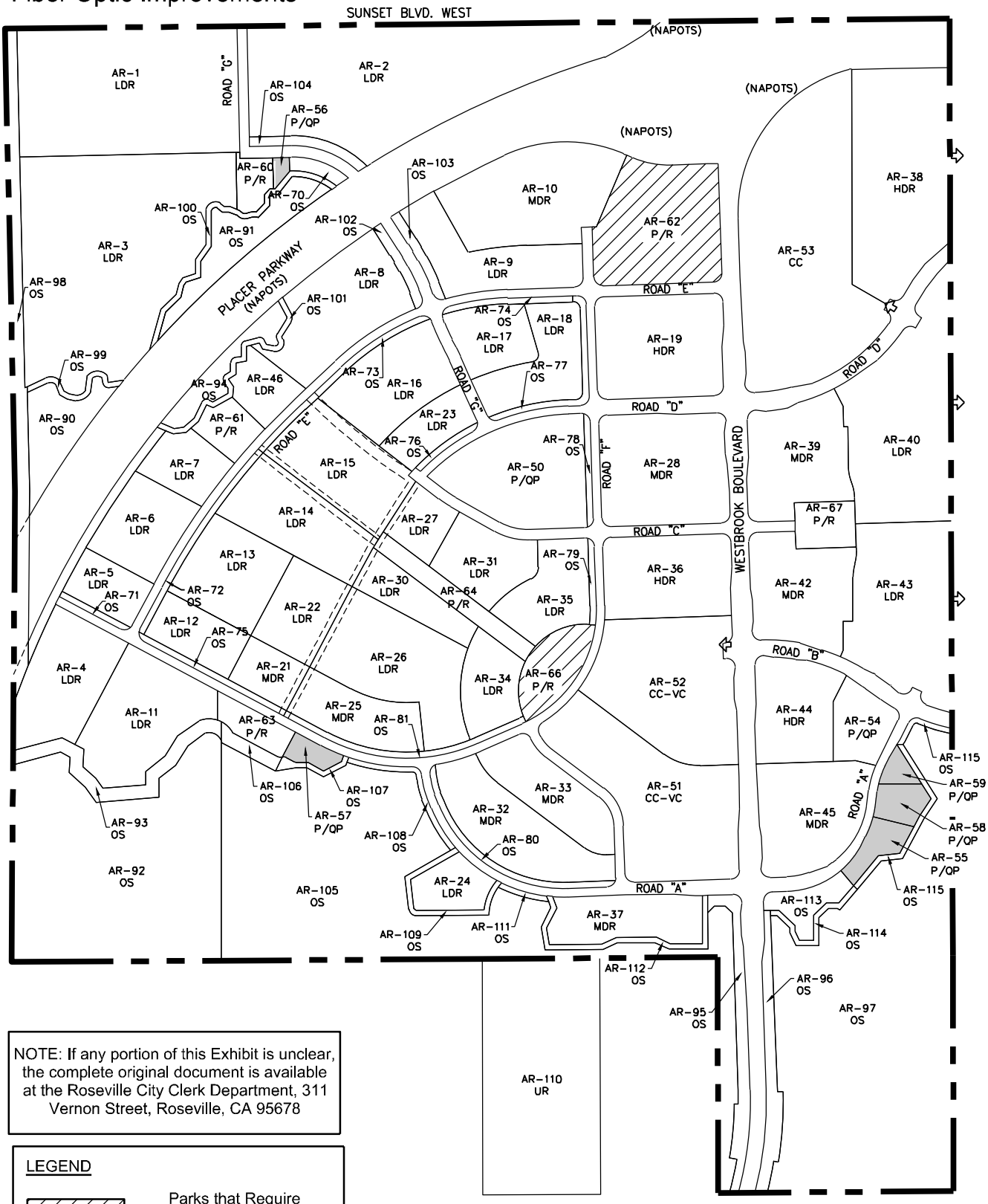
(IN FEET)

1 inch = 800 ft.

NORTH

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit T
Fiber Optic Improvements



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

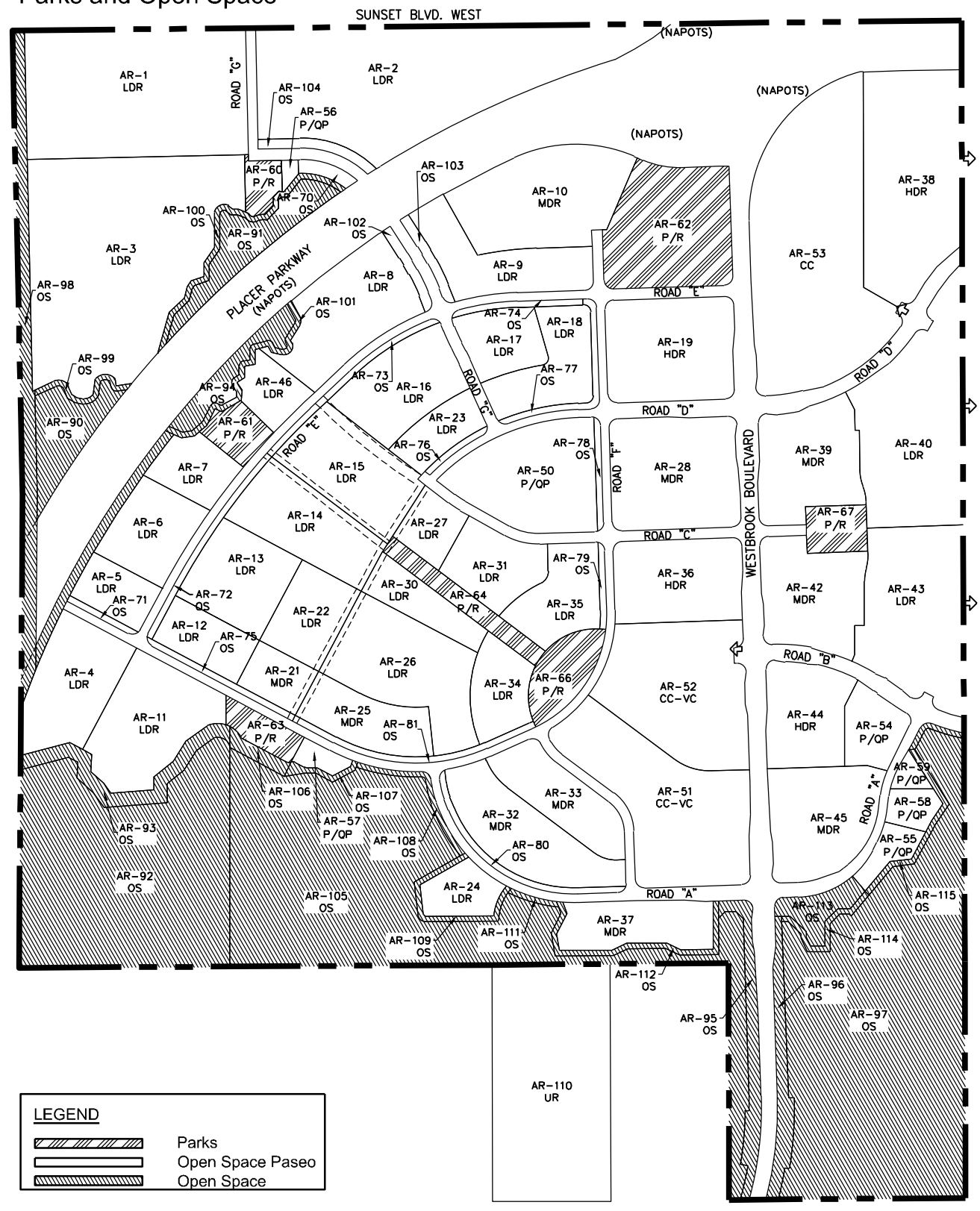
LEGEND

Parks that Require Fiber Optics

Public Parcels that Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnet (SIC) Standards.

Exhibit V
Parks and Open Space



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit W
Parks Financing Plan

Amoruso Ranch

Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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Appendices

Appendix A: **Cost Estimates: The Collaborative West**

I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan ("Project") by Development Planning and Financing Group, Inc. ("DPFG") as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City's current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly $7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately $3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is $2,111. A credit of $657 has been applied making the citywide park fee for ARSP $1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of $135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of $2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is $1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is $2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road "E", "F", and Road "A", while the remaining improvements will be built in Phase 2 and 3 along Roads "F", "G", "E", and "D".

Funding Strategy – Developer Built

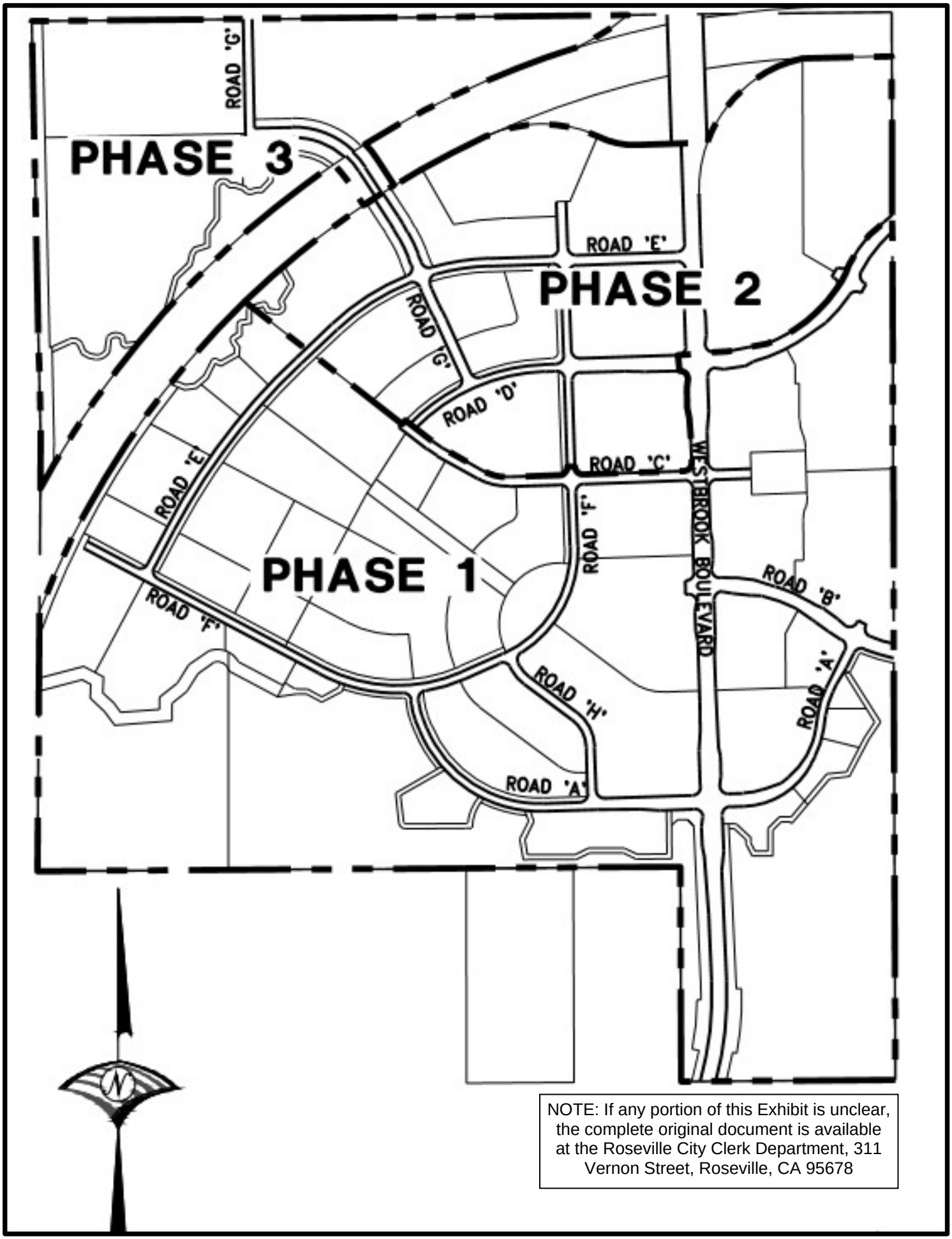
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record ("PAR") will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1 - Phasing



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

PHASING PLAN

AMORUSO RANCH

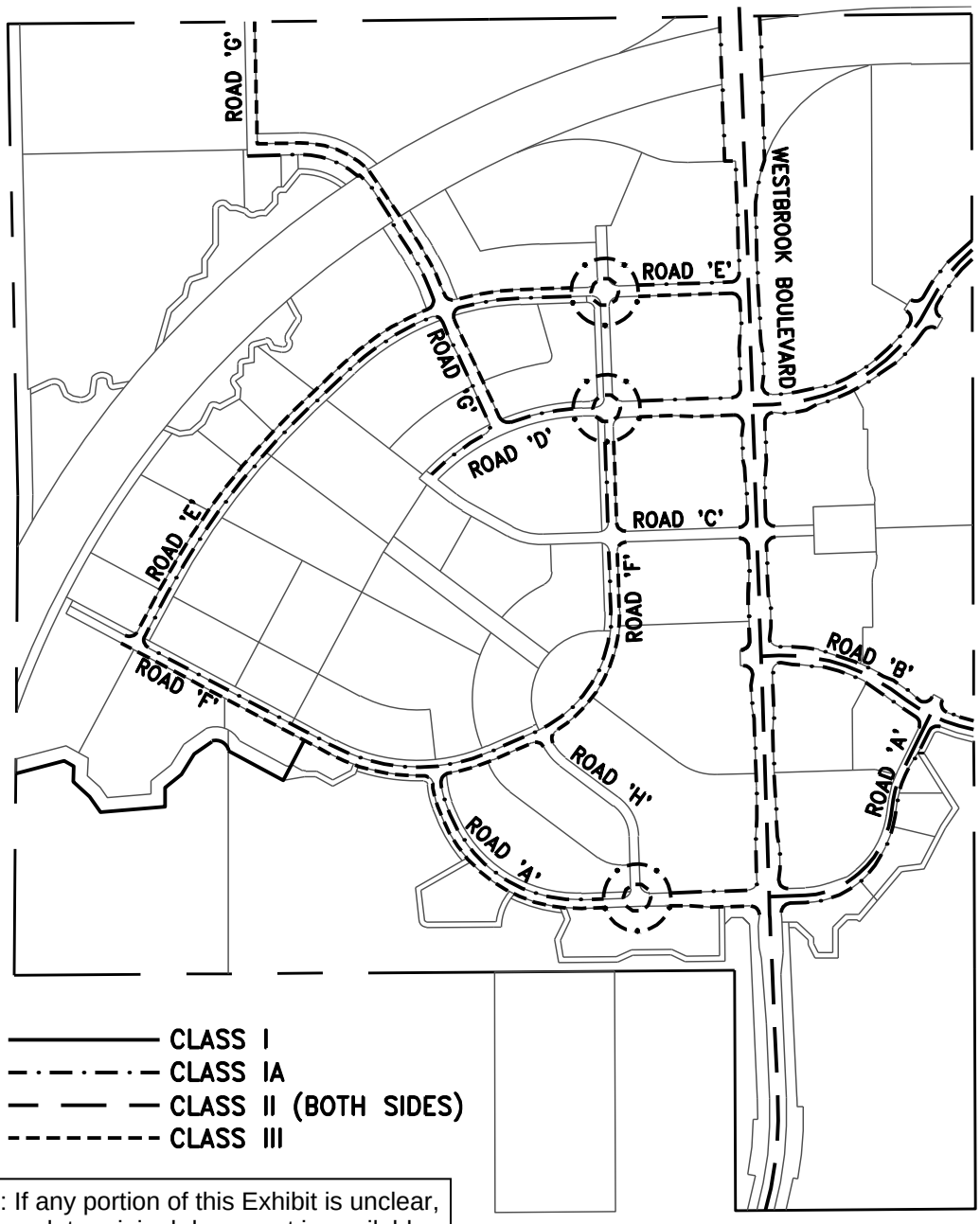
BROOKFIELD RESIDENTIAL

ROSEVILLE **CALIFORNIA**

1000' 500' 0 1000'

SCALE: 1" = 1000'

MAP 2



CLASS I
CLASS IA
CLASS II (BOTH SIDES)
CLASS III

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

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

Table 1

Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
Population(2.61/pph)	*7,376*			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space[2]	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		**66.30**	**156.95**	

Footnotes:

[1]Persons per household per Amoruso Ranch Specific Plan.

[2]See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 2

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016$)

Item	Phase 1 Acres	Phase 1 Amount	Buildout Acres	Buildout Amount
Neighborhood Park				
AR-60	-	-	1.28	$374,677.00
Contingency (15%)		-		$56,201.55
Soft Costs (13%)		-		$56,014.21
Subtotal		-		**$486,892.76**
AR-61	1.87	$411,755.50	1.87	$411,755.50
Contingency (15%)		$61,763.33		$61,763.33
Soft Costs (13%)		$61,557.45		$61,557.45
Subtotal		**$535,076.27**		**$535,076.27**
AR-62	-	-	10.11	$2,064,735.00
Contingency (15%)		-		$309,710.25
Soft Costs (13%)		-		$308,677.88
Subtotal		-		**$2,683,123.13**
AR-63	1.72	$520,878.00	1.72	$520,878.00
Contingency (15%)		$78,131.70		$78,131.70
Soft Costs (13%)		$77,871.26		$77,871.26
Subtotal		**$676,880.96**		**$676,880.96**
AR-64	2.12	$746,150.50	2.12	$746,150.50
Contingency (15%)		$111,922.58		$111,922.58
Soft Costs (13%)		$111,549.50		$111,549.50
Subtotal		**$969,622.57**		**$969,622.57**
AR-66	3.04	$893,350.00	3.04	$893,350.00
Contingency (15%)		$134,002.50		$134,002.50
Soft Costs (13%)		$133,555.83		$133,555.83
Subtotal		**$1,160,908.33**		**$1,160,908.33**
AR-67	2.00	$480,750.00	2.00	$480,750.00
Contingency (15%)		$72,112.50		$72,112.50
Soft Costs (13%)		$71,872.13		$71,872.13
Subtotal		**$624,734.63**		**$624,734.63**
Total	**10.75**	**$3,967,222.76**	**22.1**	**$7,137,238.65**

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 3

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Neighborhood Parks	**Table 2**	**$7,137,239**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$3,776,051.65	$1,342,926.51	$1,794,237.69	$224,022.80		
Neighborhood Parks Allocation per Unit/Sq.Ft.			$2,900.19	$2,477.72	$2,055.26	$2,055.26	-	-

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

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Table 4

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,900.19	$2,459,363.90	1,302	$2,900.19	$3,776,051.65
Medium Density	275	$2,477.72	$681,374.15	542	$2,477.72	$1,342,926.51
High Density	372	$2,055.26	$764,554.89	982	$2,055.26	$2,018,260.49
Subtotal Residential			**$3,905,292.94**			**$7,137,238.65**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Neighborhood Park)			**$3,905,292.94**			**$7,137,238.65**
Total Neighborhood Park Costs (Table 2)			$3,967,222.76			$7,137,238.65

Footnotes:

[1]This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximatly 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 5

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	Rate
Citywide Park Fee Base Rate	**$2,111**
Land Fee Portion[1]	$657
Construction Fee Portion	$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	$1,454
Total Citywide Construction Amount	**$4,109,004**
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre[2]	$135,000
Total In-Lieu Amount	**$2,988,900**
Total Citywide Park Funding	**$7,097,904**

Footnotes:

[1]This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on $135,000/acre.

[2]Per adopted in-lieu fee for both SVSP and CSP.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Citywide Parks (Construction)	**Table 5**	**$4,109,004**			*PPH*			*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$2,173,923.57	$773,140.80	$1,032,966.70	$128,972.93		
Citywide Parks Construciton Allocation per Unit/Sq.Ft.			$1,669.68	$1,426.46	$1,183.24	$1,183.24	-	-
Citywide Parks (In-Lieu)	**Table 5**	**$2,988,900**			*PPH*			*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$1,581,317.56	$562,384.59	$751,382.61	$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.			$1,214.53	$1,037.61	$860.69	$860.69	-	-
Total Citywide Park		**$7,097,904**	**$2,884.21**	**$2,464.07**	**$2,043.93**	**$2,043.93**		

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

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Table 7

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,884.21	$2,445,809.89	1,302	$2,884.21	$3,755,241.13
Medium Density	275	$2,464.07	$677,618.97	542	$2,464.07	$1,335,525.39
High Density	372	$2,043.93	$760,341.29	982	$2,043.93	$2,007,137.48
Subtotal Residential			**$3,883,770.15**			**$7,097,904.00**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Citywide Park)			**$3,883,770.15**			**$7,097,904.00**
Total Citywide Cost			N/A			N/A

Footnotes:

[1]Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 8

Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit[1]	Total Annual Cost
Residential/Nonresidential Cost Allocation			
Landscape Corridor/Median	17.0 acres	$10,325.00	$175,879.34
Paseos	10.7 acres	$10,325.00	$110,580.75
Bike Trail Maintenance	4,412 linear feet	$1.06	$4,676.72
Leaf Pick-Up[2]	8.4 miles	$61.31	$512.87
Streetsweeping	25.1 miles	$28.62	$718.23
Open Space			
NAPOTS[3]	49.2 acres	TBD	-
Preserve[3]	97.6 acres	TBD	-
Avoidance[3]	10.3 acres	TBD	-
Transition/Channel[3]	27.0 acres	TBD	-
Subtotal Open Space (Placeholder)[3]	184.0 acres	$575.00	$105,782.75
Subtotal Costs			**$398,150.65**
Repair/Replacement (sinking fund) (5%)			$19,907.53
City Administration			
Finance Department (3%)			$12,541.75
Parks Department (10%)			$41,805.82
Subtotal City Administration			**$54,347.56**
County Administration (1%)			$4,724.06
Total Costs (Residential/Nonresidential Shared)			**$477,129.81**
Residential Only Cost Allocation			
Neighborhood Parks[4]	22.1 acres	$10,300.00	$228,042.00
Stormwater Management	2,826 units	$25.00	$70,650.00
Subtotal Costs			**$298,692.00**
Repair/Replacement (sinking fund) (5%)			$14,934.60
City Administration			
Finance Department (3%)			$9,408.80
Parks Department (10%)			$31,362.66
Subtotal City Administration			**$40,771.46**
County Administration (1%)			$3,543.98
Total Costs (Residential Only)			**$357,942.04**
Total Costs			**$835,071.85**

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

[1]Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

[2]1/3 of streetsweeping miles.

[3]The Cost per Unit for Open Space placeholder of $575 per year was derived by simply averaging the City's proposed annual open space cost per acre of $1,000 and the Developer proposed annual open space cost per acre of $150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

[4]Includes developed and undeveloped.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 9

Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Operations/Maintenance (Residential & Nonresidential)	**Table 8**	**$477,129.81**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	1,500	1,800
Total Use		2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use		100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use			$226,382.89	$94,239.27	$94,110.60	$11,750.35	$27,697.77	$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.			$173.87	$173.87	$107.80	$107.80	$0.12	$0.10
Operations/Maintenance (Residential Only)	**Table 8**	**$357,942.04**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	-	-
Total Use		2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use		100%	53%	22%	22%	3%		
Cost Allocated to Use			$190,000.38	$79,093.86	$78,985.87	$9,861.92		
O/M Res. Only Allocation per Unit/Sq.Ft.			$145.93	$145.93	$90.48	$90.48	-	-
Cost Allocation Per Unit/Sq.Ft.		**$835,071.85**	**$319.80**	**$319.80**	**$198.28**	**$198.28**	**$0.12**	**$0.10**

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)

Opinion of Probable Costs

Amoruso Ranch Parks
Brookfield Homes
Prepared: CF Date: 21-Apr-16
Revised:

TheCollaborativeWest
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624

SUMMARY

1	***AR-60***		
	1.28 AC	***Construction***	***244,860.00***
		Landscape	***129,817.00***
		Construction & Landscape	***374,677.00***
		Estimated Total with Contingency and Soft Cost	***486,892.76***
2	***AR-61***		
	1.87 AC	***Construction***	***214,080.00***
		Landscape	***197,675.50***
		Construction & Landscape	***411,755.50***
		Estimated Total with Contingency and Soft Cost	***535,076.27***
3	***AR-62***		
	10.11 AC	***Construction***	***1,243,260.00***
		Landscape	***821,475.00***
		Construction & Landscape	***2,064,735.00***
		Estimated Total with Contingency and Soft Cost	***2,683,123.13***
4	***AR-63***		
	1.72 AC	***Construction***	***397,265.00***
		Landscape	***123,613.00***
		Construction & Landscape	***520,878.00***
		Estimated Total with Contingency and Soft Cost	***676,880.96***
5	***AR-64***		
	2.12 AC	***Construction***	***538,920.00***
		Landscape	***207,230.50***
		Construction & Landscape	***746,150.50***
		Estimated Total with Contingency and Soft Cost	***969,622.57***
6	***AR-66***		
	3.04 AC	***Construction***	***664,950.00***
		Landscape	***228,400.00***
		Construction & Landscape	***893,350.00***
		Estimated Total with Contingency and Soft Cost	***1,160,908.33***
7	***AR-67***		
	2.0 AC	***Construction***	***303,200.00***
		Landscape	***177,550.00***
		Construction & Landscape	***480,750.00***
		Estimated Total with Contingency and Soft Cost	***624,734.63***
		Grand Total	***$7,137,238.65***
		Cost Per Acre	***$322,368.50***
		Cost Per Square Foot	***$7.40***

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$244,860.00**
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General SiteDrainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
			Landscape Total	**$129,817.00**
			Construction & Landscape Total	**$374,677.00**
			15% Contingency	**$56,201.55**
			13% Soft Costs	**$56,014.21**
			Estimated Total	**$486,892.76**
			Cost per Acre	**$380,384.97**
			Cost Per SF	**$8.73**

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AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	670	sf	8.00	5,360.00
5' Walkways at Park (concrete)	5,965	sf	8.00	47,720.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structures at Tot Lot	1	ea	45,000.00	45,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	4	ea	1,000.00	4,000.00
Picnic Tables	2	ea	2,200.00	4,400.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$214,080.00**
Landscape				
Shrubs	33,622	sf	1.00	33,622.20
Turf (seed)	41,200	sf	0.35	14,420.00
Automatic Irrigation	74,822	sf	1.50	112,233.30
General SiteDrainage (HDPE Pipe w/ inlets)	1.87	ac	20,000.00	37,400.00
			Landscape Total	**$197,675.50**
			Construction & Landscape Total	**$411,755.50**
			15% Contingency	**$61,763.33**
			13% Soft Costs	**$61,557.45**
			Estimated Total	**$535,076.27**
			Cost per Acre	**$286,137.04**
			Cost Per SF	**$6.57**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
Masonry				
Entry Sign Wall	1	ea	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
Ball Fields				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
Lighting				
Security Lighting	20	ea	3,000.00	60,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$1,243,260.00**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Landscape				
Shrubs	40,200	sf	1.00	40,200.00
Turf (seed)	109,500	sf	0.35	38,325.00
Automatic Irrigation	360,500	sf	1.50	540,750.00
General SiteDrainage (HDPE Pipe w/ inlets)	10.11	ac	20,000.00	202,200.00
			Landscape Total	**$821,475.00**
			Construction & Landscape Total	**$2,064,735.00**
			15% Contingency	**$309,710.25**
			13% Soft Costs	**$308,677.88**
			Estimated Total	**$2,683,123.13**
			Cost per Acre	**$265,392.99**
			Cost Per SF	**$6.09**

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AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Metal				
5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00
Park Site Features				
Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$397,265.00**
Landscape				
Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General SiteDrainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00
			Landscape Total	**$123,613.00**
			Construction & Landscape Total	**$520,878.00**
			15% Contingency	**$78,131.70**
			13% Soft Costs	**$77,871.26**
			Estimated Total	**$676,880.96**
			Cost per Acre	**$393,535.44**
			Cost Per SF	**$9.03**

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AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				0.00
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
Lighting and Electrical				
Security Lighting	6	ea	3,000.00	18,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$538,920.00**
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General SiteDrainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
			Landscape Total	**$207,230.50**
			Construction & Landscape Total	**$746,150.50**
			15% Contingency	**$111,922.58**
			13% Soft Costs	**$111,549.50**
			Estimated Total	**$969,622.57**
			Cost per Acre	**$457,369.14**
			Cost Per SF	**$10.50**

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AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	10	ea	3,000.00	30,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$664,950.00**
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General SiteDrainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
			Landscape Total	**$228,400.00**
			Construction & Landscape Total	**$893,350.00**
			15% Contingency	**$134,002.50**
			13% Soft Costs	**$133,555.83**
			Estimated Total	**$1,160,908.33**
			Cost per Acre	**$381,877.74**
			Cost Per SF	**$8.77**

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AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$303,200.00**
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General SiteDrainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
			Landscape Total	**$177,550.00**
			Construction & Landscape Total	**$480,750.00**
			15% Contingency	**$72,112.50**
			13% Soft Costs	**$71,872.13**
			Estimated Total	**$624,734.63**
			Cost per Acre	**$312,367.31**
			Cost Per SF	**$7.17**

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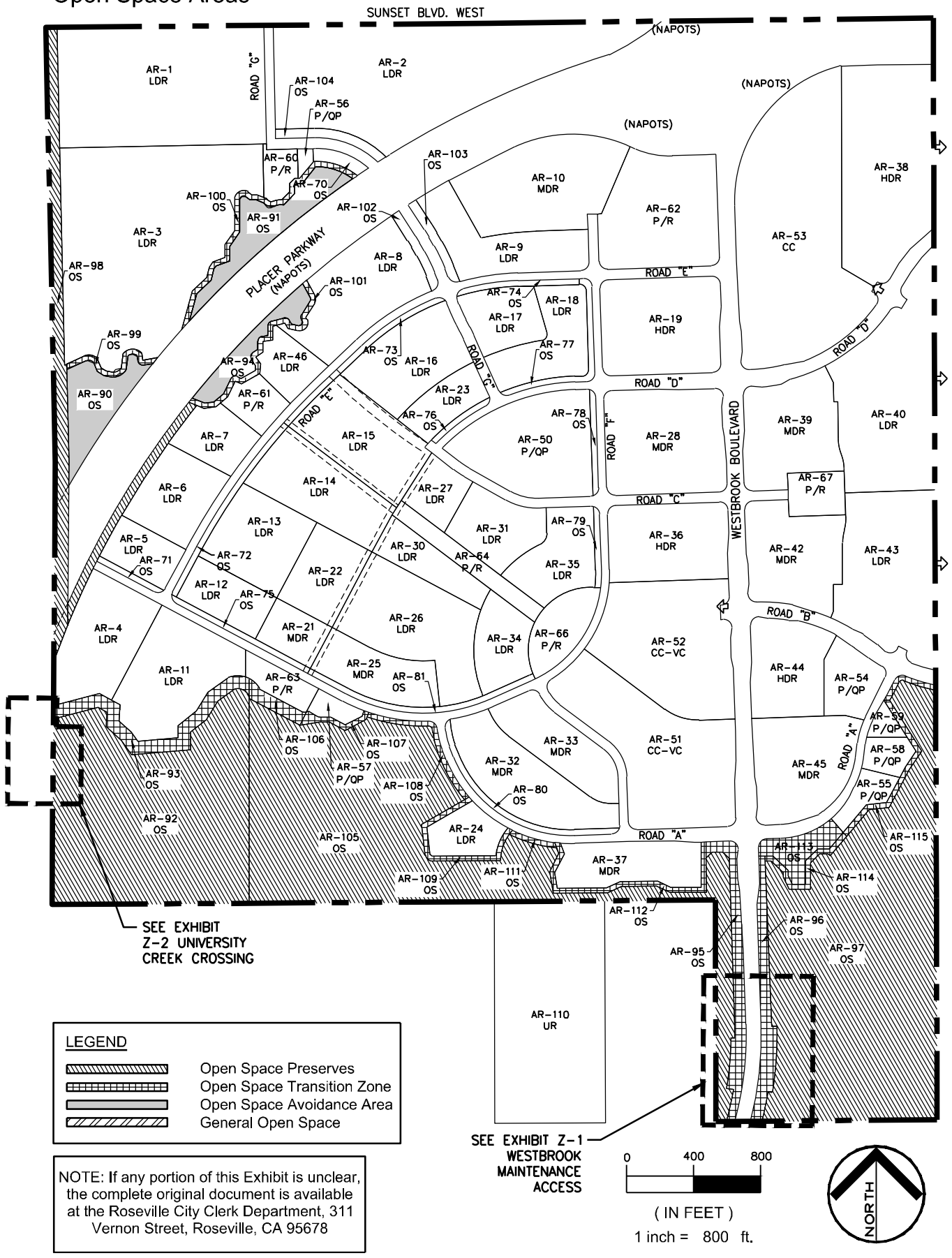
Exhibit Y
Open Space Areas



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-1	LDR	20.2	70	3.4	85	4.41%	70	2.65%	85	4.41%	70	2.24%
AR-2	LDR	24.7	101	4.1	101	5.25%	101	3.83%	101	5.25%	101	3.23%
AR-3	LDR	27.3	84	3.1	102	5.30%	84	3.18%	102	5.30%	84	2.68%
AR-4	LDR	7.2	31	4.3	31	1.61%	31	1.18%	31	1.61%	31	0.99%
AR-5	LDR	2.4	9	3.8	9	0.47%	9	0.34%	9	0.47%	9	0.29%
AR-6	LDR	5.4	25	4.7	25	1.30%	25	0.95%	25	1.30%	25	0.80%
AR-7	LDR	3.1	20	6.4	14	0.74%	20	0.76%	14	0.74%	20	0.64%
AR-8	LDR	8.4	56	6.6	40	2.09%	56	2.12%	40	2.09%	56	1.79%
AR-9	LDR	6.3	42	6.7	30	1.56%	42	1.59%	30	1.56%	42	1.34%
AR-11	LDR	8.3	38	4.6	38	1.97%	38	1.44%	38	1.97%	38	1.21%
AR-12	LDR	3.1	16	5.1	14	0.72%	16	0.61%	14	0.72%	16	0.51%
AR-13	LDR	5.4	30	5.6	26	1.35%	30	1.14%	26	1.35%	30	0.96%
AR-14	LDR	7.5	50	6.7	36	1.86%	50	1.90%	36	1.86%	50	1.60%
AR-15	LDR	7.3	49	6.7	35	1.82%	49	1.86%	35	1.82%	49	1.57%
AR-16	LDR	6.6	45	6.9	32	1.68%	45	1.71%	32	1.68%	45	1.44%
AR-17	LDR	3.6	24	6.6	17	0.89%	24	0.91%	17	0.89%	24	0.77%
AR-18	LDR	5.1	33	6.5	24	1.23%	33	1.25%	24	1.23%	33	1.05%
AR-22	LDR	6.0	32	5.3	28	1.44%	32	1.21%	28	1.44%	32	1.02%
AR-23	LDR	2.8	19	6.9	14	0.71%	19	0.72%	14	0.71%	19	0.61%
AR-24	LDR	2.5	12	4.8	12	0.62%	12	0.45%	12	0.62%	12	0.38%
AR-26	LDR	9.3	48	5.2	42	2.17%	48	1.82%	42	2.17%	48	1.53%
AR-27	LDR	2.5	15	6.0	13	0.68%	15	0.57%	13	0.68%	15	0.48%
AR-30	LDR	2.9	13	4.5	13	0.68%	13	0.49%	13	0.68%	13	0.42%
AR-31	LDR	4.4	27	6.1	19	1.01%	27	1.02%	19	1.01%	27	0.86%
AR-34	LDR	3.2	14	4.4	14	0.73%	14	0.53%	14	0.73%	14	0.45%
AR-35	LDR	4.8	20	4.2	20	1.04%	20	0.76%	20	1.04%	20	0.64%
AR-40	LDR	14.4	81	5.6	70	3.65%	81	3.07%	70	3.65%	81	2.59%
AR-43	LDR	12.1	82	6.8	59	3.05%	82	3.11%	59	3.05%	82	2.62%
AR-46	LDR	2.4	13	5.5	11	0.59%	13	0.49%	11	0.59%	13	0.42%
Low Density Residential		**219.0**	**1,099**	**156.8**	**974**	**51%**	**1,099**	**42%**	**974**	**51%**	**1,099**	**35%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-10	MDR	10.5	138	13.1	66	3.44%	138	5.23%	66	3.44%	138	4.41%
AR-21	MDR	2.1	15	7.3	11	0.56%	15	0.57%	11	0.56%	15	0.48%
AR-25	MDR	5.3	38	7.2	27	1.41%	38	1.44%	27	1.41%	38	1.21%
AR-28	MDR	10.2	129	12.7	62	3.22%	129	4.89%	62	3.22%	129	4.12%
AR-32	MDR	7.8	58	7.4	42	2.16%	58	2.20%	42	2.16%	58	1.85%
AR-33	MDR	5.1	42	817.0	12	0.64%	42	1.59%	12	0.64%	42	1.34%
AR-37	MDR	5.0	39	7.8	28	1.45%	39	1.48%	28	1.45%	39	1.25%
AR-39	MDR	7.8	66	8.5	36	1.85%	66	2.50%	36	1.85%	66	2.11%
AR-42	MDR	7.5	76	10.1	41	2.13%	76	2.88%	41	2.13%	76	2.43%
AR-45	MDR	8.0	94	11.8	51	2.63%	94	3.56%	51	2.63%	94	3.00%
Medium Density Residential		**69.3**	**695**	**902.9**	**375**	**19%**	**695**	**26%**	**375**	**19%**	**695**	**22%**
AR-19	HDR	9.3	230	24.6	68	3.53%	157	5.97%	68	3.53%	141	4.51%
AR-36	HDR	7.5	113	14.9	54	2.82%	77	2.93%	54	2.82%	69	2.22%
AR-38	HDR	15.1	380	25.2	112	5.82%	260	9.86%	112	5.82%	233	7.46%
AR-44	HDR	5.9	150	25.4	44	2.30%	103	3.89%	44	2.30%	92	2.94%
High Density Residential		**37.9**	**873**	**90.1**	**278**	**14%**	**597**	**23%**	**278**	**14%**	**536**	**17%**
AR-51	CC-VC		91		44	2.27%	62	2.36%	44	2.27%	56	1.79%
AR-51	CC-VC	14.3			62	3.21%	55	2.07%	62	3.21%	190	6.08%
AR-52	CC-VC		68		33	1.70%	47	1.76%	33	1.70%	42	1.33%
AR-52	CC-VC	13.0			56	2.92%	50	1.88%	56	2.92%	173	5.53%
AR-53	CC	23.7			103	5.33%	34	1.27%	103	5.33%	338	10.79%
Community Commercial		**51.0**	**159**		**297**	**15%**	**247**	**9%**	**297**	**15%**	**799**	**26%**
TOTAL		**377.1**	**2,826**	**7.5**	**1,925**	**100%**	**2,638**	**100%**	**1,925**	**100%**	**3,129**	**100%**

Note:

[1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)

[2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)

[3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)

[4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN (148.7 ACRES) 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, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pertaining to the property located within the Amoruso Ranch Specific Plan area (148.7 acres).

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (EIR) certified on June 15, 2016, 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 Amoruso Ranch 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, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005, pertaining to the property located within the Amoruso Ranch Specific Plan area (148.7 acres), 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

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN

This Second Amendment of Development Agreement ("Second Amendment") is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield"), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, ("Brookfield Sacramento"), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070352-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan ("Specific Plan", "ARSP", or "Plan Area"), as such is more precisely described in Exhibits "A" and "B" of the Development Agreement (the "Property"), as those exhibits are amended by Exhibits "A" and "B" attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012078-00.

C. Since approval of the Development Agreement, Brookfield Sacramento has become the fee title owner of a portion of the Property, as shown in Exhibit "D"

attached to the First Amendment, and Brookfield remains under contract to purchase the balance of the Property from Amoruso, with all persons holding legal or equitable interests in the Property being bound by the Development Agreement and this Second Amendment.

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM _____) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

E. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is revised in its entirety to read as follows:

> "2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate gross acreages for all land uses for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:
>
> | | |
> |---|---|
> | Low Density Residential | 1,099 units on 219.1 Gross Acres; |
> | Medium Density Residential | 695 units on 69.3 Gross Acres; |
> | High Density Residential | 873 units on 37.9 Gross Acres; |
> | Community Commercial | 23.7 Gross Acres; |
> | Community Commercial/Village District | 159 units on 27.2 Gross Acres; |

Park	22.2 Gross Acres;
Open Space	144.6 Gross Acres;
Open Space (Paseos)	11.0 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.5 Gross Acres;
Right of Way	51.7 Gross Acres;
NAPOTS (Placer Parkway)	50.6 Gross Acres.
TOTAL	674.4 Gross Acres

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below."

b. REVISED SECTION 3.7.3. Section 3.7.3 of the Development Agreement is revised in its entirety to read as follows:

"3.7.3 Groundwater Well.

3.7.3.1 Parcel Dedication. Landowner shall dedicate to City Parcel AR-58 for City facilities, including a groundwater well, at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-58, including water, recycled water, wastewater, storm drainage, electric and communication fiber conduit.

3.7.3.2 Well Construction Requirements. As shown in Exhibits "L" and "N", the water facilities site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line within Road A, or other pipe sizes as may be approved by City's Environmental Utilities Director pursuant to updated water studies. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed by the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below (the "Well Construction Requirements"). City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities. It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of

approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowner shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 1,250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 1,250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 1,250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure necessary to serve Parcel AR-58 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the cost of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.3.2.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the

Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells."

c. REVISED SECTION 3.8.8. Section 3.8.8 of the Development Agreement is revised in its entirety to read as follows:

"3.8.8. Water Service Area Boundary Modification. Landowner shall reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation. There shall be no delay or refusal to issue building permits in the Project by City while City is modifying the service area boundary to include the Project."

d. REVISED SECTION 3.9.2. The third and fourth paragraphs of Section 3.9.2 of the Development Agreement are revised in their entirety to read as follows:

"Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Section 3.27 and 3.28 of this Agreement, and as set forth in Exhibits "Q-1" and "Q-2". Landowner's pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at $2.287 million, shall be paid though the CFD for the Project, with payment from the CFD not required until after the 1,250th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City's revised water connection fee (which encompasses the estimated $2.287 million for expansion of the WRSP recycled water tank and pump station described in the preceding paragraph), prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated $2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station."

e. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are replaced by new exhibits attached to this Second Amendment as follows:

Exhibit A Property Legal Description

Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities
Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit Y	Open Space Areas
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Amoruso Ranch Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

Angela Eisenpress
Angela Eisenpress, Successor Trustee

Notary Public
See Attached
FMC 4/7/2022

CALIFORNIA ALL-PURPOSE 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 Santa Cruz

On April 7th, 2022, before me, FM Czerwinski Notary Public,
personally appeared Angela Eisenhower

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 State of California that the foregoing paragraph is true and correct.

F. M. CZERWINSKI
COMM. # 2394468
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES FEB. 19, 2026

WITNESS my hand and official seal.

SIGNATURE FM Czerwinski

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: FMC 4/7/2022

Document Date: Number of Pages:

Signer(s) Other than Named Above:

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

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: _____
Mike Isom
Development Services Director

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

_____
Angela Eisenpress, Successor Trustee

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)
) ss.
County of Placer)

On April 7, 2022 before me,
C U Gerrald,
Notary Public personally appeared John Norman

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

C. U. GERRALD
Comm. #2267830
Notary Public · California
Nevada County
Comm. Expires Nov 22, 2022

CALIFORNIA 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 San Diego }

On 4/6/2022 before me, Lisa Rogalski,
Date *Here Insert Name and Title of the Officer*

personally appeared Rick Whitney,
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.

LISA ROGALSKI
Notary Public - California
San Diego County
Commission # 2343759
My Comm. Expires Jan 27, 2025

Place Notary Seal and/or Stamp Above

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 Lisa Rogalski
Signature of Notary Public

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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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 164.42 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE DESIGNATED REMAINDER SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 361.28 ACRES, MORE OR LESS.

Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

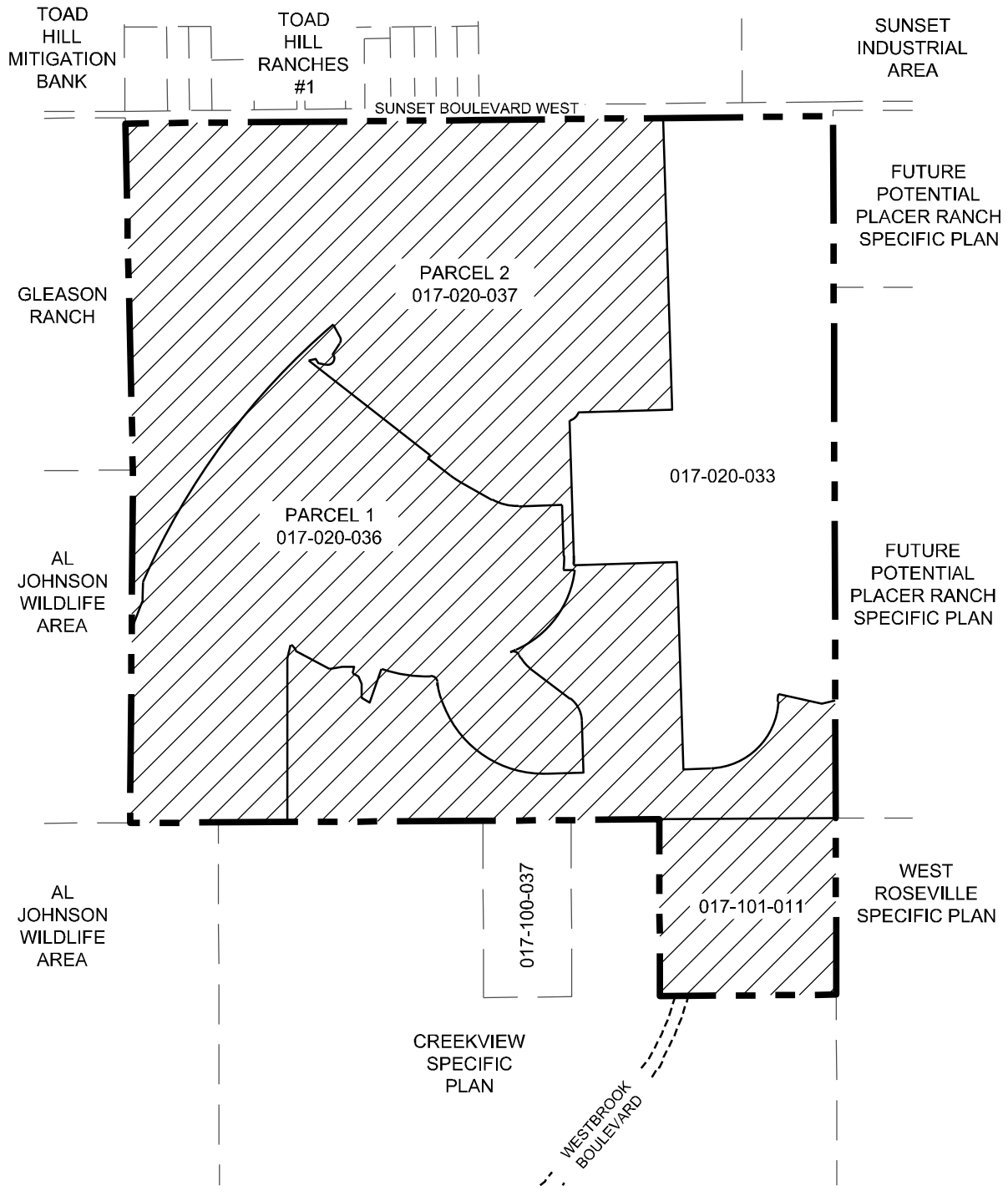
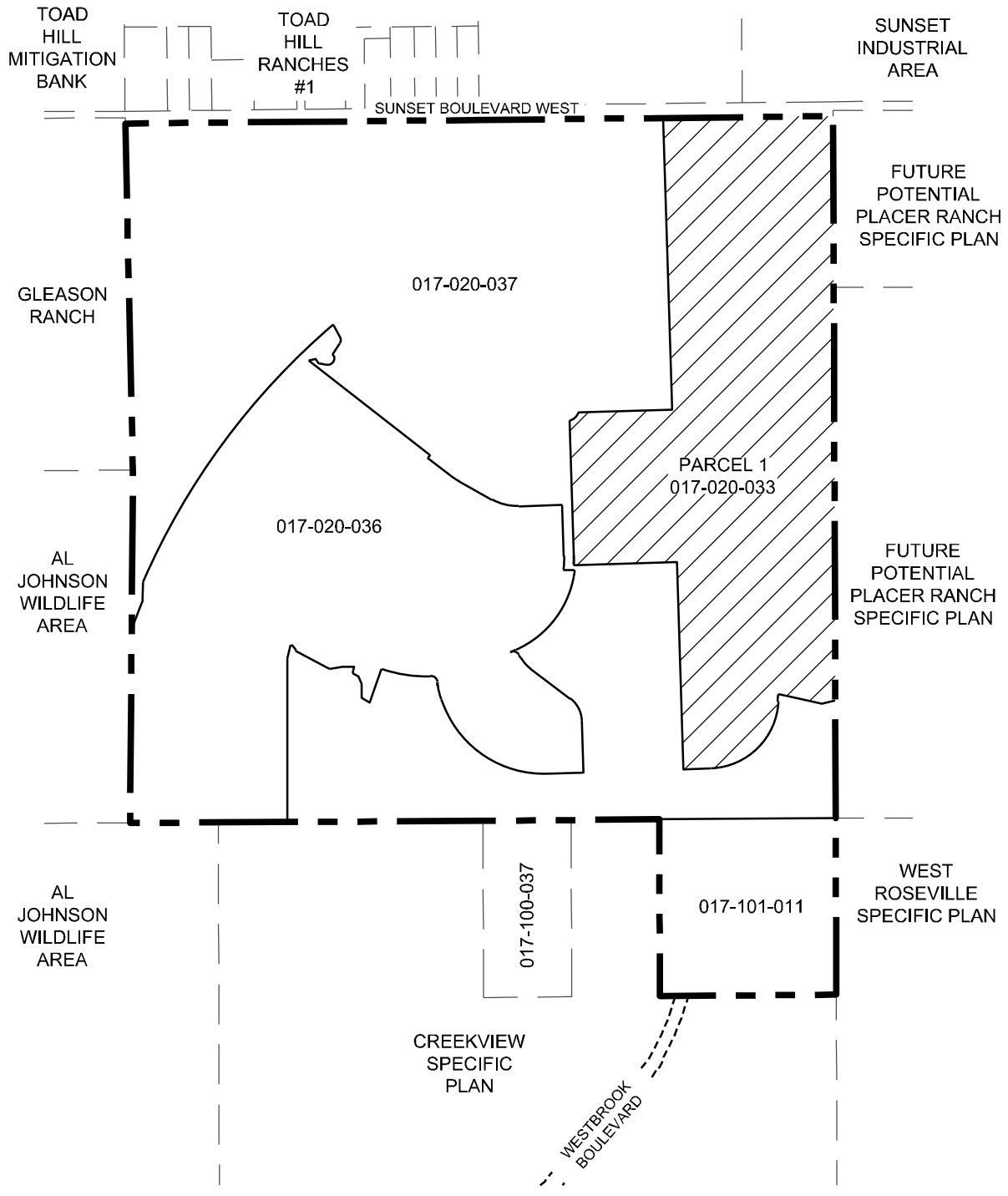


Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit C
Annexation Area and Plan Area

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

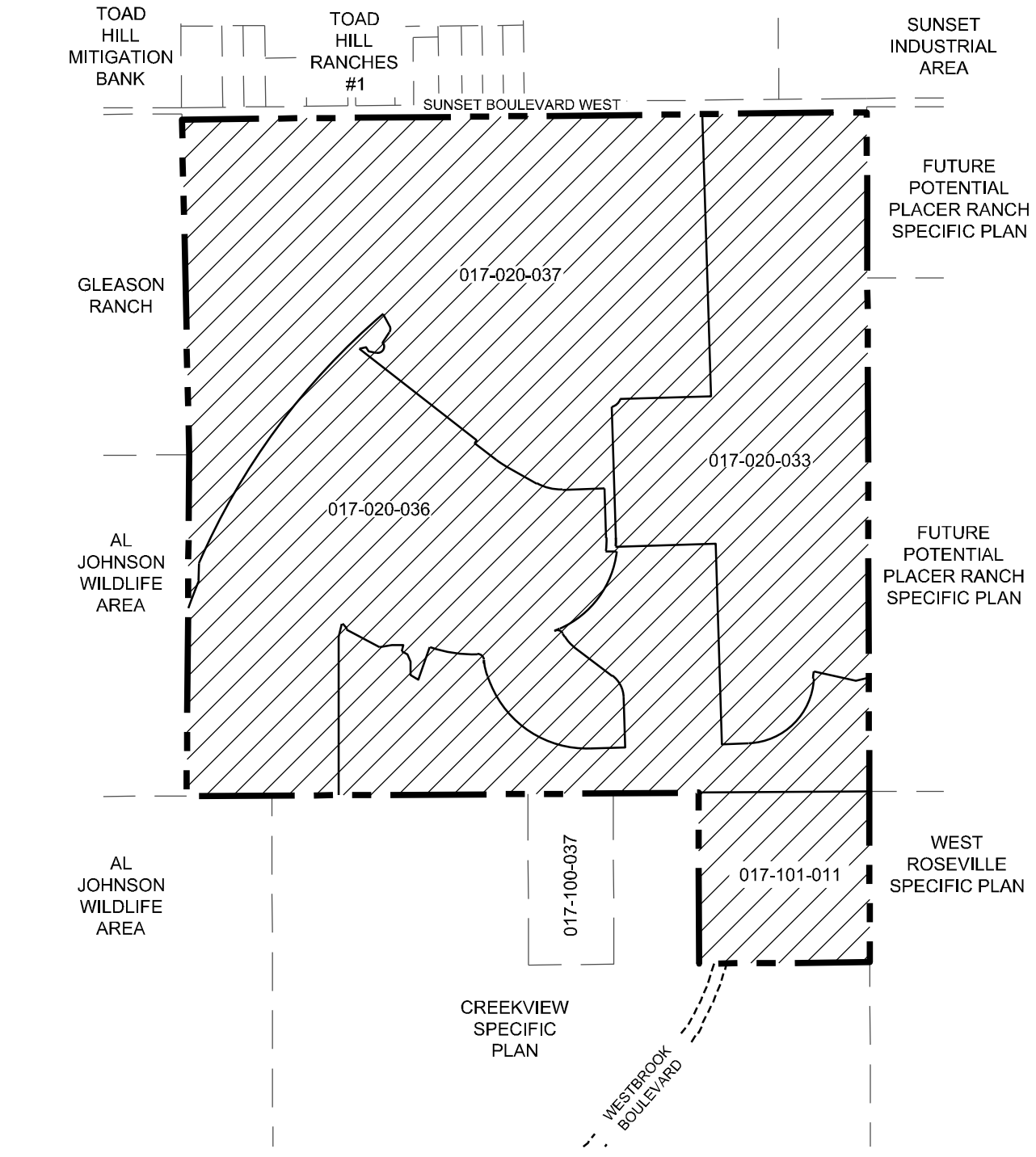


Exhibit D
Specific Plan Property Ownership

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

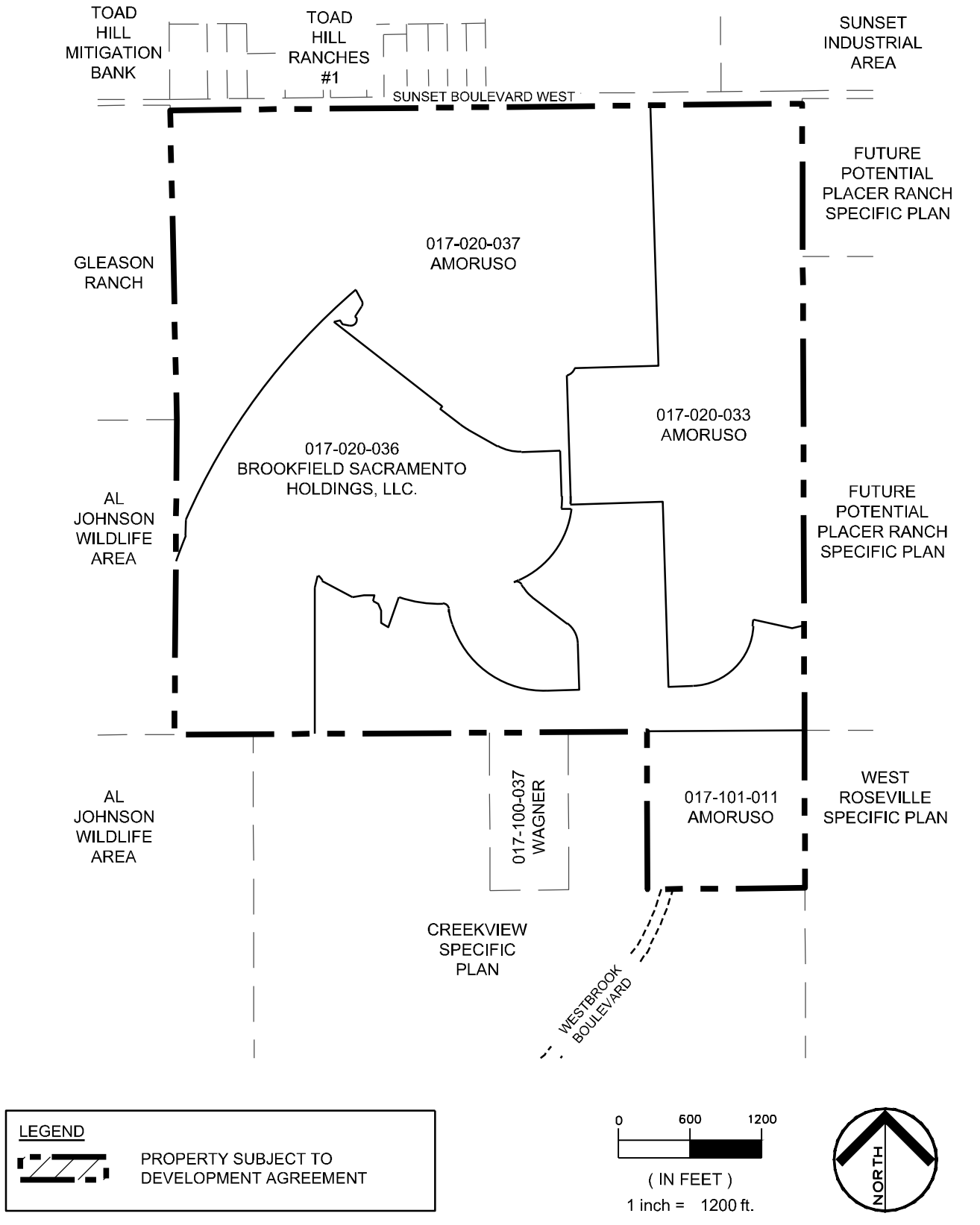
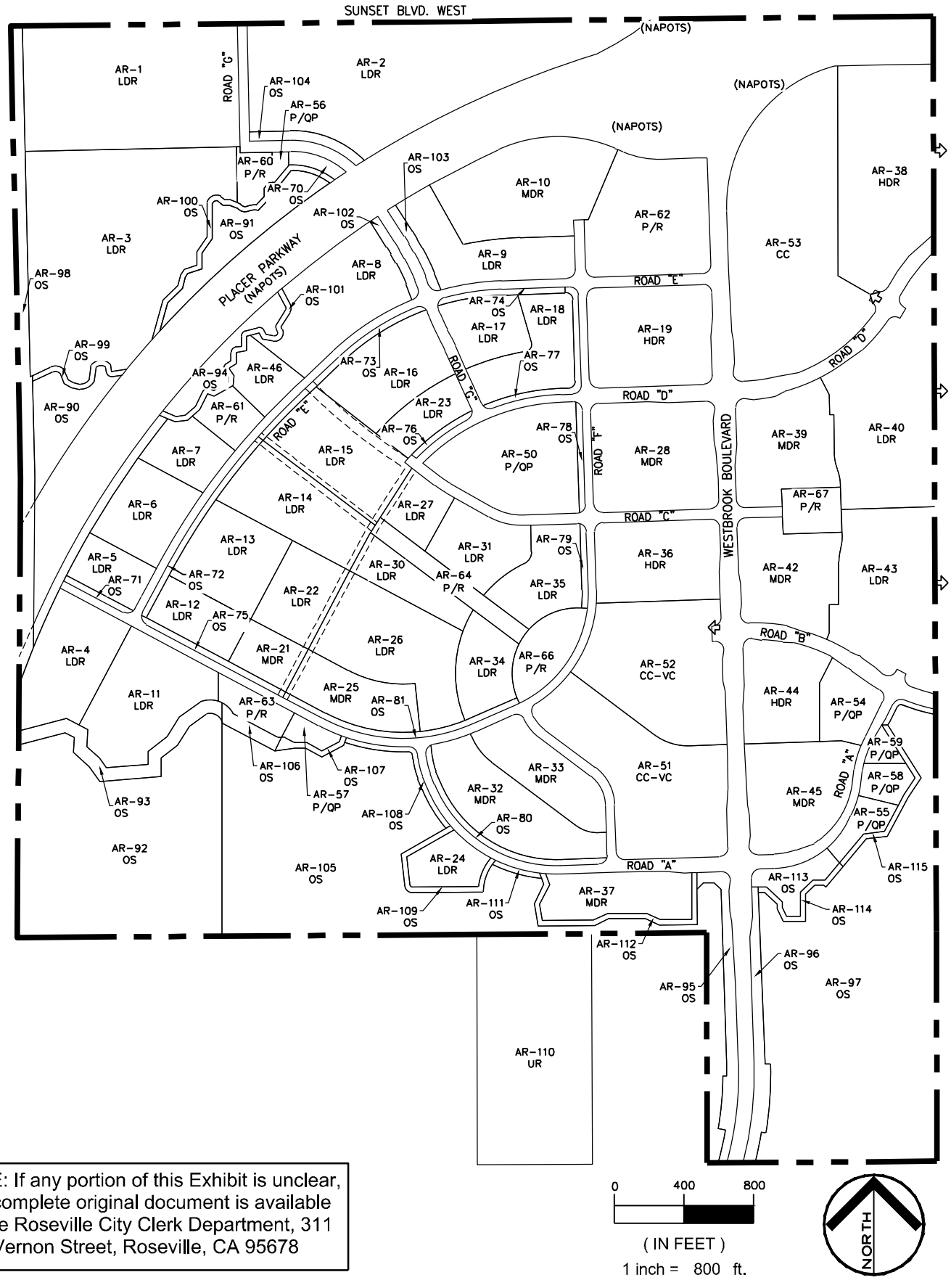
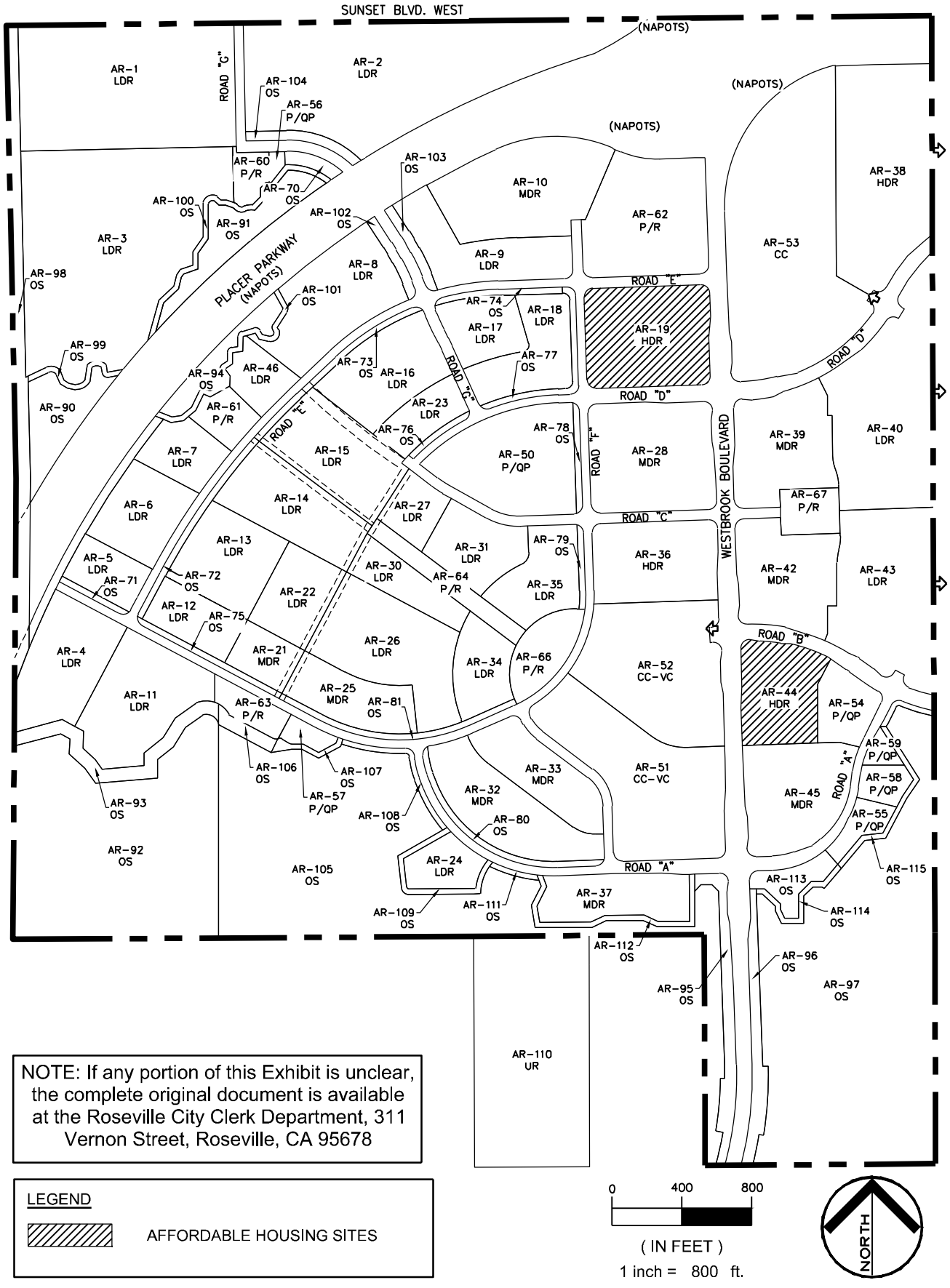


Exhibit E
Land Use Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit F
Affordable Housing Sites

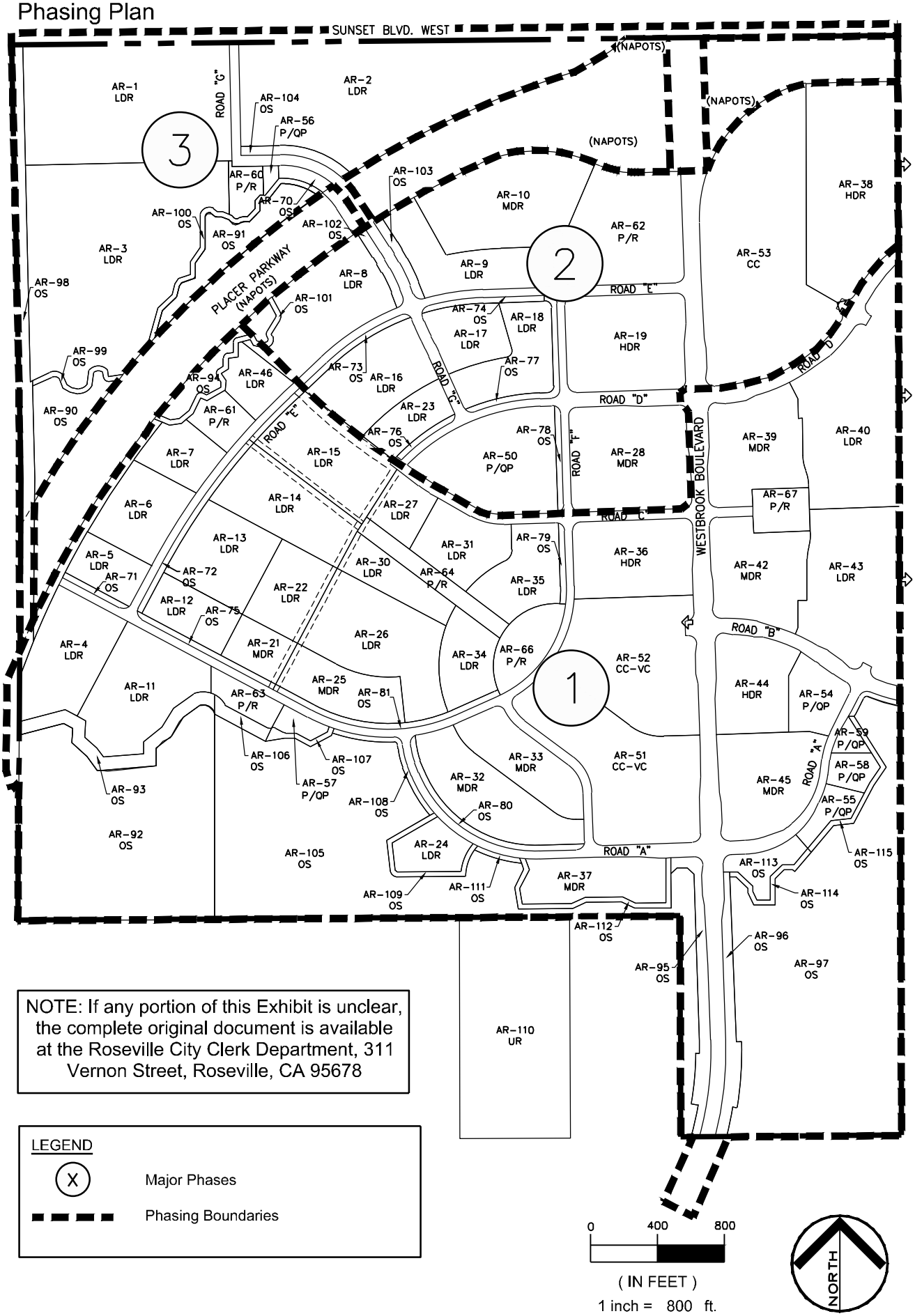


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

AFFORDABLE HOUSING SITES

Exhibit G
Phasing Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

(X) Major Phases

Phasing Boundaries

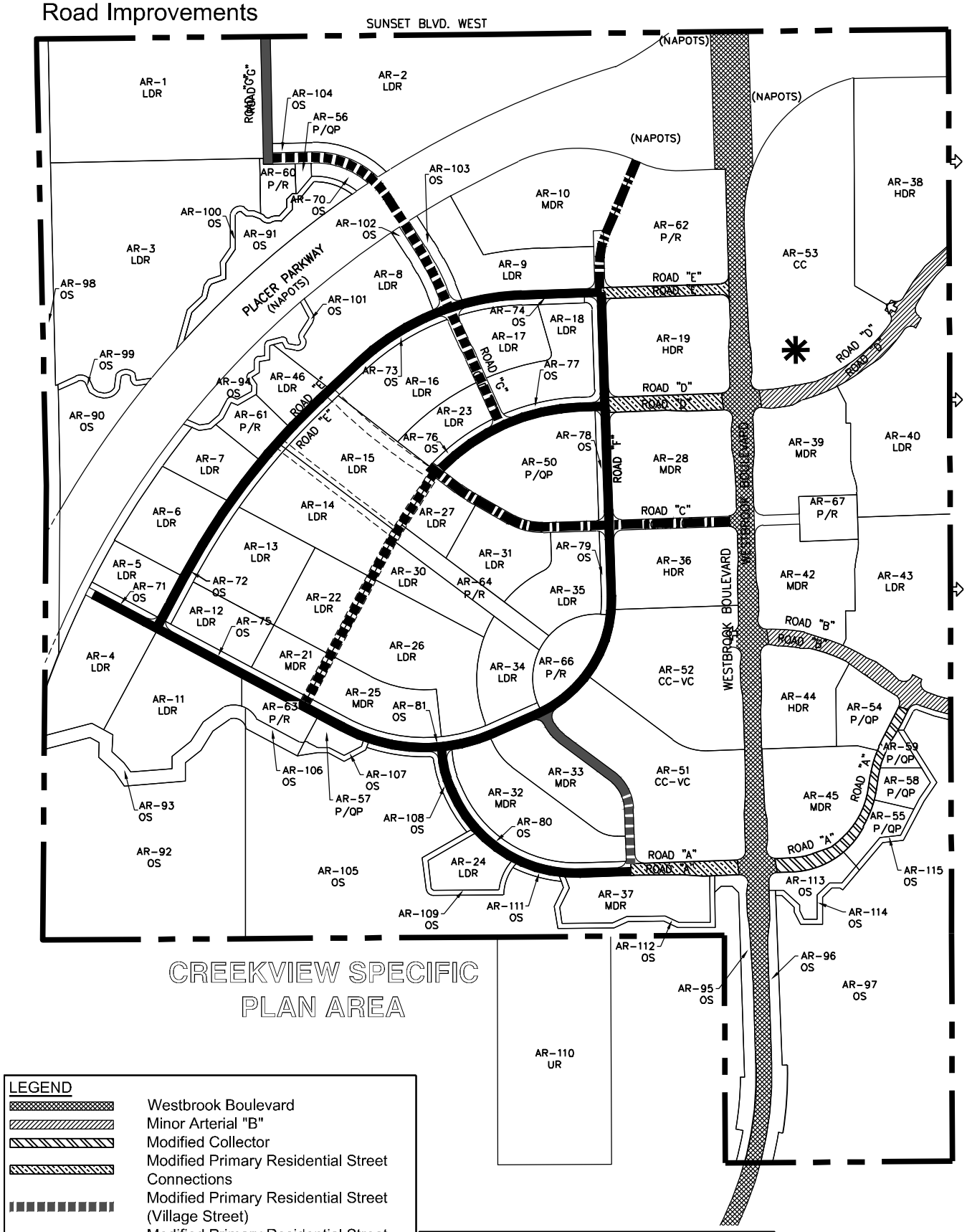
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H
Road Improvements



LEGEND

- Westbrook Boulevard
- Minor Arterial "B"
- Modified Collector
- Modified Primary Residential Street Connections
- Modified Primary Residential Street (Village Street)
- Modified Primary Residential Street with Street Side Paseo
- Modified Primary Residential Street
- Modified Minor Residential Street
- Modified Primary Residential Street - A
- * Park and Ride Location

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

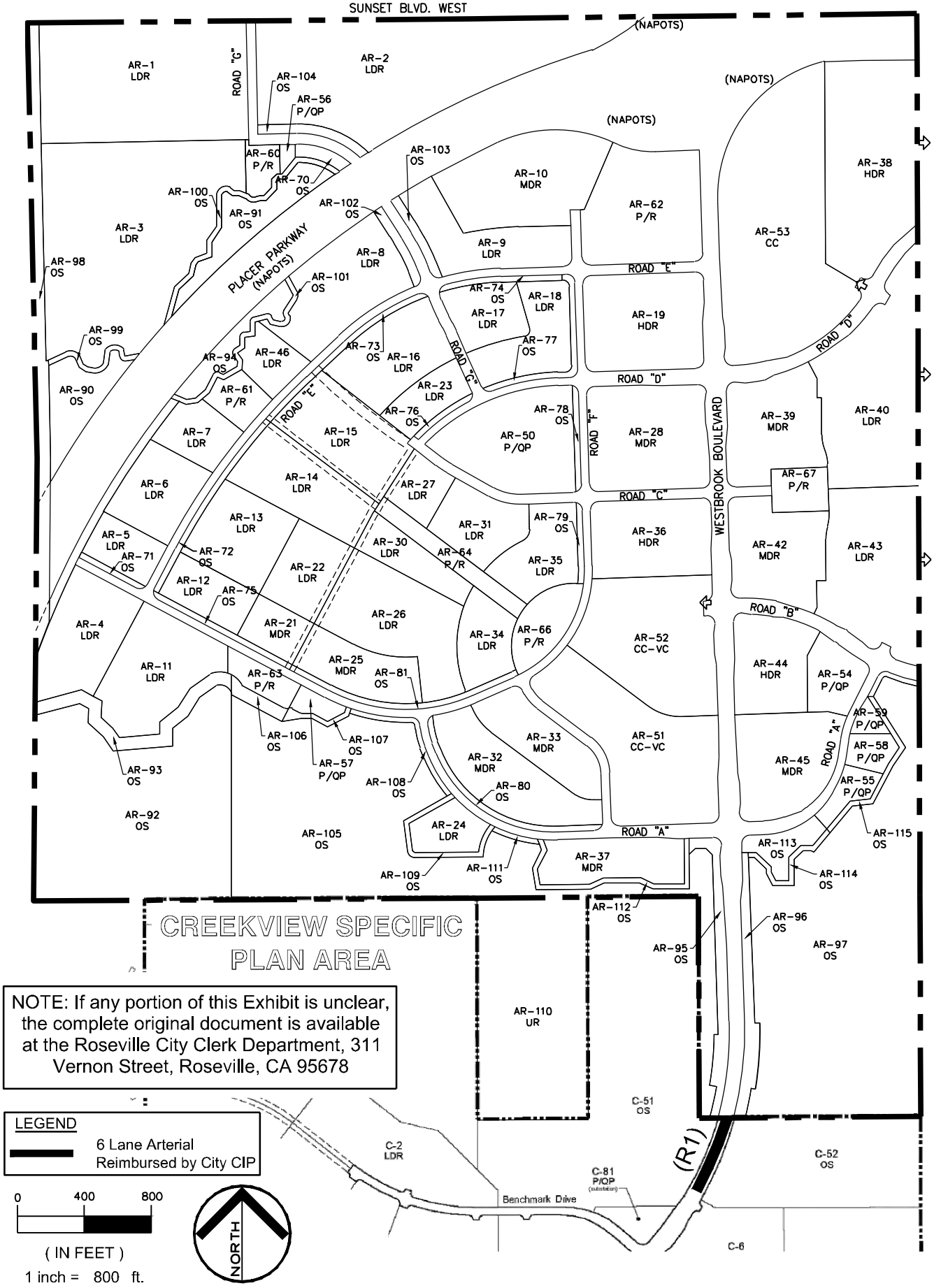
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H-1
Offsite Road Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

6 Lane Arterial
Reimbursed by City CIP

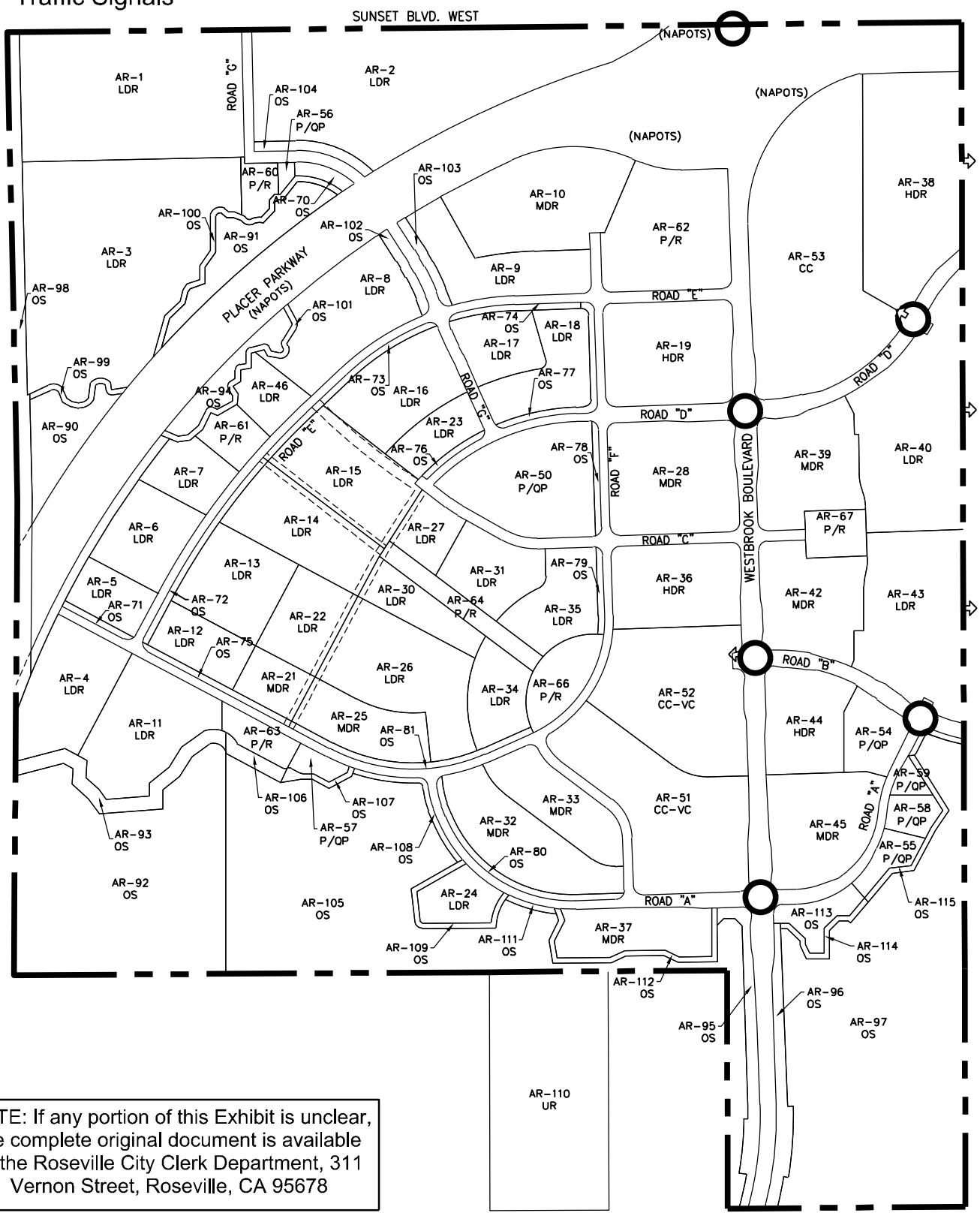
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit I
Traffic Signals



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Traffic Signal

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit J - 1
Wastewater Facilities

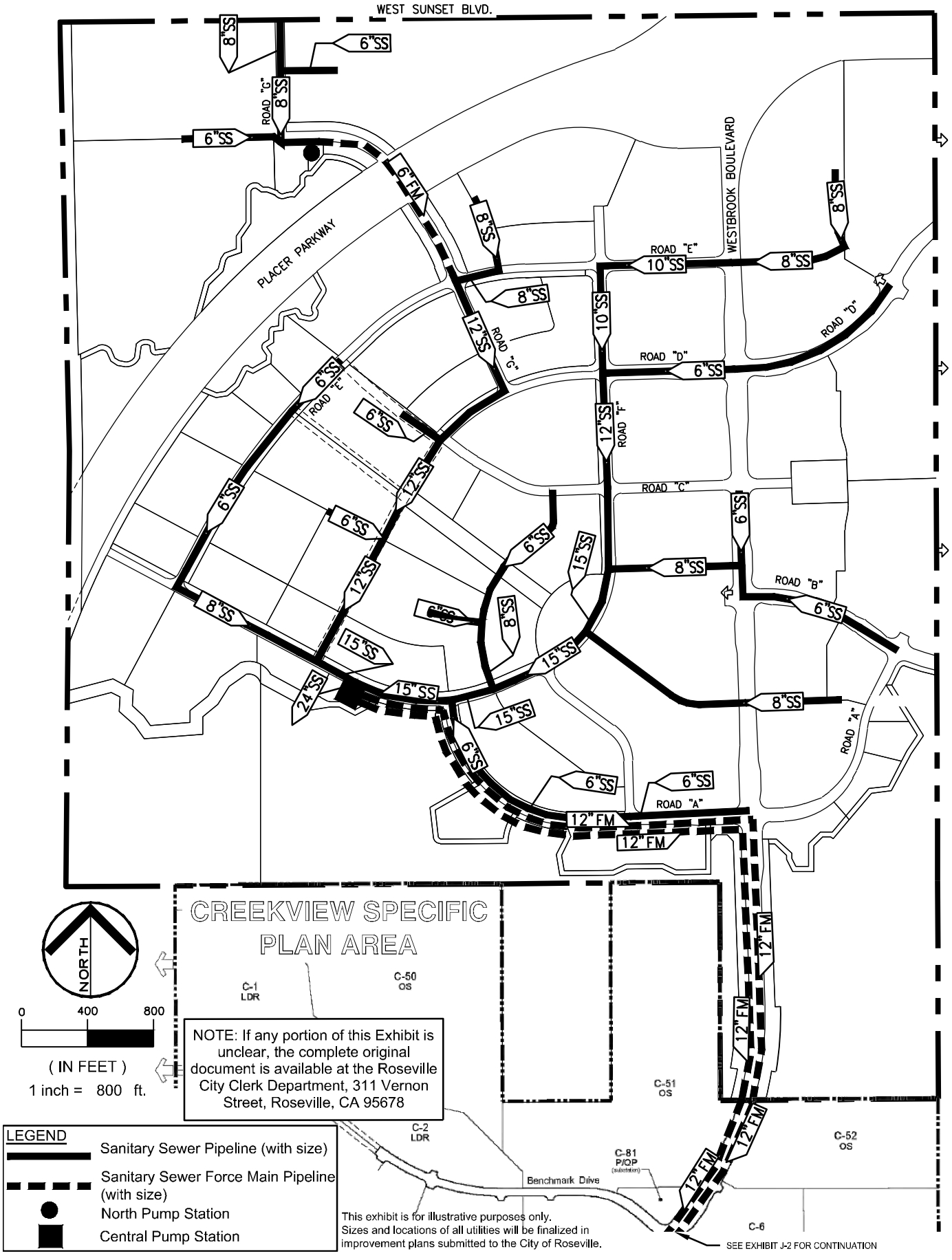
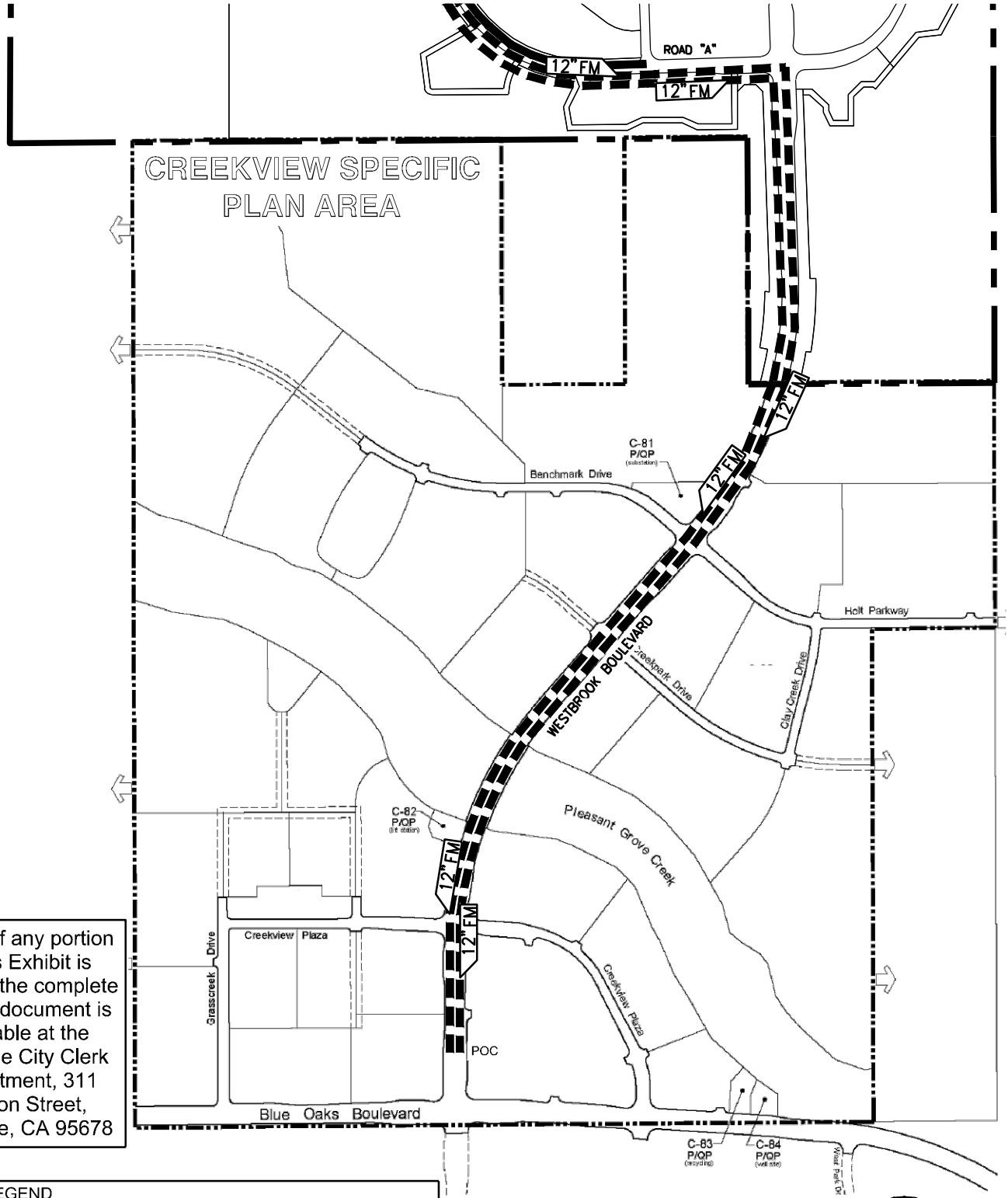


Exhibit J - 2
Wastewater Facilities



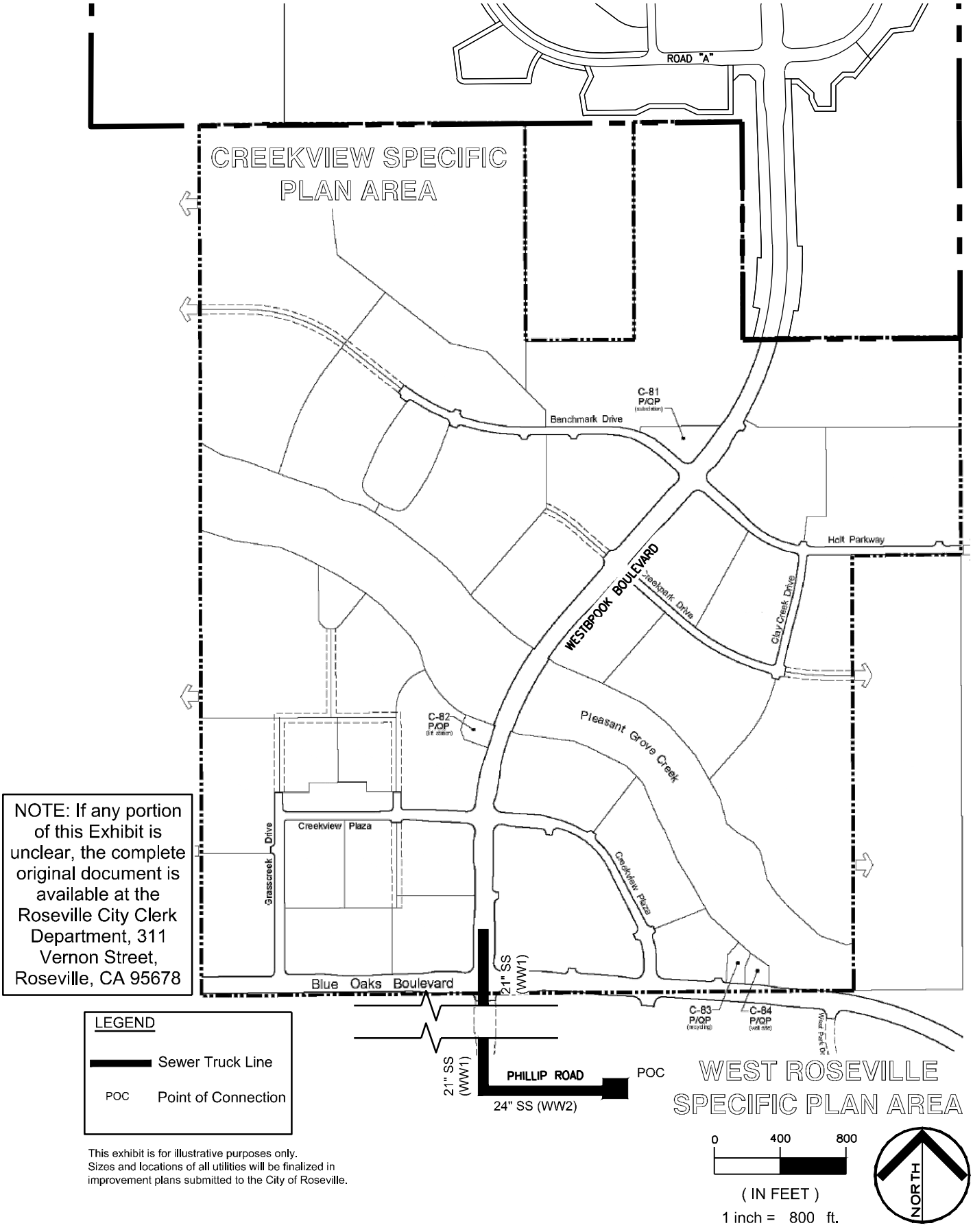
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Sanitary Sewer Pipeline (with size)
- Sanitary Sewer Force Main Pipeline (with size)
- POC — Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit K-1
Offsite Wastewater Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

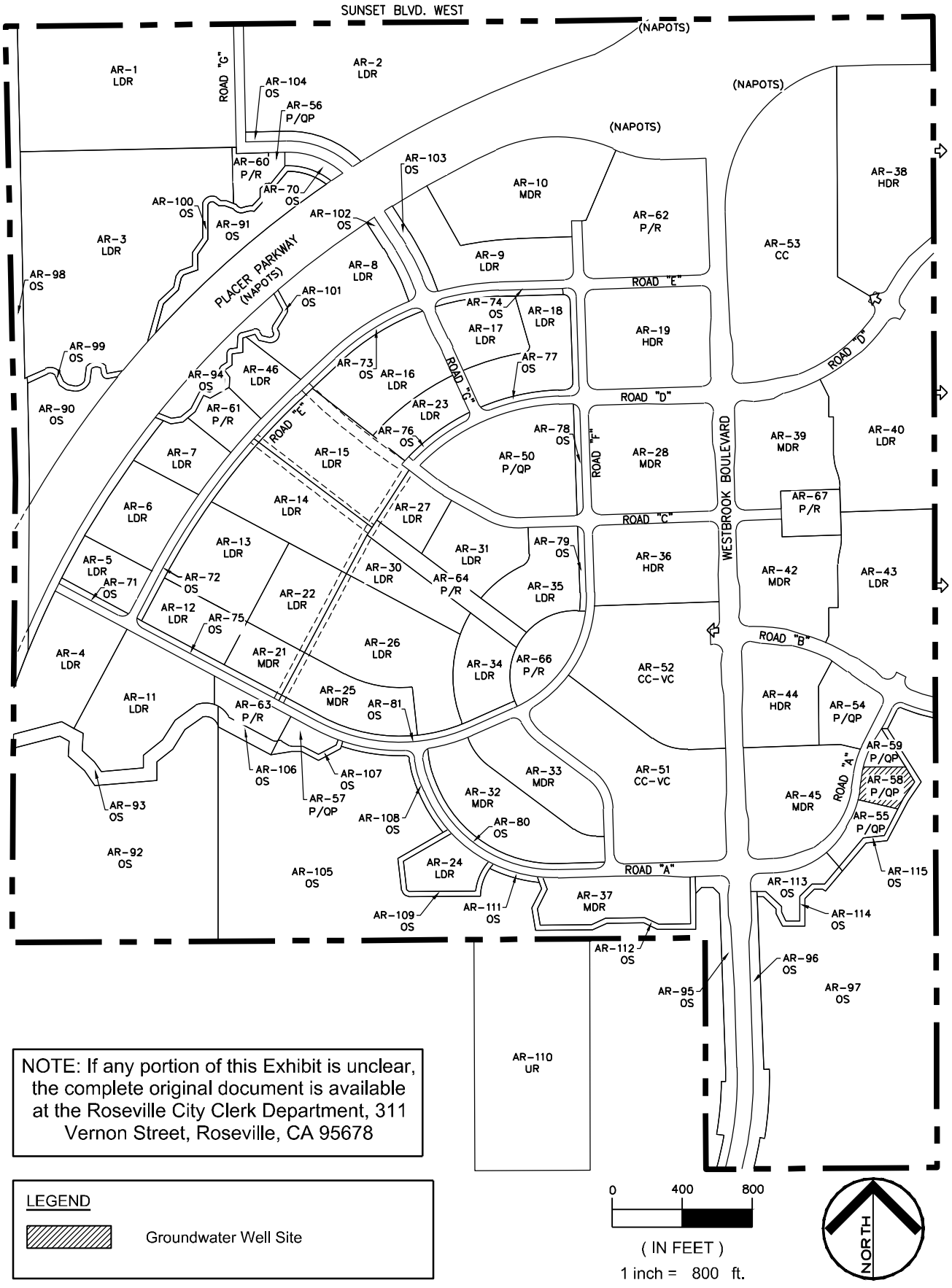
LEGEND

Sewer Truck Line

POC Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit L
Groundwater Well



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Groundwater Well Site

Exhibit M
Water Conservation Plan

Brookfield Residential

Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»Horn

Note: Refer to the City of Roseville for the Original Version with Color Exhibits and Figures

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»Horn

Kimley»Horn

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Kimley»Horn

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Kimley»Horn

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

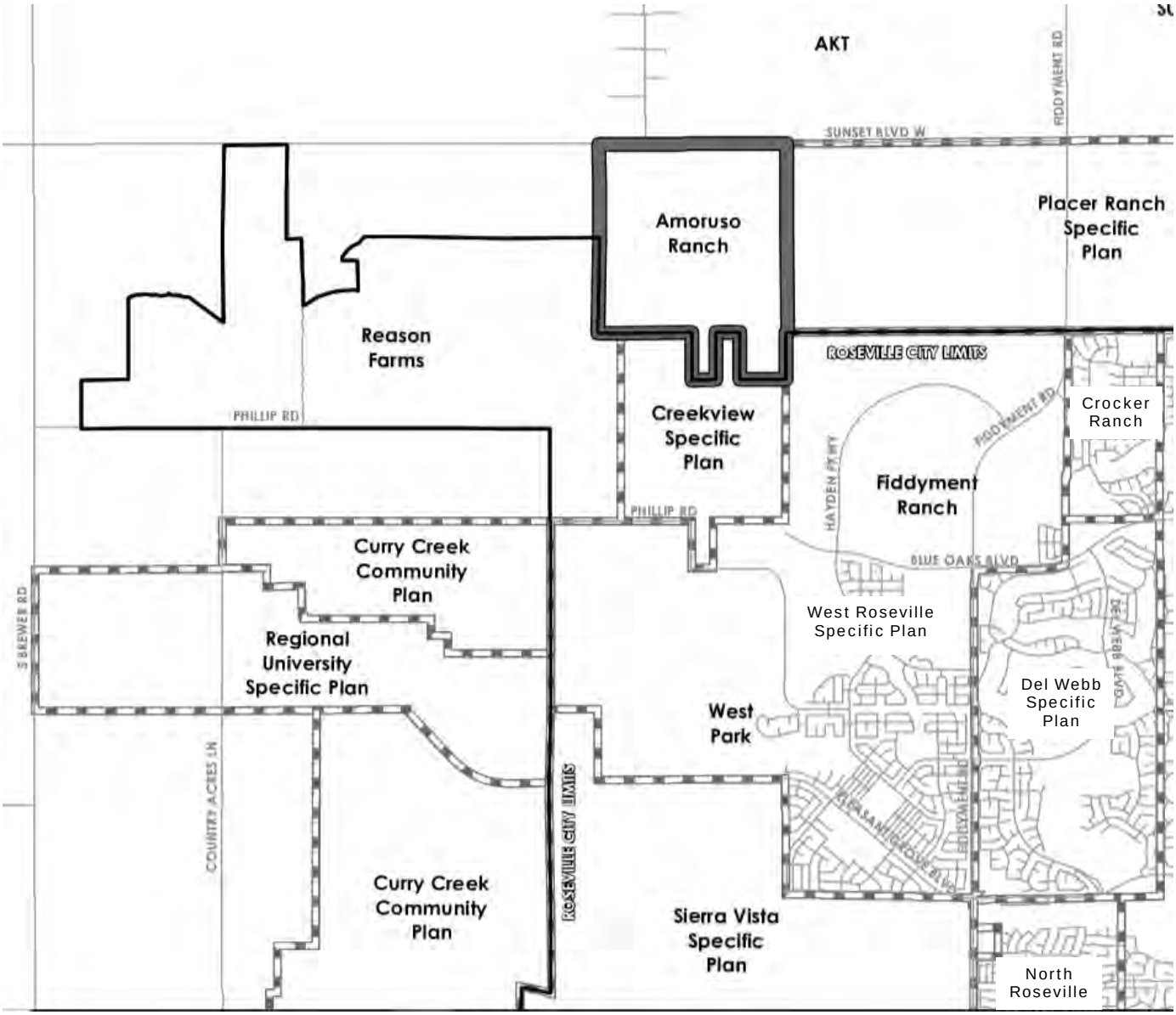


Figure 1 – ARSP Area Project Vicinity

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

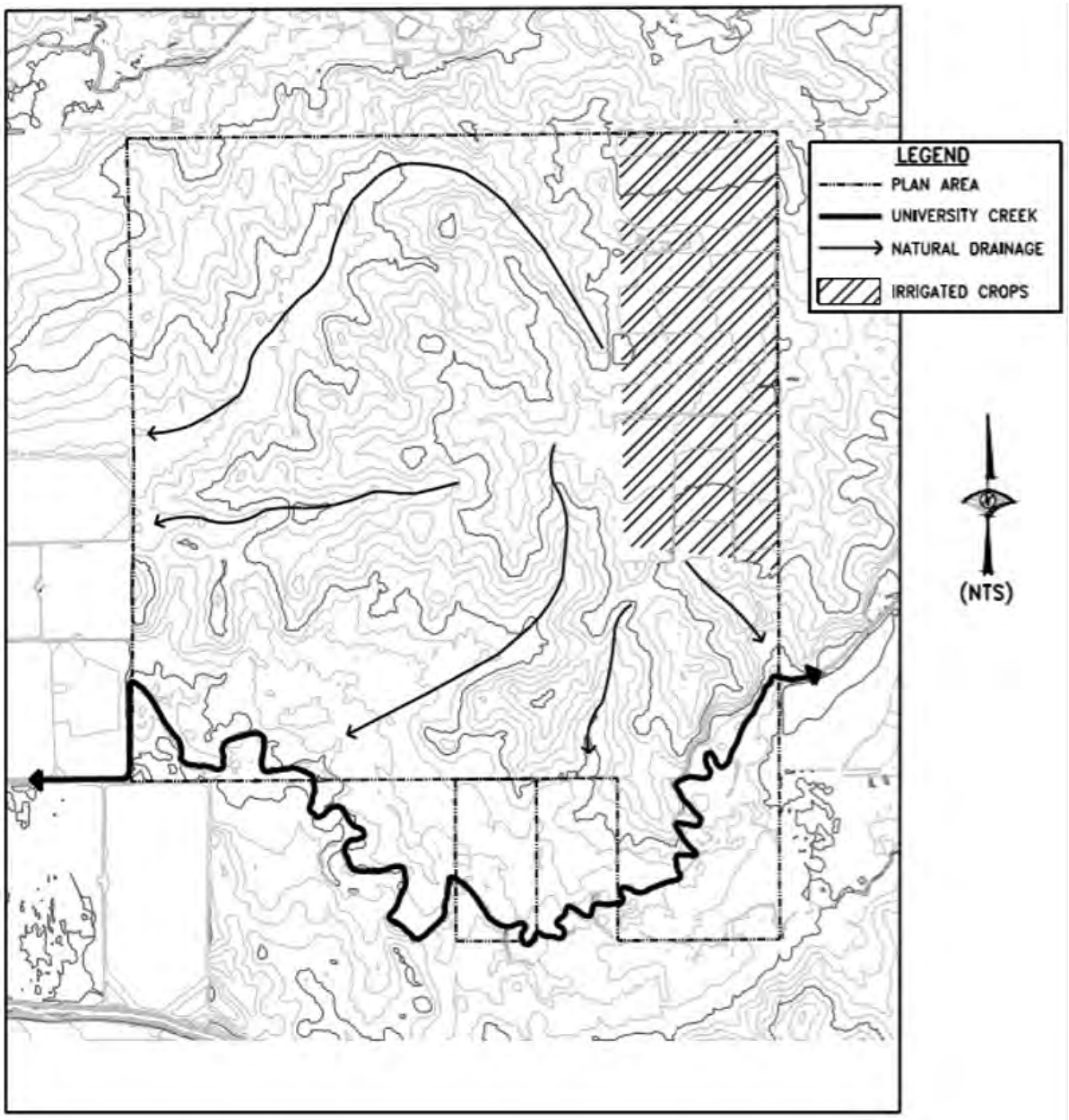


Figure 2 – ARSP Area Pre-Development Conditions

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddyment Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

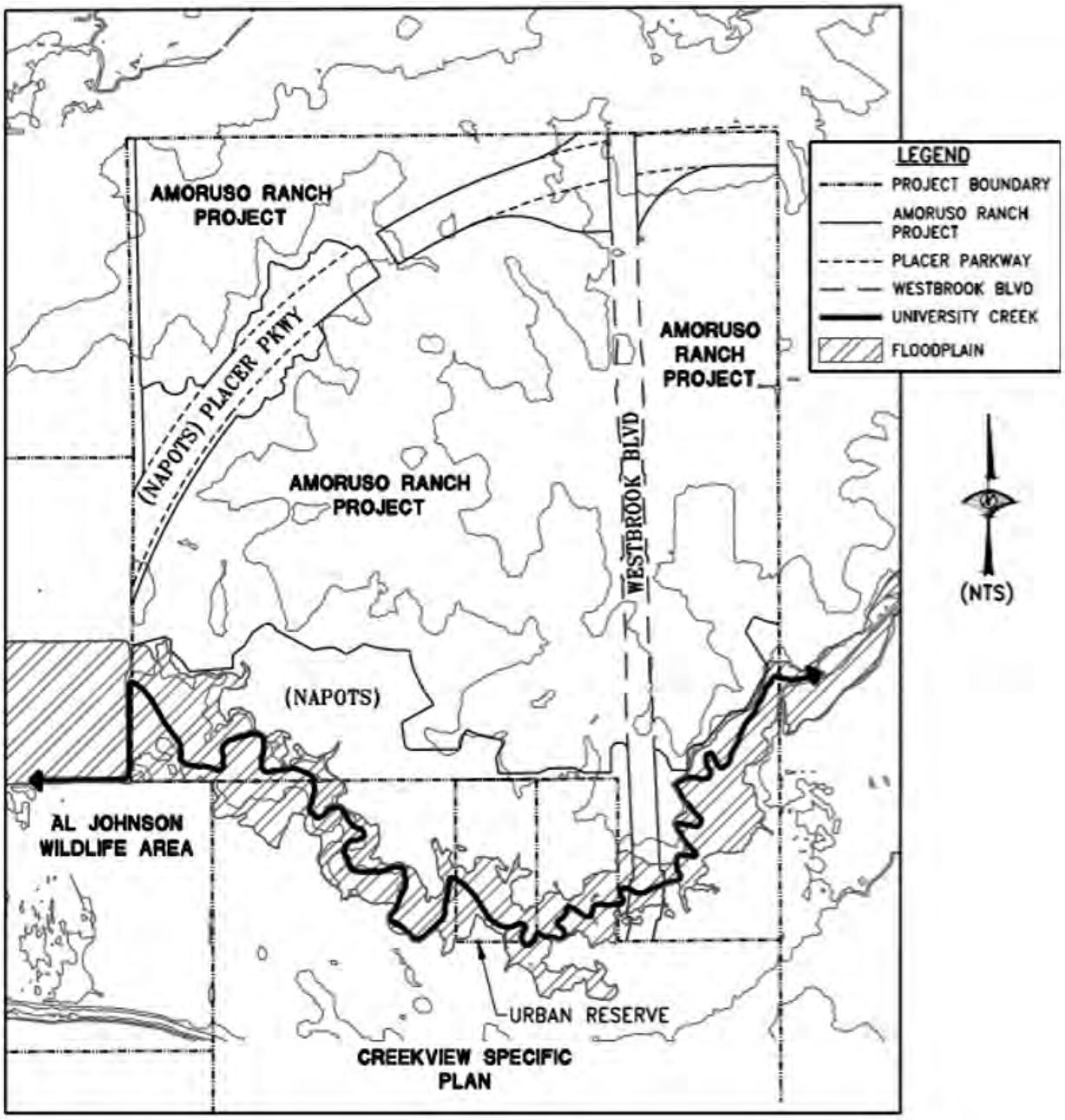


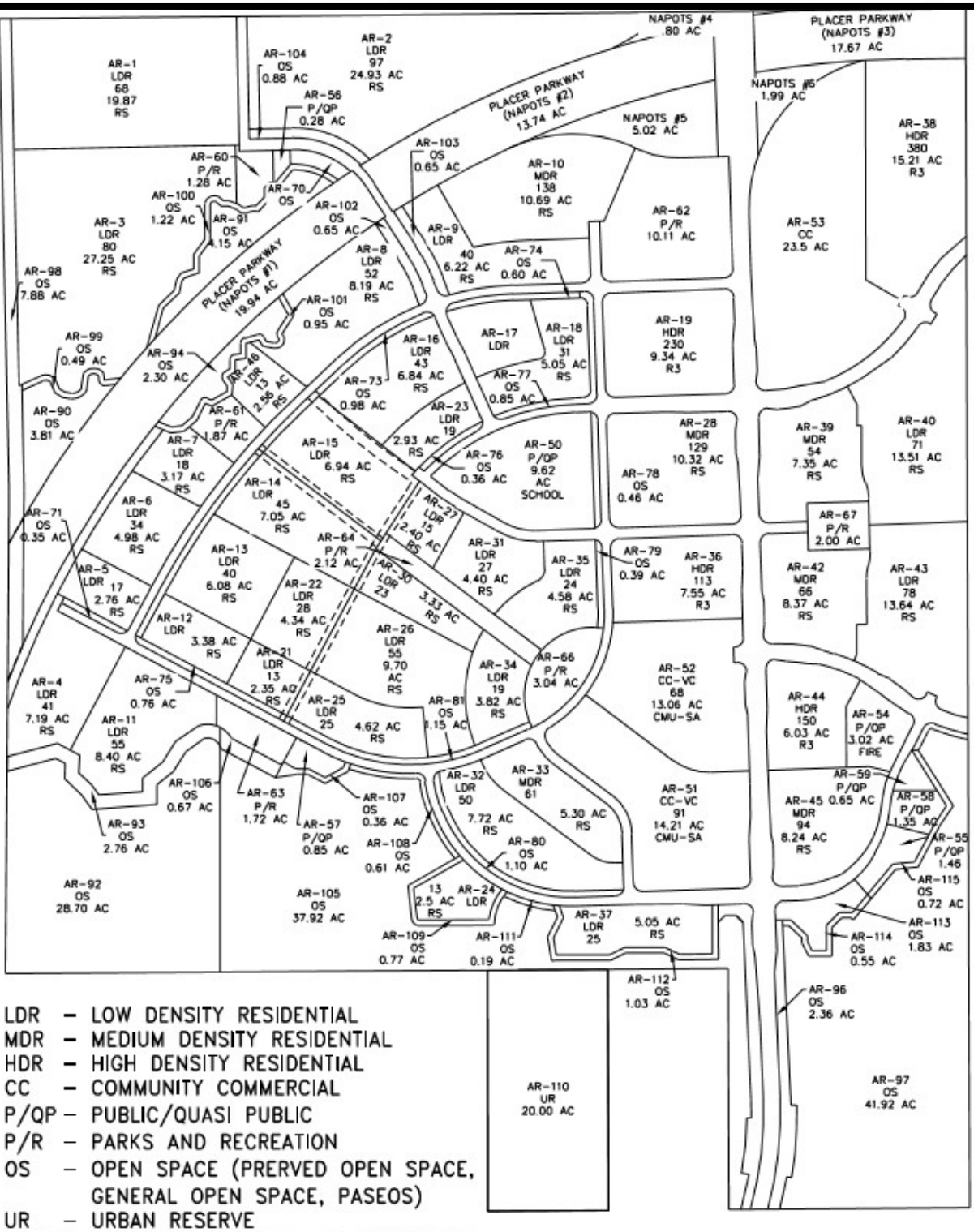
Figure 3 – ARSP Area Opportunities and Constraints

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
CC – COMMUNITY COMMERCIAL
P/QP – PUBLIC/QUASI PUBLIC
P/R – PARKS AND RECREATION
OS – OPEN SPACE (PRERVED OPEN SPACE, GENERAL OPEN SPACE, PASEOS)
UR – URBAN RESERVE
NAPOTS – NOT A PART OF THIS SUBDIVISION

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.6**	**1,185.9**

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

[1] Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[1]
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		**694.4**	**2,827**	**-**	**1,315,659**	**1,473.7**	**1,503.2**

[1] Demand accounts for 2% system losses.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[1]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

[1] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[1]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1,127.4**	**191.82**	**287.73**	**516.97**

[1] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Kimley»Horn

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

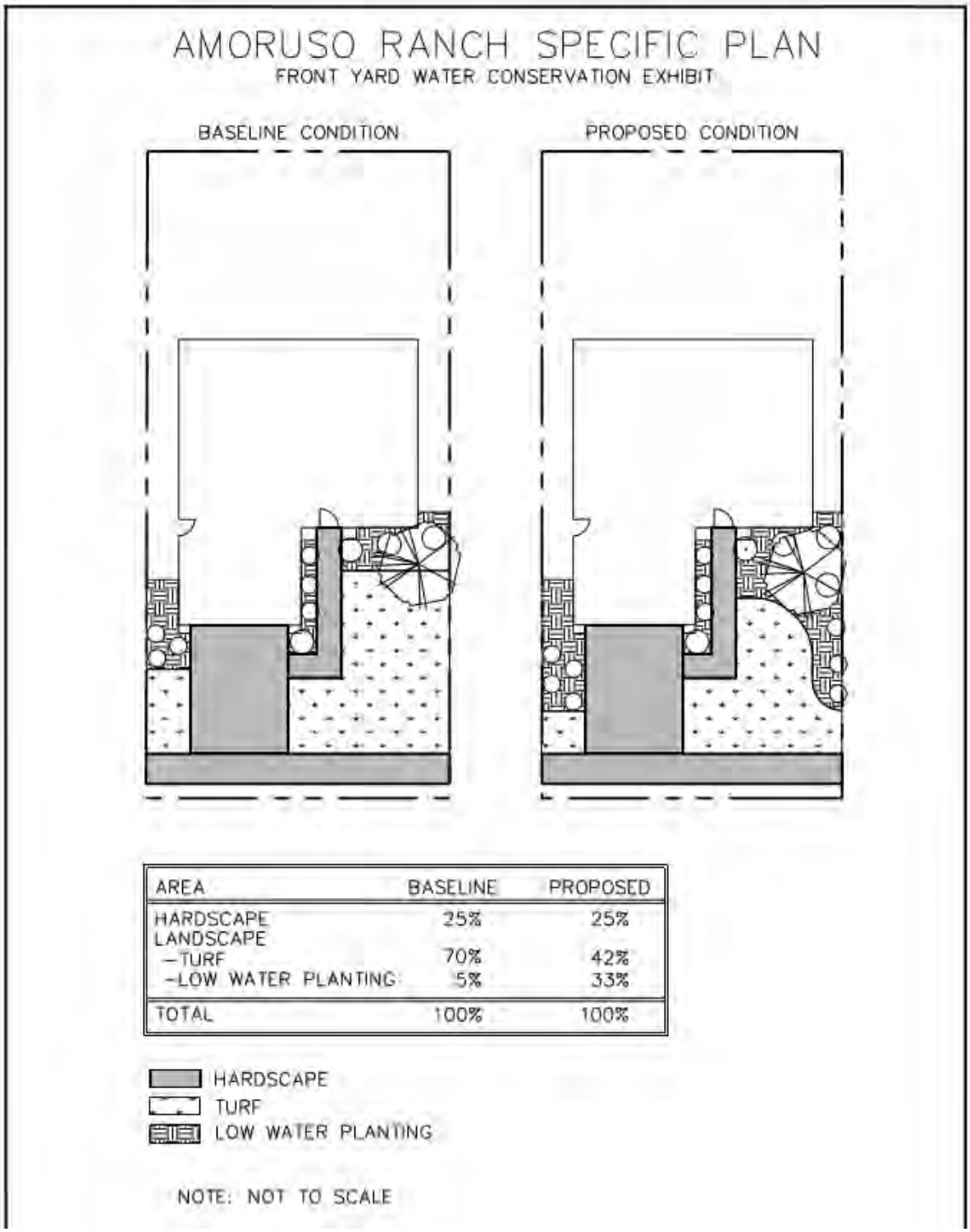


Figure 5 – Front Yard Water Conservation Comparison

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area[1]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
LDR, MDR and HDR[3]	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[4]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**229.24**	**166.40**	**62.84**	**27.4%**	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

[1] As a percentage of the front yard.
[2] Includes 5% existing low water use plantings plus 28% new low water use plantings.
[3] Represents the percentage of the entire exterior area for HDR.
[4] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82\ AFY * \left(\frac{70\%}{71.5\%}\right) = 187.80\ AFY$$

Low Water Use (LDR & MDR):

$$191.82\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 4.02\ AFY$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 4.02\ AFY = 139.24\ AFY$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42\ AFY * \left(\frac{70\%}{71.5\%}\right) = 36.63\ AFY$$

Low Water Use (HDR):

$$37.42\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 0.79\ AFY$$

Reduced Demand Equation (HDR):

$$36.63\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 0.79\ AFY = 27.16\ AFY$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[1]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40\ AFY * 60\%}{80\%} = 51.30\ AFY$$

Demand remaining after turf reduction:

$$68.40\ AFY - 51.30\ AFY = 17.10 AFY$$

Low water plants use 30% of turf demand:

$$17.10\ AFY * 30\% = 5.13\ AFY$$

New irrigation demand:

$$51.30\ AFY + 5.13\ AFY = 56.43\ AFY$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00\ AFY * 60\%}{80\%} = 23.25\ AFY$$

[1]Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00\ AFY - 23.25\ AFY = 7.75\ AFY$$

Low water plants use 30% of turf demand:

$$7.75\ AFY * 30\% = 2.33\ AFY$$

New irrigation demand:

$$23.25\ AFY + 2.33\ AFY = 25.58\ AFY$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24\ AFY * (80\%) = 111.39\ AFY$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[1]	139.24	111.39	27.85	20%	Potable
Residential Properties (Back)[2]	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR)[3]	27.16	21.73	5.43	20%	Recycled
Parks[4]	3.48	2.78	0.70	20%	Potable
Parks[5]	56.43	45.14	11.29	20%	Recycled
Paseos[6]	3.96	3.17	0.79	20%	Potable
Paseos[7]	25.58	20.46	5.12	20%	Recycled
Total	**543.58**	**434.85**	**108.73**	**20%**	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

[1] Annual irrigation demand derived from Table 7.
[2] Annual irrigation demand derived from Table 5.
[3] Annual irrigation demand derived from Table 7.
[4] Annual irrigation demand derived from Table 8.
[5] Annual irrigation demand derived from Table 8.
[6] Annual irrigation demand derived from Table 8.
[7] Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having "instant" hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2{,}827\ DU * 7.5 \frac{gal}{day} * \frac{AF}{325851\ gal} * 365\ day/yr = 23.75\ AFY$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[1]	**1,473.7**	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School)[2]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[3]		86.89	21.84	108.73	7.4%
Recirculating Hot Water System[4]		23.75	0	23.75	1.6%
Total		**164.79**	**49.49**	**214.28**	**14.5%**

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City's water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

[1] Annual demand savings derived from Table 7.
[2] Annual demand savings derived from Table 8.
[3] Annual demand savings derived from Table 9.
[4] Annual demand savings derived from Table 10.

Kimley»Horn

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

Prepared By:

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WOOD RODGERS

Attachment to Exhibit M

TECHNICAL MEMORANDUM

To: City of Roseville

Date: January 27, 2020

Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Amendment has been prepared at the direction of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) planning requirements to address proposed land use changes resulting from the State and Federal Environmental Permitting Processes. The ARSP Amendment modifies the original approved plan dated June 2016.

The ARSP Area consists of approximately 694.4-acres located in the northwest edge of the City of Roseville. The Specific Plan Area is bounded on the west by the Al Johnson Wildlife Area, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hill Ranches #1 area/Sunset Boulevard West.

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high-density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses; public and quasi-public uses for the schools and civic activities such as a fire station; parks and open space uses; and an urban reserve.

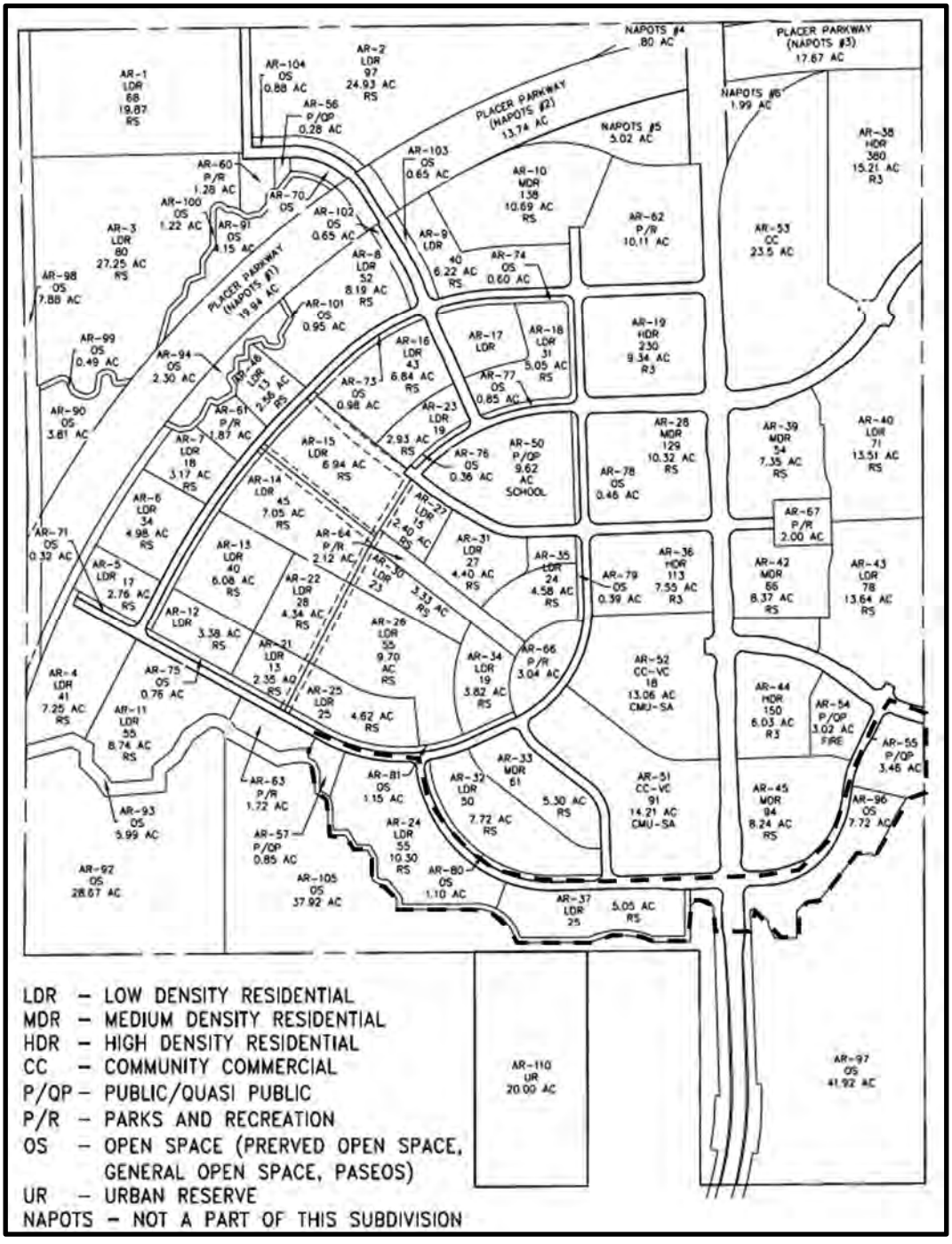
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, adds approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

With the changes in the land use plan, resulting from the environmental permitting processes, the project parameters are identical in terms of the number of units, acres of commercial, and acres of parks. However, the acres of open space have increased from approximately 146-acres to approximately 155-acres with a corresponding reduction in residential land use acreage.

As part of the original Specific Plan, the *"Brookfield Residential, Amoruso Ranch Specific Plan Area, Water Conservation Plan"*, dated April 2016, was prepared by Kimley-Horn and Associates. While the number of units proposed for the Specific Plan Area has not changed, the density of some of the units has been modified, which affects the calculations presented in the referenced Water Conservation Plan. This Technical Memorandum amends the referenced Water Conservation Plan to accommodate the changes in the land use plan.

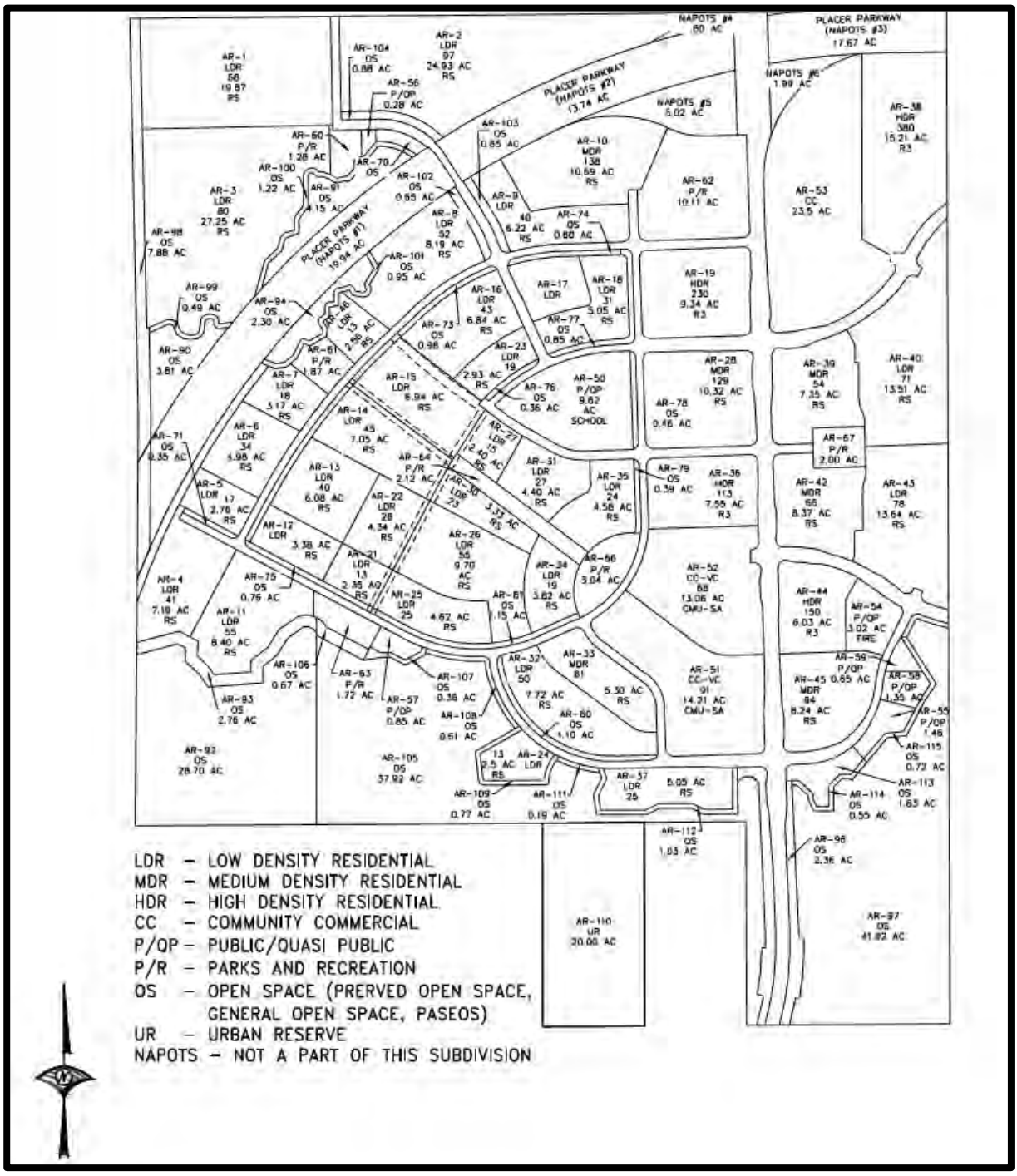
LAND USE PLAN UPDATE

As noted in the Introduction, the major change in the Land Use Plan occurs with the expansion of the open space and the coinciding reduction in the developable acres. The change represents approximately 9-acres that will be added to the open space, transitioning from developable land use. Figure TM-1 depicts the existing approved Land Use Plan that was adopted as part of the Amoruso Ranch Specific Plan in June 2016 by the City of Roseville. It depicts the area that was modified through the environmental permitting processes. The proposed and modified Land Use Plan is shown on Figure TM-2.



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Figure TM-1 – 2016 Approved Land Use Plan



The required modifications in the Land Use Plan occur along the southern edge of development, both to the east and west of Westbrook Boulevard, in locations where the development abuts the open space. The changes are depicted on Figure TM-2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

While the land plan has a reduced number of developable acres, the total unit count has remained the same, with the displaced units reallocated to an existing developable parcel that can support the units, while conforming to the density ranges for the given product types.

Table TM-1 is a comparison of the unit allocation changes throughout the plan area.

Table TM-1
Unit Allocation Comparison

Parcel	Land Use	Acres			Units		
		2016	2019	Net Change	2016	2019	Net Change
AR-24	LDR	10.3	2.5	<7.8>	55	13	<42>
AR-37	LDR	6.28	5.05	<1.23>	33	25	<8>
AR-52	CC-VC	13.06	13.06	0	18	68	50
TOTAL				<9.03>			0

As noted in Table TM-1, the reallocated units are all located in the Community Commercial/Village Center (AR-52). This places the units very close to their original location. This also modifies the units from LDR to be CC/VC where the use factors for these units are consistent with HDR. This is important as it results in lower water use factors and lower wastewater generation rates.

The location of the affected land use parcels is shown on Figure TM-3 and indicated with a “blue circle”.

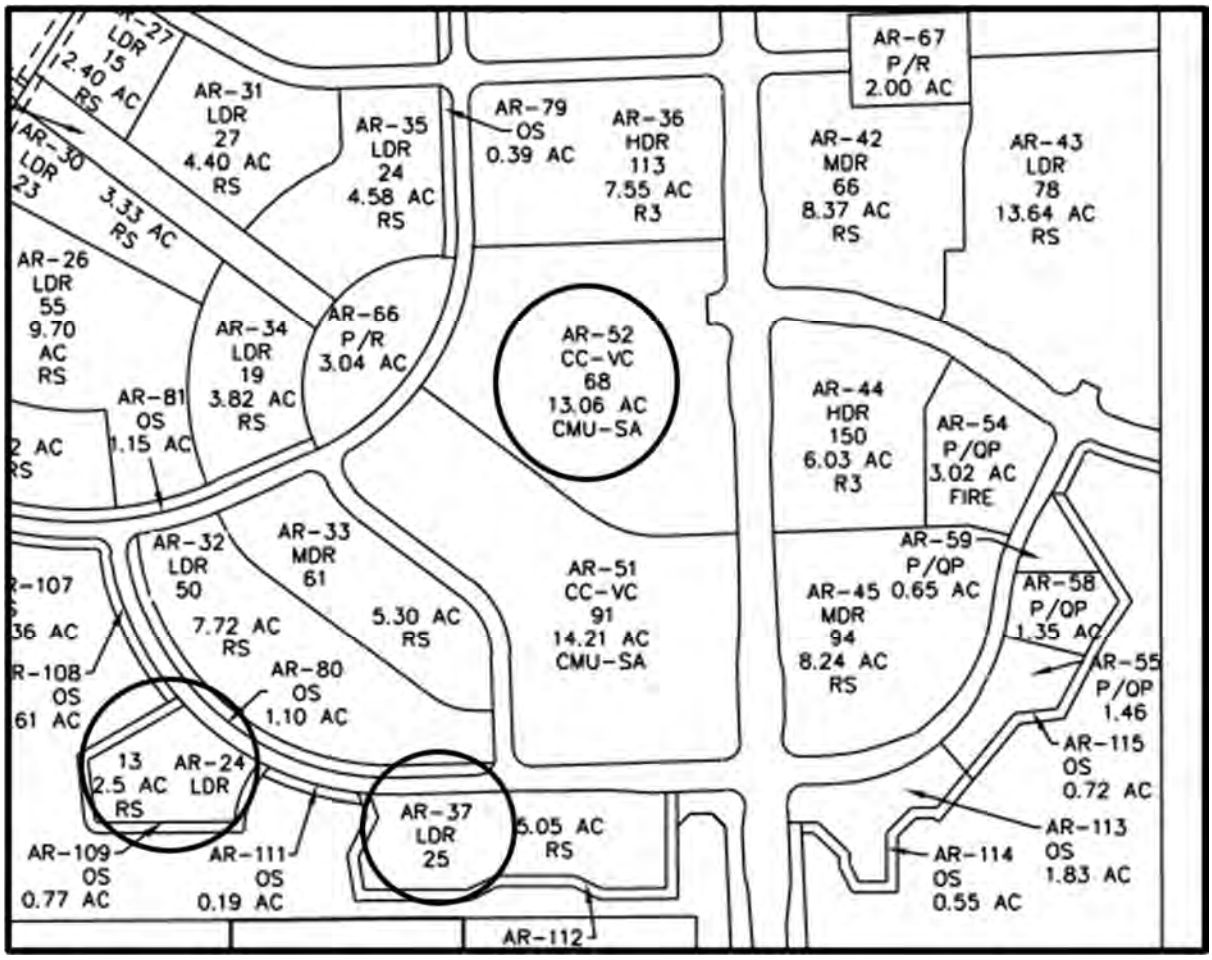


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WATER CONSERVATION PLAN

As noted above, the calculations related to water conservation for the development change as a result in the shift in density of some of the units. Provided below are the revised Water Conservation Plan Tables that have been updated based on the new land plan.

Water Conservation Plan Table 2 - Amended

Amoruso Ranch Specific Plan Amendment
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	351	521	182,871	204.8	208.9
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	159	288	45,792	51.3	52.3
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.60**	**1,185.90**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[1] Demand accounts for 2% system losses.

Water Conservation Plan Table 3 - Amended

Amoruso Ranch Specific Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[2]
Low Density Residential	LDR	239.34	1,252	Varies	634,125	710.3	724.5
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	159	288	45,792	51.3	52.3
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.74	-	2,988	32,091	35.9	36.7
Open Space (General)	OS	37.24	-	0	0	0.0	0.0
Open Space (Preserve)	OS	106.97	-	0	0	0.0	0.0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.06	-	0	0	0.0	0.0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0.0	0.0
Total		**694.4**	**2,827**	**-**	**1,304,098**	**1,460.78**	**1,489.99**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[2] Demand accounts for 2% system losses.

Water Conservation Plan Table 4 - Amended

Amoruso Ranch Specific Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[3]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[3] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

Water Conservation Plan Table 5 - Amended

Amoruso Ranch Specific Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	710.3	144.90	217.35	362.25
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[4]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1098.2**	**185.86**	**278.79**	**502.07**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[4] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Water Conservation Plan Table 7 - Amended

Amoruso Ranch Specific Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[5]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	185.70	134.8	50.90	30.0%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**223.12**	**161.96**	**61.16**	**27.4%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[5] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Water Conservation Plan Table 8 - Amended

Amoruso Ranch Specific Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[6]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[6]Annual water demand derived from Table 3.

Water Conservation Plan Table 9 - Amended

Amoruso Ranch Specific Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[7]	134.80	107.84	26.96	20%	Potable
Residential Properties (Back)[8]	278.79	223.03	55.76	20%	Potable
Residential Properties (HDR)[9]	27.16	21.73	5.43	20%	Recycled
Parks[10]	3.48	2.78	0.7	20%	Potable
Parks[11]	56.43	45.14	11.29	20%	Recycled
Paseos[12]	3.96	3.17	0.79	20%	Potable
Paseos[13]	25.58	20.46	5.12	20%	Recycled
Total	**530.20**	**424.15**	**106.05**	**20%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[7] Annual irrigation demand derived from Table 7.

[8] Annual irrigation demand derived from Table 5.

[9] Annual irrigation demand derived from Table 7.

[10] Annual irrigation demand derived from Table 8.

[11] Annual irrigation demand derived from Table 8.

[12] Annual irrigation demand derived from Table 8.

[13] Annual irrigation demand derived from Table 8.

Water Conservation Plan Table 10 - Amended

Amoruso Ranch Specific Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	**2,827**	**7.5**	**23.75**	**1.6%**	**Potable**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 11 - Amended

Amoruso Ranch Specific Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[14]	1,460.78	50.90	10.26	61.16	4.2%
Non-Residential (Parks, ROW, School)[15]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[16]		84.21	21.84	106.05	7.3%
Recirculating Hot Water System[17]		23.75	0	23.75	1.6%
Total		**160.43**	**49.49**	**209.92**	**14.4%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[14] Annual demand savings derived from Table 7.

[15] Annual demand savings derived from Table 8.

[16] Annual demand savings derived from Table 9.

[17] Annual demand savings derived from Table 10.

Exhibit N
Water Facilities

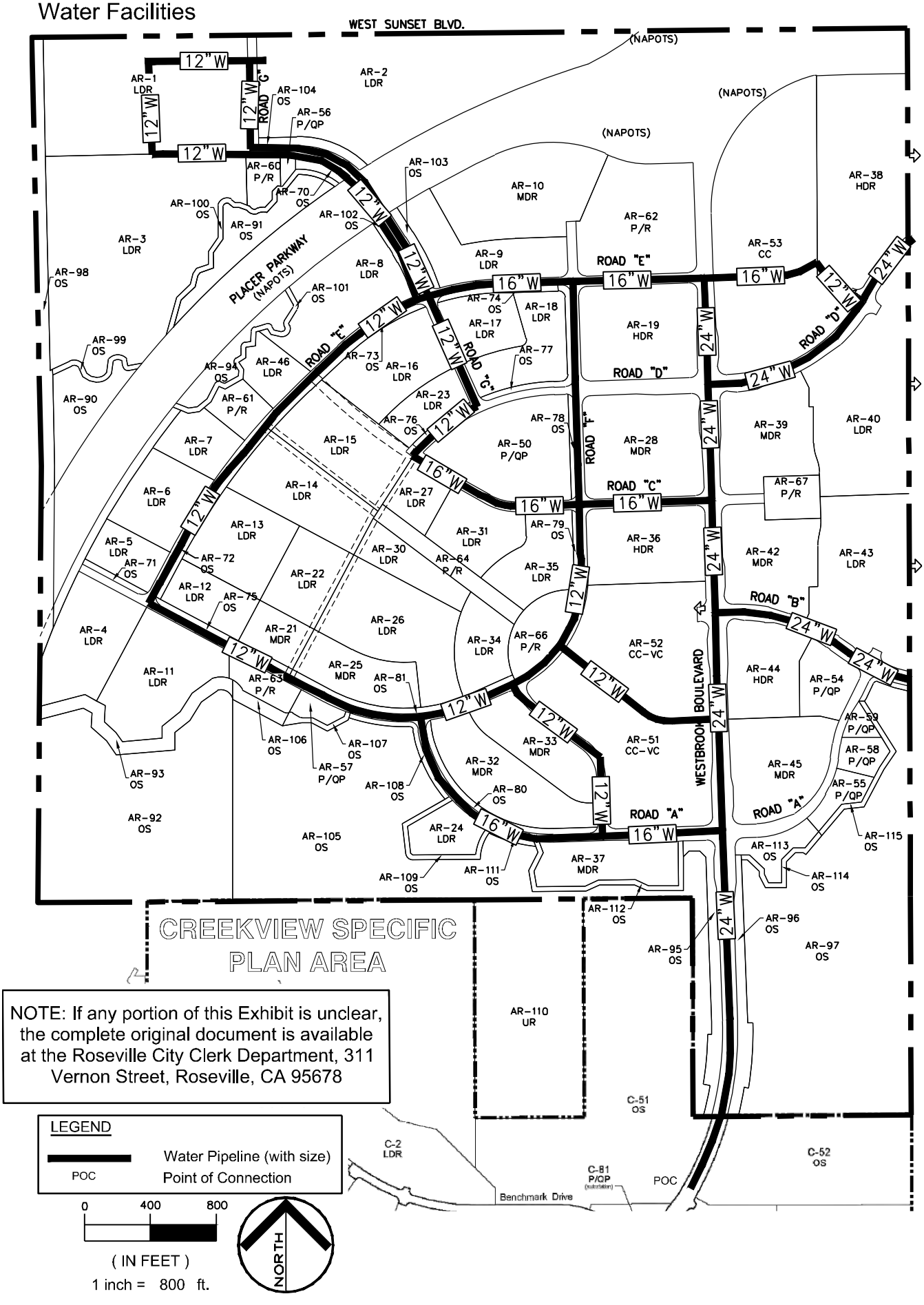


Exhibit O-1
Water Facilities For Reimbursement

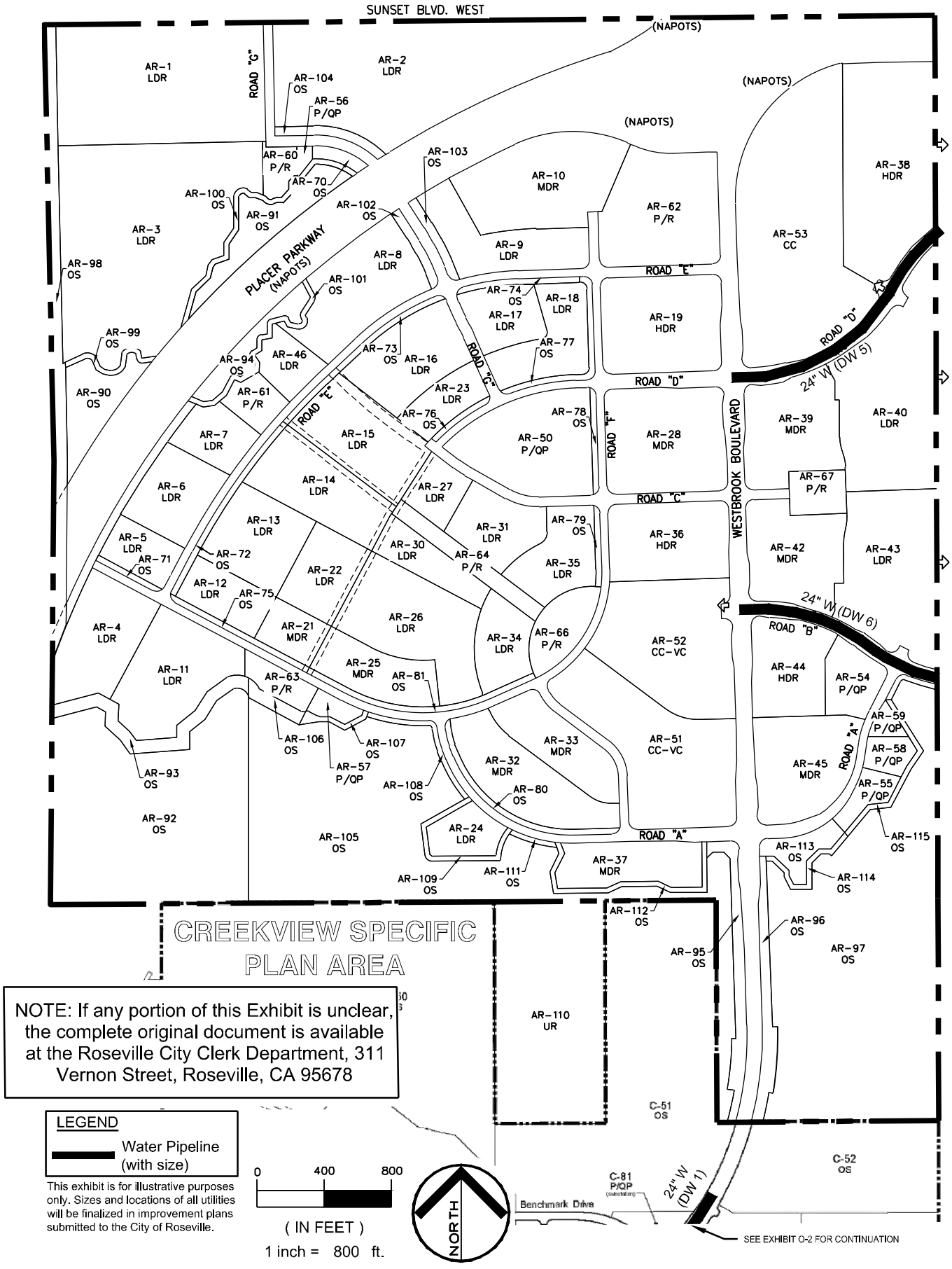


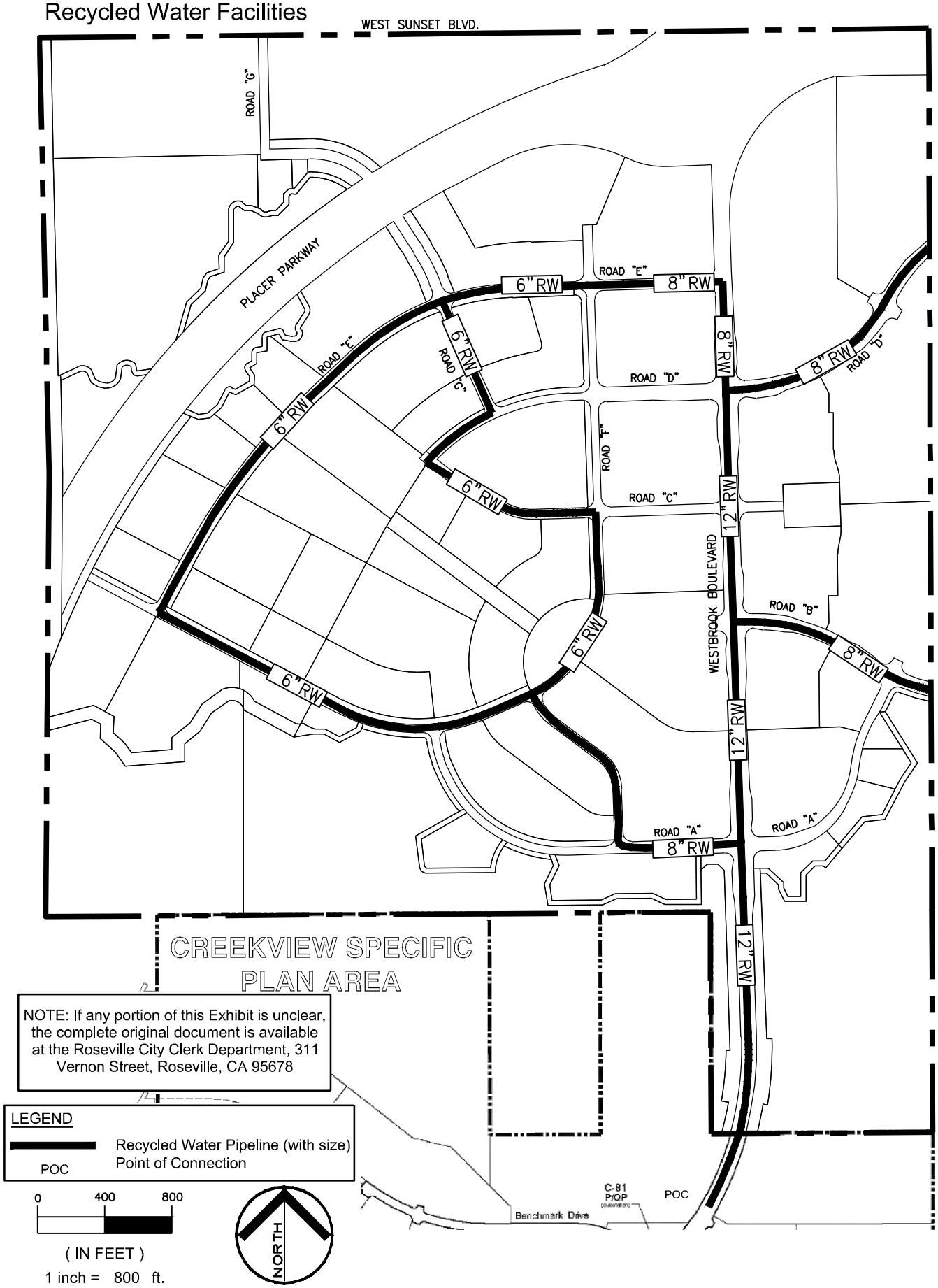
EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm)[4]	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	$ 318,240	58.14%	$185,028
2	DW2	24"	2,790'	932	1,675	CSP	$ 815,040	55.64%	$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	$ 630,000	43.70%	$275,301
4	DW4	24"	Per CSP DA[7]	78	180	CSP	$ 389,000	43.33%	$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm)[5]	Reimbursable From	Overall Reimbursement Cost	% Reimbursement[6]	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit P
Recycled Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Recycled Water Pipeline (with size)

POC Point of Connection

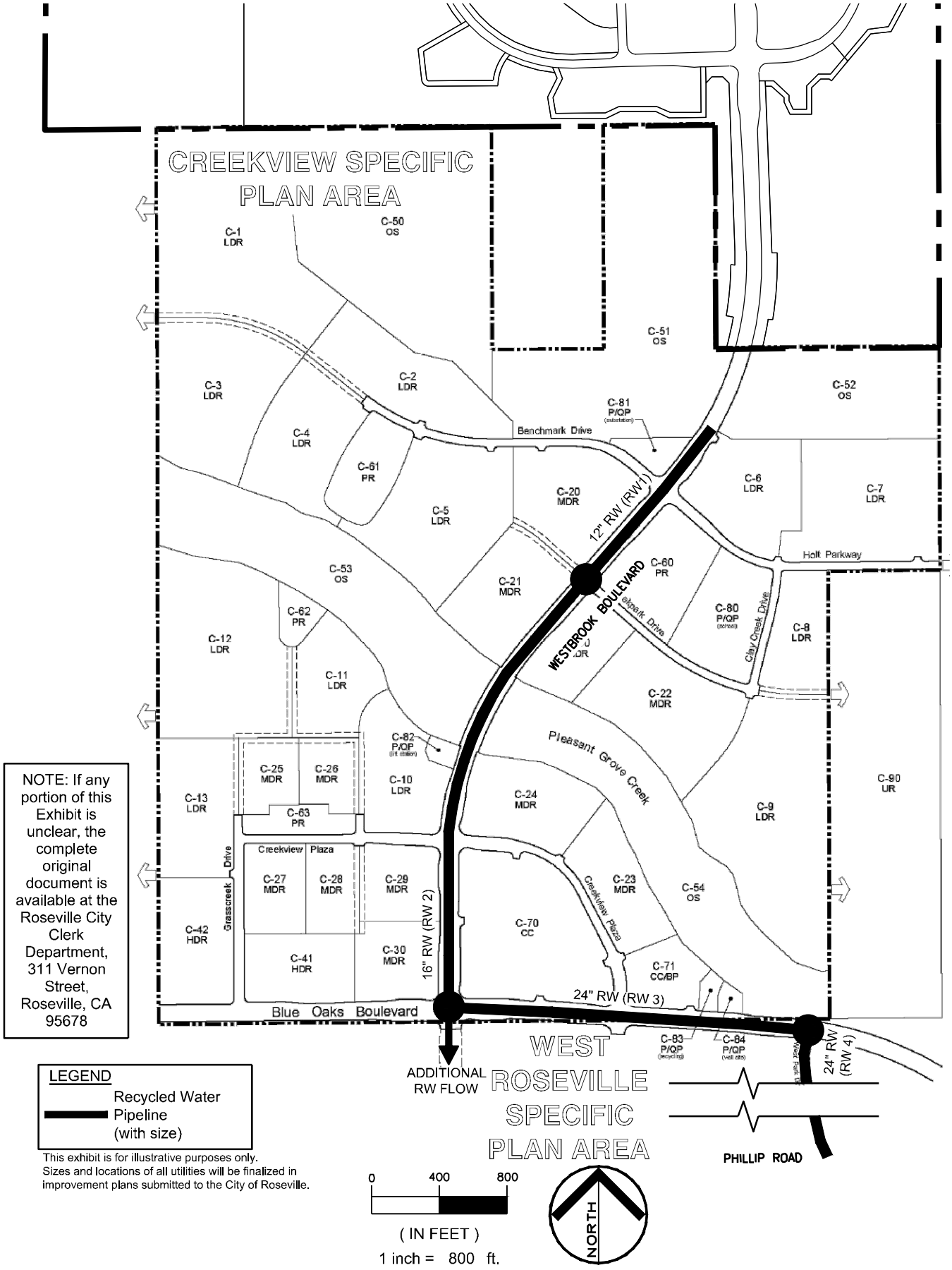
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

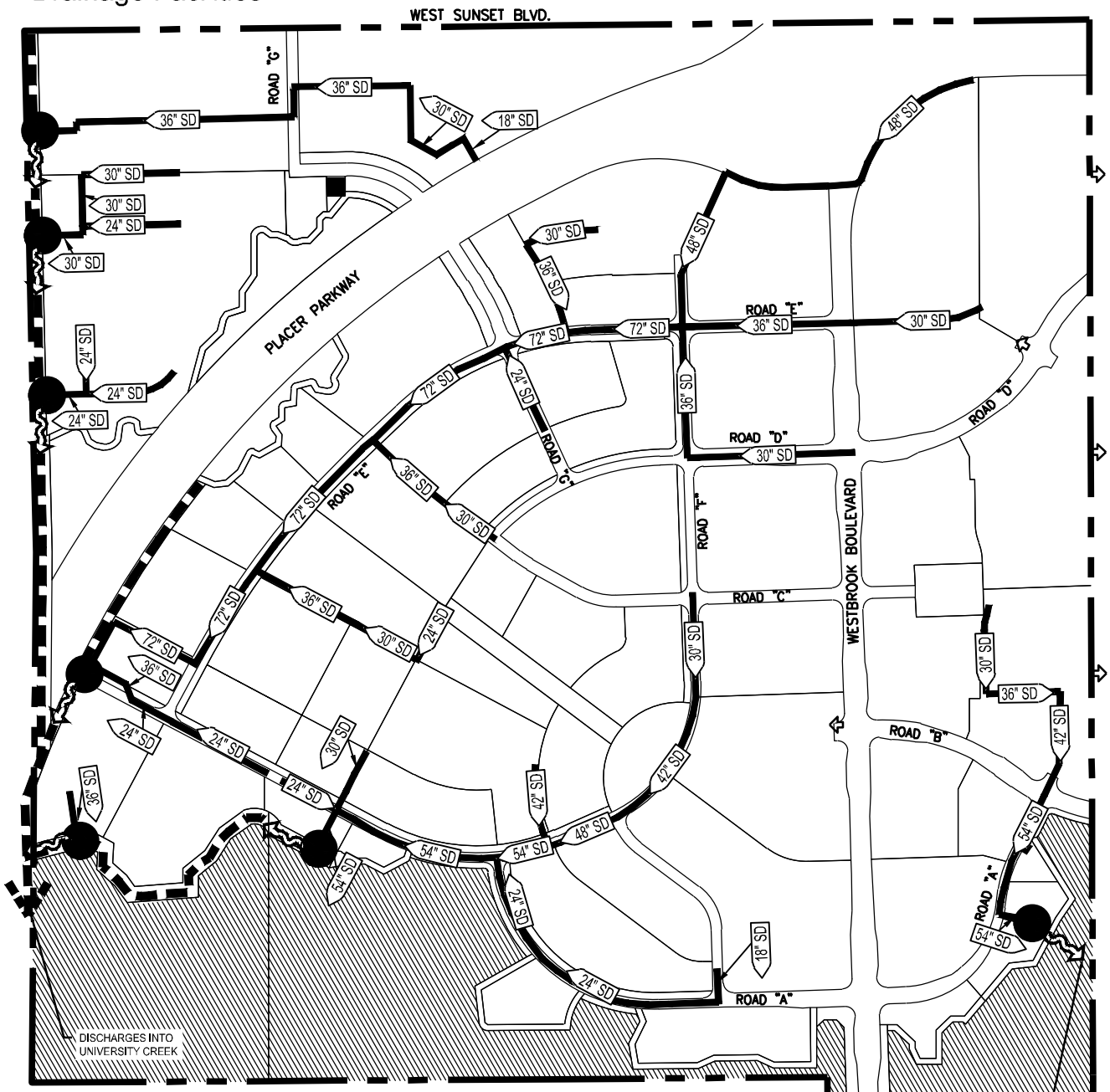
Exhibit Q-1
Offsite Recycled Water Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit R
Drainage Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Major Storm Drain Pipeline (with size)
- Open Space
- Stormwater Open Channel
- Storm Drain Outfall
- Storm Drain Pump Station (Road G)
- Bioswale (Conceptual Locations)

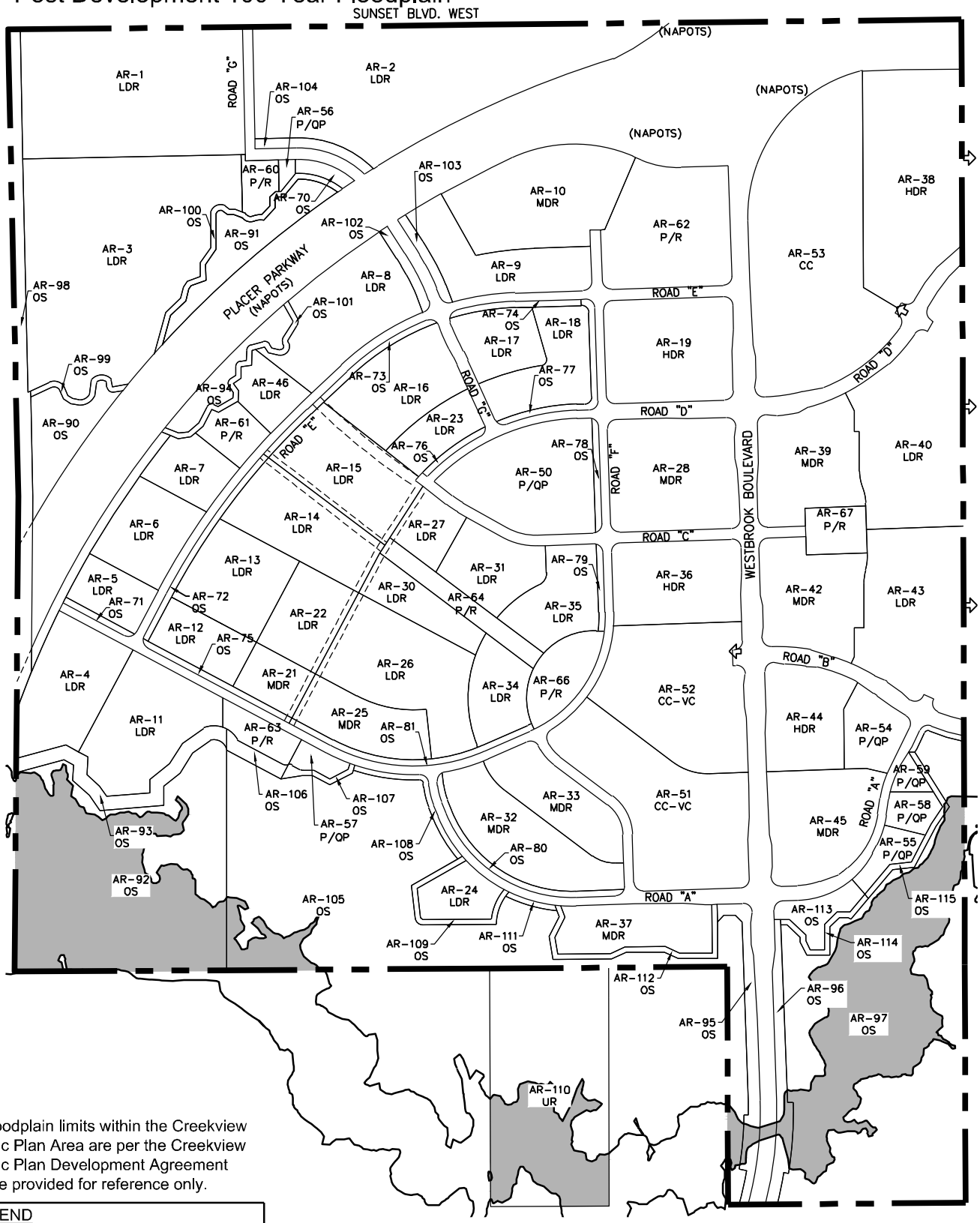
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit S
Post Development 100 Year Floodplain



Note:
The floodplain limits within the Creekview Specific Plan Area are per the Creekview Specific Plan Development Agreement and are provided for reference only.

LEGEND

Post Development 100 Year Floodplain

0 400 800

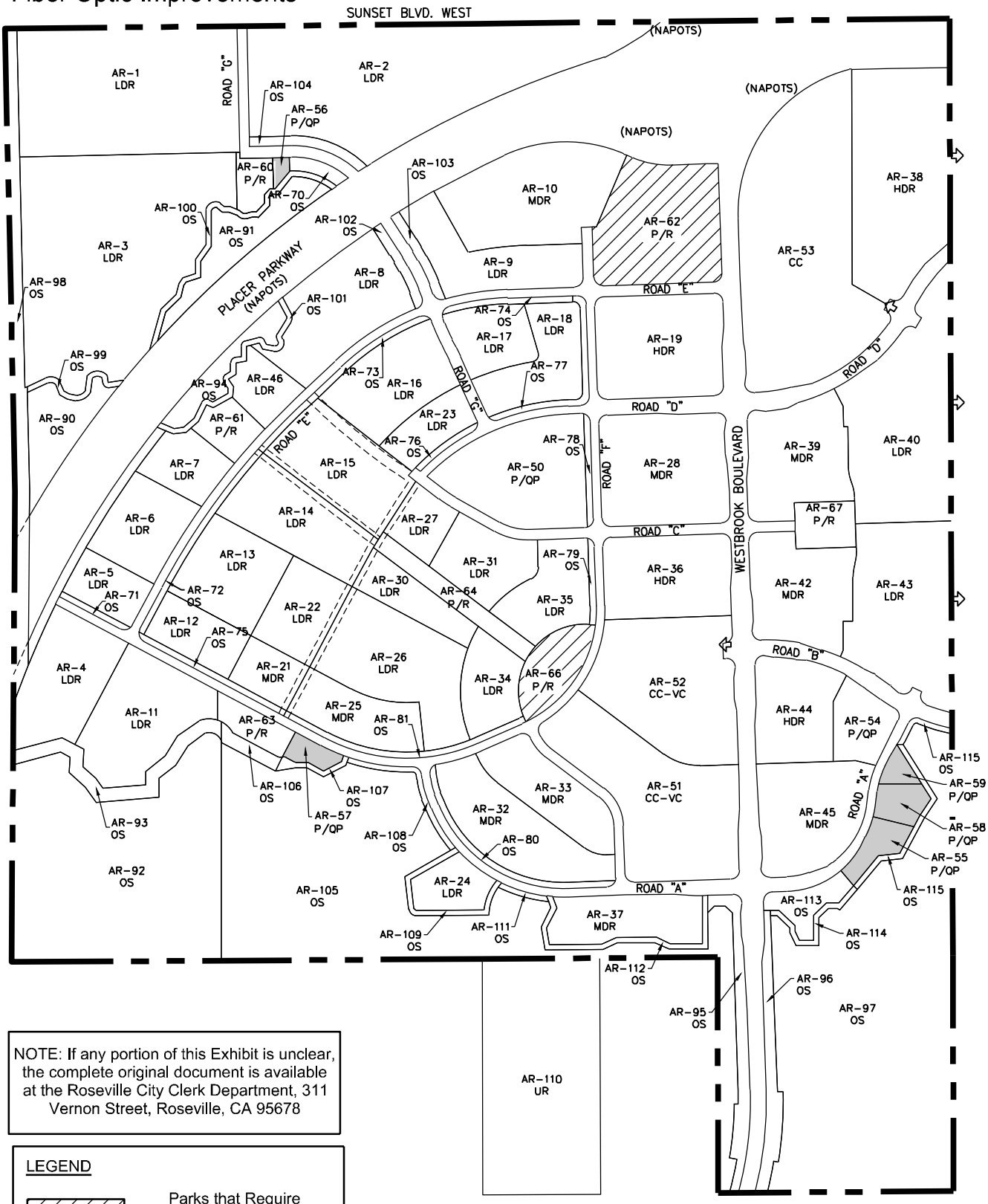
(IN FEET)

1 inch = 800 ft.

NORTH

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit T
Fiber Optic Improvements



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

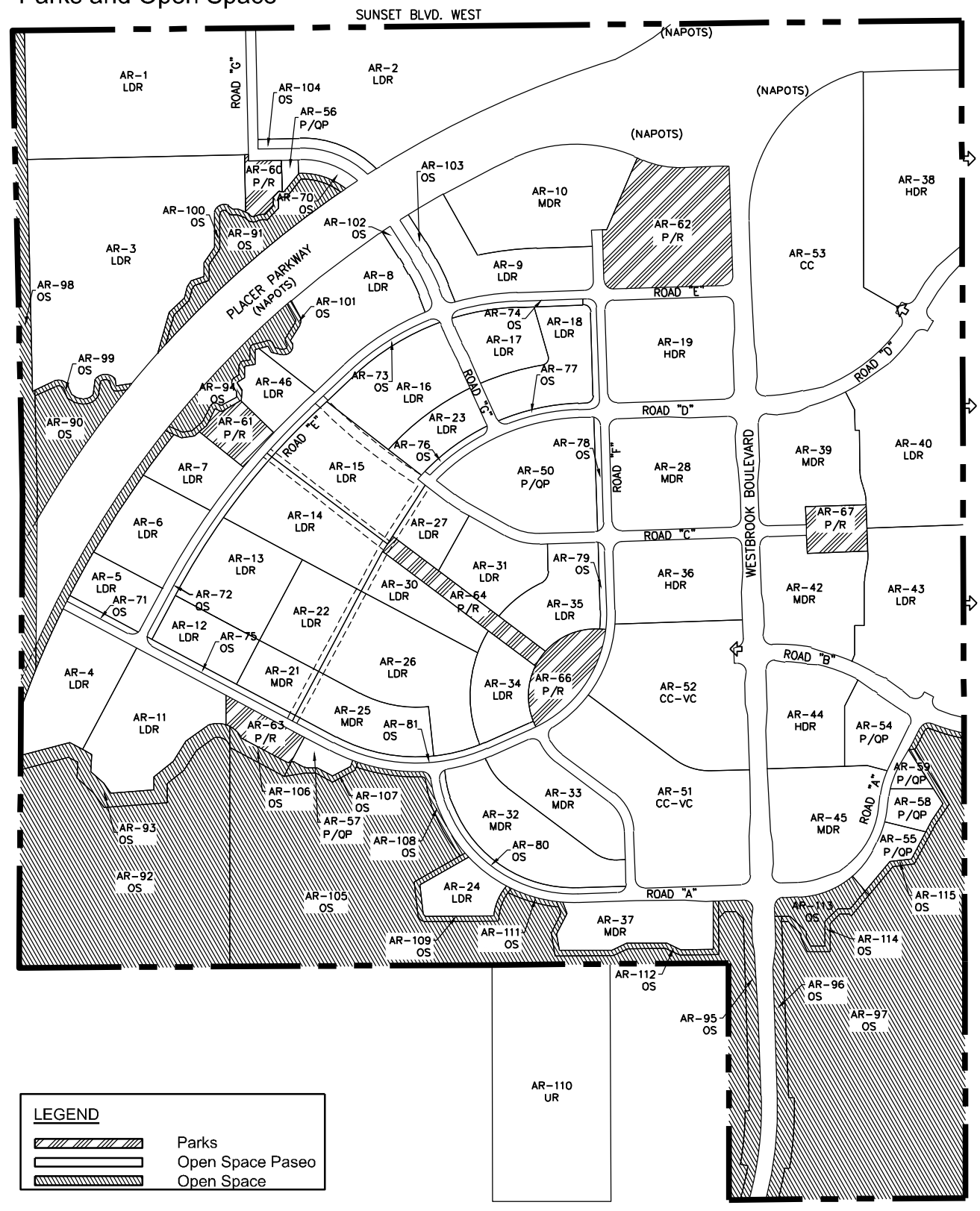
LEGEND

Parks that Require Fiber Optics

Public Parcels that Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnet (SIC) Standards.

Exhibit V
Parks and Open Space



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit W
Parks Financing Plan

Amoruso Ranch

Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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Table 3: **Neighborhood Park Cost Allocation**

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Appendices

Appendix A: **Cost Estimates: The Collaborative West**

I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan ("Project") by Development Planning and Financing Group, Inc. ("DPFG") as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City's current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly $7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately $3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is $2,111. A credit of $657 has been applied making the citywide park fee for ARSP $1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of $135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of $2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is $1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is $2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road "E", "F", and Road "A", while the remaining improvements will be built in Phase 2 and 3 along Roads "F", "G", "E", and "D".

Funding Strategy – Developer Built

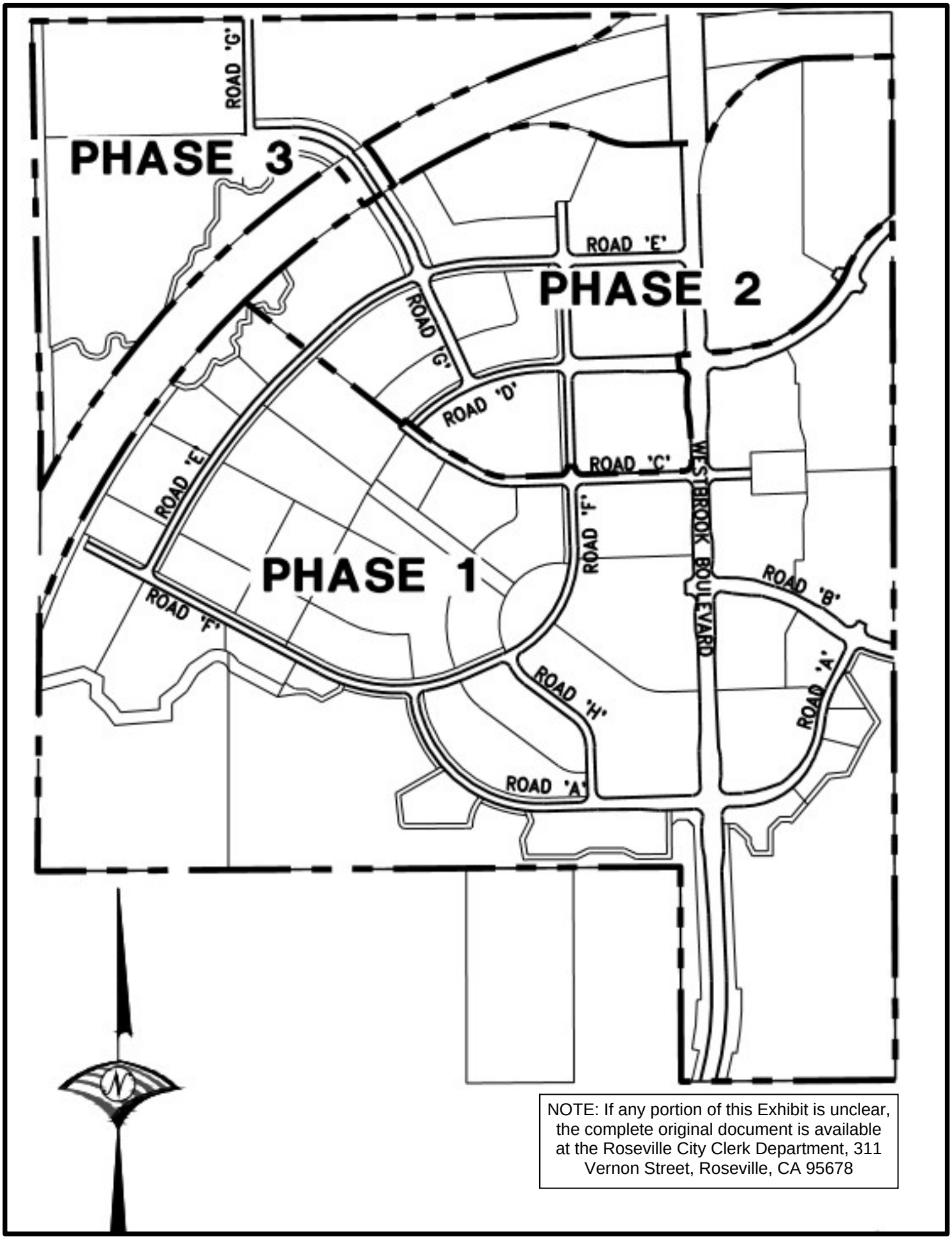
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record ("PAR") will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1 - Phasing



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PHASING PLAN

AMORUSO RANCH

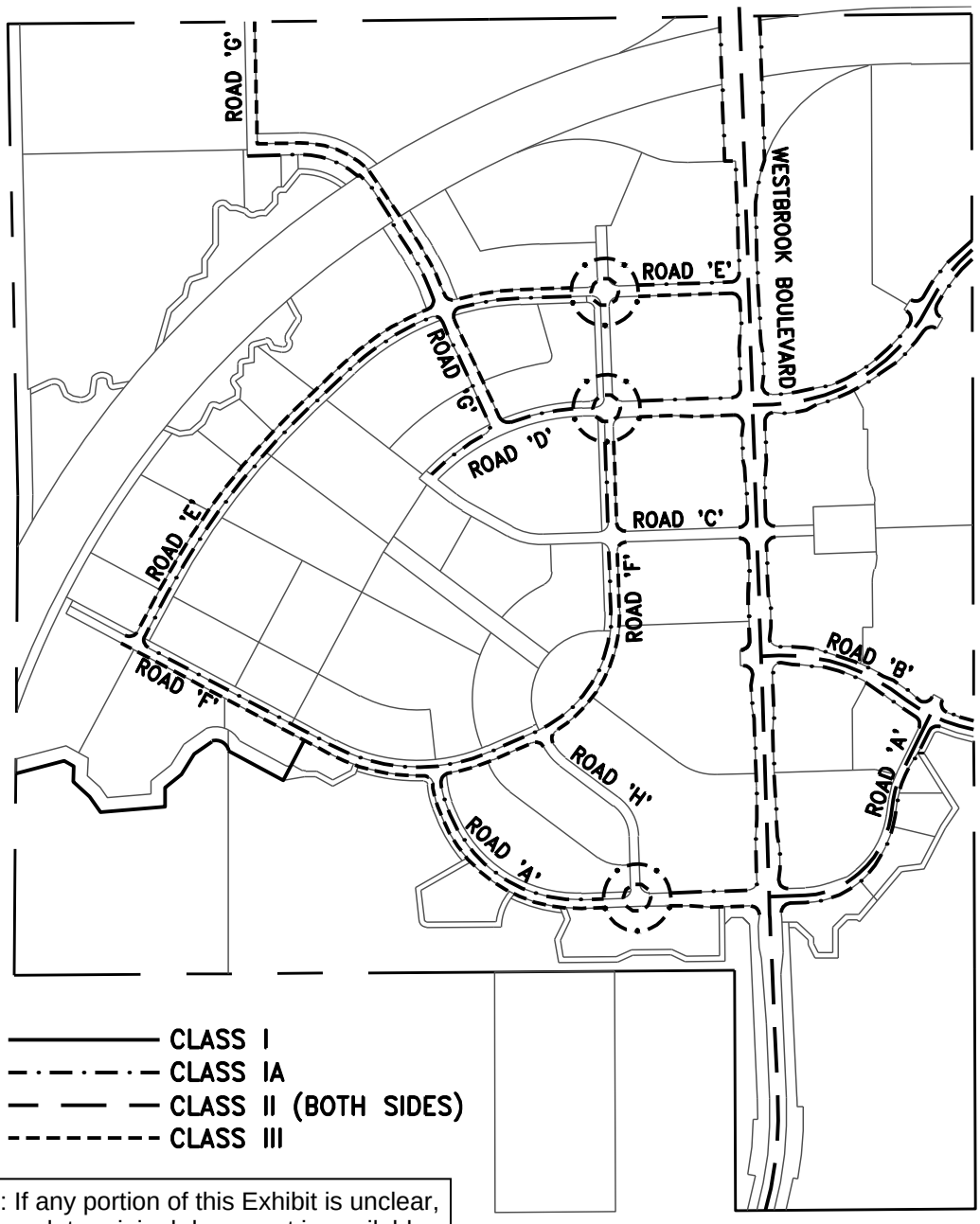
BROOKFIELD RESIDENTIAL

ROSEVILLE **CALIFORNIA**

1000' 500' 0 1000'

SCALE: 1" = 1000'

MAP 2



CLASS I
CLASS IA
CLASS II (BOTH SIDES)
CLASS III

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

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

Table 1

Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
Population(2.61/pph)	*7,376*			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space[2]	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		**66.30**	**156.95**	

Footnotes:

[1]Persons per household per Amoruso Ranch Specific Plan.

[2]See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 2

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016$)

Item	Phase 1 Acres	Phase 1 Amount	Buildout Acres	Buildout Amount
Neighborhood Park				
AR-60	-	-	1.28	$374,677.00
Contingency (15%)		-		$56,201.55
Soft Costs (13%)		-		$56,014.21
Subtotal		-		**$486,892.76**
AR-61	1.87	$411,755.50	1.87	$411,755.50
Contingency (15%)		$61,763.33		$61,763.33
Soft Costs (13%)		$61,557.45		$61,557.45
Subtotal		**$535,076.27**		**$535,076.27**
AR-62	-	-	10.11	$2,064,735.00
Contingency (15%)		-		$309,710.25
Soft Costs (13%)		-		$308,677.88
Subtotal		-		**$2,683,123.13**
AR-63	1.72	$520,878.00	1.72	$520,878.00
Contingency (15%)		$78,131.70		$78,131.70
Soft Costs (13%)		$77,871.26		$77,871.26
Subtotal		**$676,880.96**		**$676,880.96**
AR-64	2.12	$746,150.50	2.12	$746,150.50
Contingency (15%)		$111,922.58		$111,922.58
Soft Costs (13%)		$111,549.50		$111,549.50
Subtotal		**$969,622.57**		**$969,622.57**
AR-66	3.04	$893,350.00	3.04	$893,350.00
Contingency (15%)		$134,002.50		$134,002.50
Soft Costs (13%)		$133,555.83		$133,555.83
Subtotal		**$1,160,908.33**		**$1,160,908.33**
AR-67	2.00	$480,750.00	2.00	$480,750.00
Contingency (15%)		$72,112.50		$72,112.50
Soft Costs (13%)		$71,872.13		$71,872.13
Subtotal		**$624,734.63**		**$624,734.63**
Total	**10.75**	**$3,967,222.76**	**22.1**	**$7,137,238.65**

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 3

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Neighborhood Parks	**Table 2**	**$7,137,239**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$3,776,051.65	$1,342,926.51	$1,794,237.69	$224,022.80		
Neighborhood Parks Allocation per Unit/Sq.Ft.			$2,900.19	$2,477.72	$2,055.26	$2,055.26	-	-

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 4

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,900.19	$2,459,363.90	1,302	$2,900.19	$3,776,051.65
Medium Density	275	$2,477.72	$681,374.15	542	$2,477.72	$1,342,926.51
High Density	372	$2,055.26	$764,554.89	982	$2,055.26	$2,018,260.49
Subtotal Residential			**$3,905,292.94**			**$7,137,238.65**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Neighborhood Park)			**$3,905,292.94**			**$7,137,238.65**
Total Neighborhood Park Costs (Table 2)			$3,967,222.76			$7,137,238.65

Footnotes:

[1]This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximatly 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 5

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	Rate
Citywide Park Fee Base Rate	**$2,111**
Land Fee Portion[1]	$657
Construction Fee Portion	$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	$1,454
Total Citywide Construction Amount	**$4,109,004**
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre[2]	$135,000
Total In-Lieu Amount	**$2,988,900**
Total Citywide Park Funding	**$7,097,904**

Footnotes:

[1]This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on $135,000/acre.

[2]Per adopted in-lieu fee for both SVSP and CSP.

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Table 6

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Citywide Parks (Construction)	**Table 5**	**$4,109,004**			*PPH*			*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$2,173,923.57	$773,140.80	$1,032,966.70	$128,972.93		
Citywide Parks Construciton Allocation per Unit/Sq.Ft.			$1,669.68	$1,426.46	$1,183.24	$1,183.24	-	-
Citywide Parks (In-Lieu)	**Table 5**	**$2,988,900**			*PPH*			*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$1,581,317.56	$562,384.59	$751,382.61	$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.			$1,214.53	$1,037.61	$860.69	$860.69	-	-
Total Citywide Park		**$7,097,904**	**$2,884.21**	**$2,464.07**	**$2,043.93**	**$2,043.93**		

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

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Table 7

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,884.21	$2,445,809.89	1,302	$2,884.21	$3,755,241.13
Medium Density	275	$2,464.07	$677,618.97	542	$2,464.07	$1,335,525.39
High Density	372	$2,043.93	$760,341.29	982	$2,043.93	$2,007,137.48
Subtotal Residential			**$3,883,770.15**			**$7,097,904.00**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Citywide Park)			**$3,883,770.15**			**$7,097,904.00**
Total Citywide Cost			N/A			N/A

Footnotes:

[1]Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

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Table 8

Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit[1]	Total Annual Cost
Residential/Nonresidential Cost Allocation			
Landscape Corridor/Median	17.0 acres	$10,325.00	$175,879.34
Paseos	10.7 acres	$10,325.00	$110,580.75
Bike Trail Maintenance	4,412 linear feet	$1.06	$4,676.72
Leaf Pick-Up[2]	8.4 miles	$61.31	$512.87
Streetsweeping	25.1 miles	$28.62	$718.23
Open Space			
NAPOTS[3]	49.2 acres	TBD	-
Preserve[3]	97.6 acres	TBD	-
Avoidance[3]	10.3 acres	TBD	-
Transition/Channel[3]	27.0 acres	TBD	-
Subtotal Open Space (Placeholder)[3]	184.0 acres	$575.00	$105,782.75
Subtotal Costs			**$398,150.65**
Repair/Replacement (sinking fund) (5%)			$19,907.53
City Administration			
Finance Department (3%)			$12,541.75
Parks Department (10%)			$41,805.82
Subtotal City Administration			**$54,347.56**
County Administration (1%)			$4,724.06
Total Costs (Residential/Nonresidential Shared)			**$477,129.81**
Residential Only Cost Allocation			
Neighborhood Parks[4]	22.1 acres	$10,300.00	$228,042.00
Stormwater Management	2,826 units	$25.00	$70,650.00
Subtotal Costs			**$298,692.00**
Repair/Replacement (sinking fund) (5%)			$14,934.60
City Administration			
Finance Department (3%)			$9,408.80
Parks Department (10%)			$31,362.66
Subtotal City Administration			**$40,771.46**
County Administration (1%)			$3,543.98
Total Costs (Residential Only)			**$357,942.04**
Total Costs			**$835,071.85**

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

[1]Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

[2]1/3 of streetsweeping miles.

[3]The Cost per Unit for Open Space placeholder of $575 per year was derived by simply averaging the City's proposed annual open space cost per acre of $1,000 and the Developer proposed annual open space cost per acre of $150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

[4]Includes developed and undeveloped.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 9

Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Operations/Maintenance (Residential & Nonresidential)	**Table 8**	**$477,129.81**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	1,500	1,800
Total Use		2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use		100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use			$226,382.89	$94,239.27	$94,110.60	$11,750.35	$27,697.77	$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.			$173.87	$173.87	$107.80	$107.80	$0.12	$0.10
Operations/Maintenance (Residential Only)	**Table 8**	**$357,942.04**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	-	-
Total Use		2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use		100%	53%	22%	22%	3%		
Cost Allocated to Use			$190,000.38	$79,093.86	$78,985.87	$9,861.92		
O/M Res. Only Allocation per Unit/Sq.Ft.			$145.93	$145.93	$90.48	$90.48	-	-
Cost Allocation Per Unit/Sq.Ft.		**$835,071.85**	**$319.80**	**$319.80**	**$198.28**	**$198.28**	**$0.12**	**$0.10**

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)

Opinion of Probable Costs

Amoruso Ranch Parks
Brookfield Homes
Prepared: CF Date: 21-Apr-16
Revised:

TheCollaborativeWest
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624

SUMMARY

1	***AR-60***		
	1.28 AC	***Construction***	***244,860.00***
		Landscape	***129,817.00***
		Construction & Landscape	***374,677.00***
		Estimated Total with Contingency and Soft Cost	***486,892.76***
2	***AR-61***		
	1.87 AC	***Construction***	***214,080.00***
		Landscape	***197,675.50***
		Construction & Landscape	***411,755.50***
		Estimated Total with Contingency and Soft Cost	***535,076.27***
3	***AR-62***		
	10.11 AC	***Construction***	***1,243,260.00***
		Landscape	***821,475.00***
		Construction & Landscape	***2,064,735.00***
		Estimated Total with Contingency and Soft Cost	***2,683,123.13***
4	***AR-63***		
	1.72 AC	***Construction***	***397,265.00***
		Landscape	***123,613.00***
		Construction & Landscape	***520,878.00***
		Estimated Total with Contingency and Soft Cost	***676,880.96***
5	***AR-64***		
	2.12 AC	***Construction***	***538,920.00***
		Landscape	***207,230.50***
		Construction & Landscape	***746,150.50***
		Estimated Total with Contingency and Soft Cost	***969,622.57***
6	***AR-66***		
	3.04 AC	***Construction***	***664,950.00***
		Landscape	***228,400.00***
		Construction & Landscape	***893,350.00***
		Estimated Total with Contingency and Soft Cost	***1,160,908.33***
7	***AR-67***		
	2.0 AC	***Construction***	***303,200.00***
		Landscape	***177,550.00***
		Construction & Landscape	***480,750.00***
		Estimated Total with Contingency and Soft Cost	***624,734.63***
		Grand Total	***$7,137,238.65***
		Cost Per Acre	***$322,368.50***
		Cost Per Square Foot	***$7.40***

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$244,860.00**
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General SiteDrainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
			Landscape Total	**$129,817.00**
			Construction & Landscape Total	**$374,677.00**
			15% Contingency	**$56,201.55**
			13% Soft Costs	**$56,014.21**
			Estimated Total	**$486,892.76**
			Cost per Acre	**$380,384.97**
			Cost Per SF	**$8.73**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	670	sf	8.00	5,360.00
5' Walkways at Park (concrete)	5,965	sf	8.00	47,720.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structures at Tot Lot	1	ea	45,000.00	45,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	4	ea	1,000.00	4,000.00
Picnic Tables	2	ea	2,200.00	4,400.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$214,080.00**
Landscape				
Shrubs	33,622	sf	1.00	33,622.20
Turf (seed)	41,200	sf	0.35	14,420.00
Automatic Irrigation	74,822	sf	1.50	112,233.30
General SiteDrainage (HDPE Pipe w/ inlets)	1.87	ac	20,000.00	37,400.00
			Landscape Total	**$197,675.50**
			Construction & Landscape Total	**$411,755.50**
			15% Contingency	**$61,763.33**
			13% Soft Costs	**$61,557.45**
			Estimated Total	**$535,076.27**
			Cost per Acre	**$286,137.04**
			Cost Per SF	**$6.57**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
Masonry				
Entry Sign Wall	1	ea	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
Ball Fields				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
Lighting				
Security Lighting	20	ea	3,000.00	60,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$1,243,260.00**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Landscape				
Shrubs	40,200	sf	1.00	40,200.00
Turf (seed)	109,500	sf	0.35	38,325.00
Automatic Irrigation	360,500	sf	1.50	540,750.00
General SiteDrainage (HDPE Pipe w/ inlets)	10.11	ac	20,000.00	202,200.00
			Landscape Total	**$821,475.00**
			Construction & Landscape Total	**$2,064,735.00**
			15% Contingency	**$309,710.25**
			13% Soft Costs	**$308,677.88**
			Estimated Total	**$2,683,123.13**
			Cost per Acre	**$265,392.99**
			Cost Per SF	**$6.09**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Metal				
5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00
Park Site Features				
Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$397,265.00**
Landscape				
Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General SiteDrainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00
			Landscape Total	**$123,613.00**
			Construction & Landscape Total	**$520,878.00**
			15% Contingency	**$78,131.70**
			13% Soft Costs	**$77,871.26**
			Estimated Total	**$676,880.96**
			Cost per Acre	**$393,535.44**
			Cost Per SF	**$9.03**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				0.00
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
Lighting and Electrical				
Security Lighting	6	ea	3,000.00	18,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$538,920.00**
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General SiteDrainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
			Landscape Total	**$207,230.50**
			Construction & Landscape Total	**$746,150.50**
			15% Contingency	**$111,922.58**
			13% Soft Costs	**$111,549.50**
			Estimated Total	**$969,622.57**
			Cost per Acre	**$457,369.14**
			Cost Per SF	**$10.50**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	10	ea	3,000.00	30,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$664,950.00**
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General SiteDrainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
			Landscape Total	**$228,400.00**
			Construction & Landscape Total	**$893,350.00**
			15% Contingency	**$134,002.50**
			13% Soft Costs	**$133,555.83**
			Estimated Total	**$1,160,908.33**
			Cost per Acre	**$381,877.74**
			Cost Per SF	**$8.77**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$303,200.00**
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General SiteDrainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
			Landscape Total	**$177,550.00**
			Construction & Landscape Total	**$480,750.00**
			15% Contingency	**$72,112.50**
			13% Soft Costs	**$71,872.13**
			Estimated Total	**$624,734.63**
			Cost per Acre	**$312,367.31**
			Cost Per SF	**$7.17**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

Exhibit Y
Open Space Areas

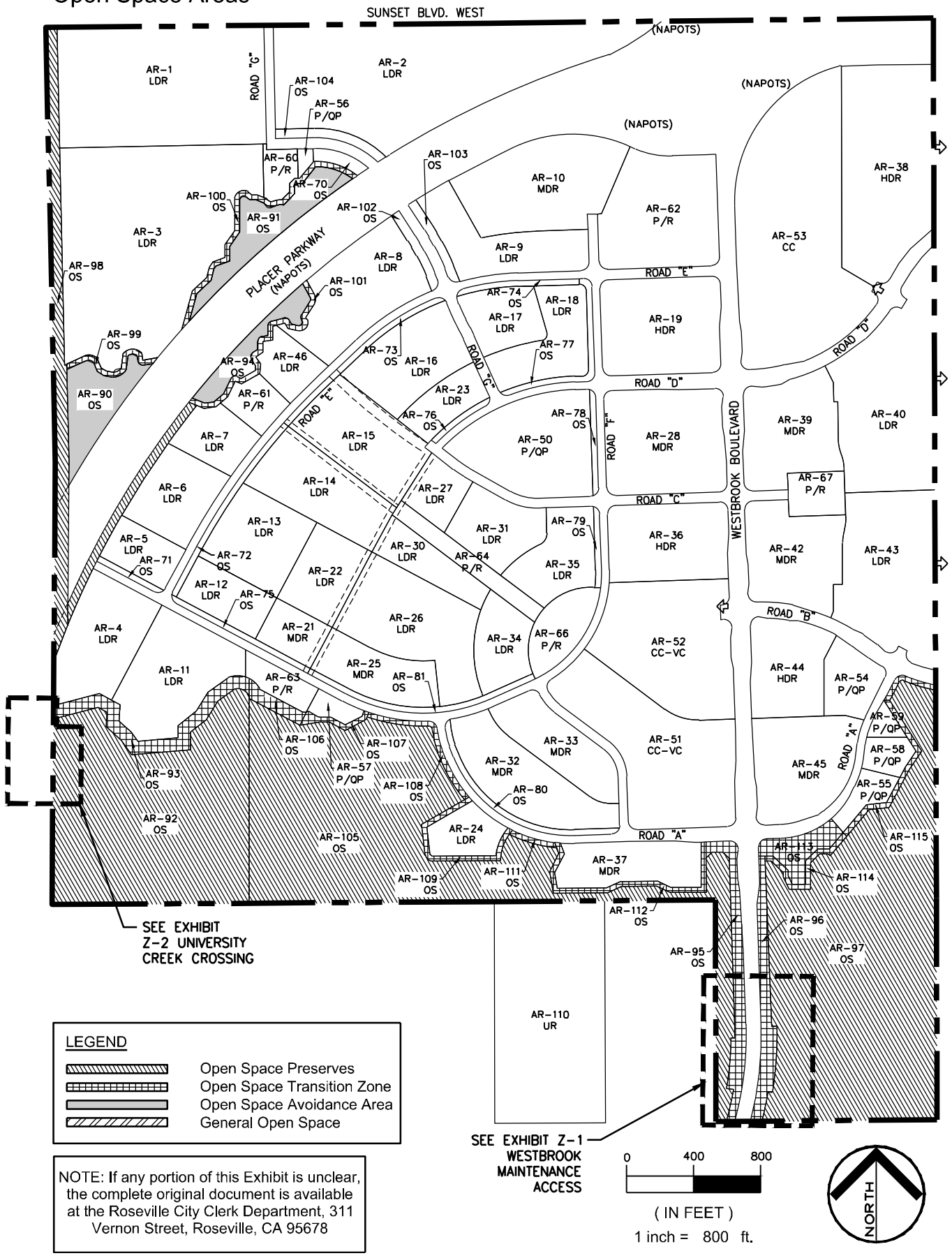

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Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-1	LDR	20.2	70	3.4	85	4.41%	70	2.65%	85	4.41%	70	2.24%
AR-2	LDR	24.7	101	4.1	101	5.25%	101	3.83%	101	5.25%	101	3.23%
AR-3	LDR	27.3	84	3.1	102	5.30%	84	3.18%	102	5.30%	84	2.68%
AR-4	LDR	7.2	31	4.3	31	1.61%	31	1.18%	31	1.61%	31	0.99%
AR-5	LDR	2.4	9	3.8	9	0.47%	9	0.34%	9	0.47%	9	0.29%
AR-6	LDR	5.4	25	4.7	25	1.30%	25	0.95%	25	1.30%	25	0.80%
AR-7	LDR	3.1	20	6.4	14	0.74%	20	0.76%	14	0.74%	20	0.64%
AR-8	LDR	8.4	56	6.6	40	2.09%	56	2.12%	40	2.09%	56	1.79%
AR-9	LDR	6.3	42	6.7	30	1.56%	42	1.59%	30	1.56%	42	1.34%
AR-11	LDR	8.3	38	4.6	38	1.97%	38	1.44%	38	1.97%	38	1.21%
AR-12	LDR	3.1	16	5.1	14	0.72%	16	0.61%	14	0.72%	16	0.51%
AR-13	LDR	5.4	30	5.6	26	1.35%	30	1.14%	26	1.35%	30	0.96%
AR-14	LDR	7.5	50	6.7	36	1.86%	50	1.90%	36	1.86%	50	1.60%
AR-15	LDR	7.3	49	6.7	35	1.82%	49	1.86%	35	1.82%	49	1.57%
AR-16	LDR	6.6	45	6.9	32	1.68%	45	1.71%	32	1.68%	45	1.44%
AR-17	LDR	3.6	24	6.6	17	0.89%	24	0.91%	17	0.89%	24	0.77%
AR-18	LDR	5.1	33	6.5	24	1.23%	33	1.25%	24	1.23%	33	1.05%
AR-22	LDR	6.0	32	5.3	28	1.44%	32	1.21%	28	1.44%	32	1.02%
AR-23	LDR	2.8	19	6.9	14	0.71%	19	0.72%	14	0.71%	19	0.61%
AR-24	LDR	2.5	12	4.8	12	0.62%	12	0.45%	12	0.62%	12	0.38%
AR-26	LDR	9.3	48	5.2	42	2.17%	48	1.82%	42	2.17%	48	1.53%
AR-27	LDR	2.5	15	6.0	13	0.68%	15	0.57%	13	0.68%	15	0.48%
AR-30	LDR	2.9	13	4.5	13	0.68%	13	0.49%	13	0.68%	13	0.42%
AR-31	LDR	4.4	27	6.1	19	1.01%	27	1.02%	19	1.01%	27	0.86%
AR-34	LDR	3.2	14	4.4	14	0.73%	14	0.53%	14	0.73%	14	0.45%
AR-35	LDR	4.8	20	4.2	20	1.04%	20	0.76%	20	1.04%	20	0.64%
AR-40	LDR	14.4	81	5.6	70	3.65%	81	3.07%	70	3.65%	81	2.59%
AR-43	LDR	12.1	82	6.8	59	3.05%	82	3.11%	59	3.05%	82	2.62%
AR-46	LDR	2.4	13	5.5	11	0.59%	13	0.49%	11	0.59%	13	0.42%
Low Density Residential		**219.0**	**1,099**	**156.8**	**974**	**51%**	**1,099**	**42%**	**974**	**51%**	**1,099**	**35%**

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Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-10	MDR	10.5	138	13.1	66	3.44%	138	5.23%	66	3.44%	138	4.41%
AR-21	MDR	2.1	15	7.3	11	0.56%	15	0.57%	11	0.56%	15	0.48%
AR-25	MDR	5.3	38	7.2	27	1.41%	38	1.44%	27	1.41%	38	1.21%
AR-28	MDR	10.2	129	12.7	62	3.22%	129	4.89%	62	3.22%	129	4.12%
AR-32	MDR	7.8	58	7.4	42	2.16%	58	2.20%	42	2.16%	58	1.85%
AR-33	MDR	5.1	42	817.0	12	0.64%	42	1.59%	12	0.64%	42	1.34%
AR-37	MDR	5.0	39	7.8	28	1.45%	39	1.48%	28	1.45%	39	1.25%
AR-39	MDR	7.8	66	8.5	36	1.85%	66	2.50%	36	1.85%	66	2.11%
AR-42	MDR	7.5	76	10.1	41	2.13%	76	2.88%	41	2.13%	76	2.43%
AR-45	MDR	8.0	94	11.8	51	2.63%	94	3.56%	51	2.63%	94	3.00%
Medium Density Residential		**69.3**	**695**	**902.9**	**375**	**19%**	**695**	**26%**	**375**	**19%**	**695**	**22%**
AR-19	HDR	9.3	230	24.6	68	3.53%	157	5.97%	68	3.53%	141	4.51%
AR-36	HDR	7.5	113	14.9	54	2.82%	77	2.93%	54	2.82%	69	2.22%
AR-38	HDR	15.1	380	25.2	112	5.82%	260	9.86%	112	5.82%	233	7.46%
AR-44	HDR	5.9	150	25.4	44	2.30%	103	3.89%	44	2.30%	92	2.94%
High Density Residential		**37.9**	**873**	**90.1**	**278**	**14%**	**597**	**23%**	**278**	**14%**	**536**	**17%**
AR-51	CC-VC		91		44	2.27%	62	2.36%	44	2.27%	56	1.79%
AR-51	CC-VC	14.3			62	3.21%	55	2.07%	62	3.21%	190	6.08%
AR-52	CC-VC		68		33	1.70%	47	1.76%	33	1.70%	42	1.33%
AR-52	CC-VC	13.0			56	2.92%	50	1.88%	56	2.92%	173	5.53%
AR-53	CC	23.7			103	5.33%	34	1.27%	103	5.33%	338	10.79%
Community Commercial		**51.0**	**159**		**297**	**15%**	**247**	**9%**	**297**	**15%**	**799**	**26%**
TOTAL		**377.1**	**2,826**	**7.5**	**1,925**	**100%**	**2,638**	**100%**	**1,925**	**100%**	**3,129**	**100%**

Note:

[1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)

[2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)

[3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)

[4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

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CC EXHIBIT C

AMORUSO RANCH SPECIFIC PLAN (Amendment)

March 2020 (to be amended)

CITY OF ROSEVILLE CALIFORNIA

AMORUSO RANCH SPECIFIC PLAN

Adopted June 15, 2016
Resolution #16-273

Amended March 18, 2020
Resolution #20-080

311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us/planning

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Susan Rohan, Vice Mayor
Bonnie Gore, Councilmember
Pauline Roccucci, Councilmember
Tim Herman, Councilmember

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David Larson
Joseph McCaslin
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CHAPTER 1 - INTRODUCTION

1.1 Overview

The Amoruso Ranch Specific Plan (ARSP) establishes a comprehensive land use and regulatory framework to guide the development of approximately 694.4-acres located in the northwest edge of the City of Roseville. Prior to the Specific Plan's adoption, the Plan Area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area (also known as Reason Farms), to the south by the Creekview Specific Plan Area, to the north, northwest and east by unincorporated Placer County including the existing Toad Hill Ranches #1 rural residential area and the future Placer Ranch area.

1.2 Specific Plan Objectives

This Specific Plan provides land use standards, development regulations, design guidelines, infrastructure improvements and an implementation plan for the ARSP community.

Complete Comprehensive Planning for the ARSP Area
The ARSP has been designed to respond to the City of Roseville's need to provide housing and services in an orderly growth pattern, that accommodates the City's regional share of population growth, that positively responds to adjacent land uses in a compatible manner, and that provides a benefit to the City.

Mix of Land Uses
ARSP will create a balanced community with 2,827 residential units, commercial and office uses, parks and open space, an elementary school and supporting public and quasi-public uses.

Existing Policies
The ARSP will satisfy all City policies, regulations and expectations as defined in the City of Roseville General Plan, Zoning Ordinance, Community Design Guidelines, Sign Ordinance and any other applicable City plans, documents and programs adopted by the City.

Blueprint Consistency
The ARSP provides for development that meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. The ARSP achieves the design characteristics that are discussed within the City's General Plan by incorporating elements such as extensive park connections, a mix of land uses, preservation of open space, and connectivity between neighborhoods, commercial uses, the school, recreational uses, and parks.

Commercial/Employment Center
The ARSP provides for retail and office opportunities in multiple locations in the Plan Area. There are ample opportunities within the Village District located near the center of the Plan Area adjacent to Westbrook Boulevard as well as the Commercial area located in the northeast portion that would have visibility from Placer Parkway.

Housing Opportunities
The ARSP provides for 2,827 units in a variety of residential housing types in a range of densities that will attract a variety of buyers and market segments. Residential choices include a mix of single-family homes, townhomes, and multi-family homes. Affordable housing opportunities will be provided and will be consistent with the City's General Plan requirements.

Regional Housing Needs Allocation
The ARSP aids the City in fulfilling its recognized obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation {RHNA} identified by the Sacramento Council of Governments {SACOG} and the California Department of Housing and Community Development {HCD}). By providing for a variety of residential units, the ARSP helps to satisfy a portion of the City's regional housing needs allocation.

Community Form
The shape and physical form of the ARSP creates a sense of community that will clearly define the northwestern edge of the City of Roseville. The ARSP provides walkable, appropriately sized and placed neighborhoods, a network of trails and parks that link together, an elementary school, and a Village District in the heart of the community. The plan seeks to establish a community form that will:

- Create a land use transition and connection from existing City of Roseville northerly, and westerly to the Al Johnson Wildlife Area and unincorporated Placer County;
- Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as commercial areas, parks and schools.

Mixed-Use Nodes
Provide neighborhoods that are within a short walking distance to the Village District, which is planned as a vibrant, mixed-use area. The Village District will provide for a variety of services such as restaurants, shops, neighborhood serving uses, and offices.

Regional and Area Roadways
Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options. The ARSP will facilitate the expansion of Westbrook Boulevard to the northern edge of the Plan Area, provide for connections to future development to the east, and provide right-of-way dedications for the future Placer Parkway. Within the Specific Plan, neighborhood streets are provided in a safe, efficient and orderly manner. The Village District, higher-density housing, and the commercial area are all located adjacent to Westbrook Boulevard to take advantage of the frontage this roadway will provide for future transit opportunities.

Pedestrian & Bicycle Connections
An extensive network of trails and Class I and II bikeway facilities will provide connections throughout the Plan Area. Not only does this network connect the residential neighborhoods and commercial areas, but it also links to parks, paseos, and a large open space area that connects to regional open space located in both the Creekview and West Roseville Specific Plan Areas.

Public Transportation Options
Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.

Park Facilities
The ARSP provides for a network of sidewalks, paseos and trails that link together all aspects of the community including a large neighborhood park close to Westbrook Boulevard, as well as other smaller neighborhood parks, an elementary school, and the Village District.

Habitat Conservation & Creation
The plan seeks to balance development with resource protection, including preservation of the creek corridors, sensitive habitat and wetland resources in an inter-connected, permanent open space. As part of the Army Corps Section 404 permit process, this will include development of an on- and off-site mitigation plan to preserve and create multi-functional habitat with water quality benefits within the open space areas.

Resource Management
Append the ARSP to the City's Open Space Preserve Overarching Management Plan (OSPOMP) to ensure open space preserve areas are managed consistent with the City's strategy.

Contribute to Regional Preserve Planning
Create open space preserves that provide regional benefit for habitat, resources, and open space amenities and complements the proposed Placer County Conservation Plan.

Fiscal Contribution
Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.

Program-Level Parcel Objectives
The Wagner Parcel is designated as Urban Reserve and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.

Long Term Growth
Plan for long term growth in order to be positioned to react to market demand. The ARSP is intended to guide development over a 20-year to 30-year horizon.

1.3 The Specific Plan Tool

A specific plan is a planning and regulatory tool intended to implement a city or county General Plan through the development of policies, programs and regulations used to guide the overall development of a site. The ARSP is the primary land use, policy and regulatory document used to guide the overall development of the site. The ARSP establishes a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the site, consistent with the overarching vision for the community. All subsequent development projects and related activities are required to be consistent with the ARSP.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the City's General Plan, State law stipulates specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. This specific plan is consistent with the policies of the City of Roseville 2035 General Plan, as well as other applicable State and local regulations.

The Specific Plan contains text and diagrams that call out the following in detail:

1. The distribution, location and extent of land uses within the area are covered by the plan.
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sanitary sewer, water, drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, including development standards, design guidelines, a phasing program, and standards for the conservation and utilization of open space, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items 1, 2, and 3.

The purpose of the ARSP is to provide a unique and appealing community that integrates with the existing City and provides a variety of amenities, through the implementation of a guiding plan and construction of infrastructure improvements necessary for the development.

1.4 Related Documents

Several documents work in tandem with this Specific Plan to provide policy guidance for implementation of the project. Existing documents including the City's General Plan, Municipal Code, Community Design Guidelines, Sign Ordinance, Design and Construction Standards, Storm Water Design Manual, and various City master plans (i.e., parks, utilities, bikeways, open space preserve overarching management plan, etc.), have been previously adopted by the City and are actively used to plan for, and implement, development projects. In addition, concurrent with the adoption of the ARSP; General Plan amendments, development agreements, and an Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Plan (MMRP), were approved, each providing guidance for the ultimate buildout of the Plan Area.

The application of these standards and requirements and the execution of the specific plan are further discussed in Chapter 10, Implementation.

1.5 Specific Plan Organization

The ARSP is organized into the following chapters:

Chapter 1: Introduction
This chapter summarizes the purpose, organization, authority, and objectives of this Specific Plan and related documents.

Chapter 2: Plan Setting & Influences
This chapter introduces the project location, what influences the plan design, existing and planned roadways, and policy objectives.

Chapter 3: Community Form & Planning Principles
This chapter details out the community vision, form and defining element of the Plan Area.

Chapter 4: Land Use Plan
This chapter identifies land uses and corresponding zoning designations and regulations.

Chapter 5: Affordable Housing Plan: This chapter provides an affordable housing program for the Plan Area. It identifies the location and distribution of affordable units within the Plan.

Chapter 6: Resource Management
This chapter describes existing resources and measures derived to protect biological, open space or cultural resources.

Chapter 7: Circulation Plan
This chapter describes the circulation system for the movement of vehicles, pedestrians, bicyclists and transit through a network of paths, trails and roadways for vehicular and non-vehicular modes of transportation within the Plan Area.

Chapter 8: Public Services
This chapter identifies public services such as police and fire services, schools, and parks and open spaces uses and locations.

Chapter 9: Utilities Plan
This chapter describes water, wastewater, recycled water, storm drainage, electric, natural gas, solid waste, and other utility information for the Plan Area.

Chapter 10: Implementation & Administration
This chapter describes how the development of the plan will be carried out, the plan's relationship to City plans and policies, the phasing of the Plan Area, financing of public improvements, subsequent entitlements required, amendment procedures and unit transfers.

Appendix A: Development Standards
This section describes applicable zoning and development standards for the ARSP.

Appendix B: Design Guidelines
This section describes design attributes for the Plan Area's housing, commercial area, parks and open space areas, streetscapes, entry features, walls, fencing, signage and other common design elements.

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CHAPTER 2 – PLAN SETTING & INFLUENCES

2.1 Project Location

The Amoruso Ranch Specific Plan (ARSP) is located along the northern edge of the City of Roseville. The ARSP property is approximately 694.4-acres that includes 20 acres of urban reserve and abuts the northeast boundary of the City of Roseville Al Johnson Wildlife Area (formerly known as Reason Farms Stormwater Retention Area).

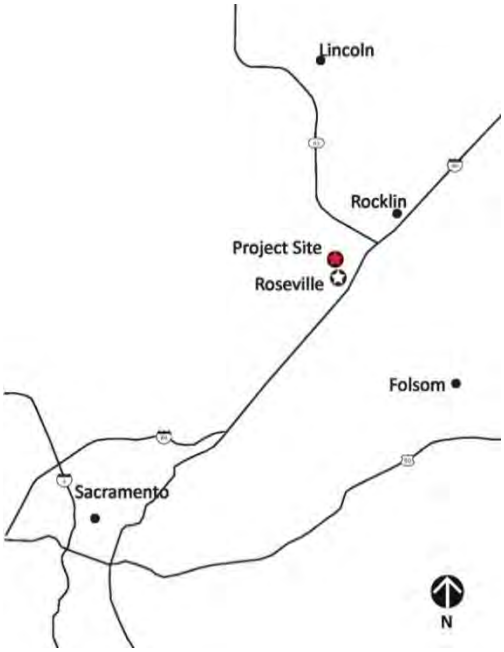


Figure 2.1: Regional Context Map

The ARSP is located between the West Roseville Specific Plan to the southeast, the Al Johnson Wildlife Area to the southwest and the Creekview Specific Plan to the south (Figure 2.2; Regional Location Map). The Placer Ranch area is located to the east.

Placer Parkway, a proposed six lane regional transportation facility, traverses the site. At its ultimate build out, Placer Parkway will run from Highway 65 in Lincoln to Highway 99.

Unincorporated Placer County is located to the northwest, including agriculturally-zoned property to the west, and an existing rural residential area referred to as Toad Hill Ranches #1 to the north. Existing West Sunset Boulevard, a two-lane rural County road is located adjacent to the northern boundary of ARSP.

At the time of specific plan approval, the ARSP was within unincorporated Placer County.

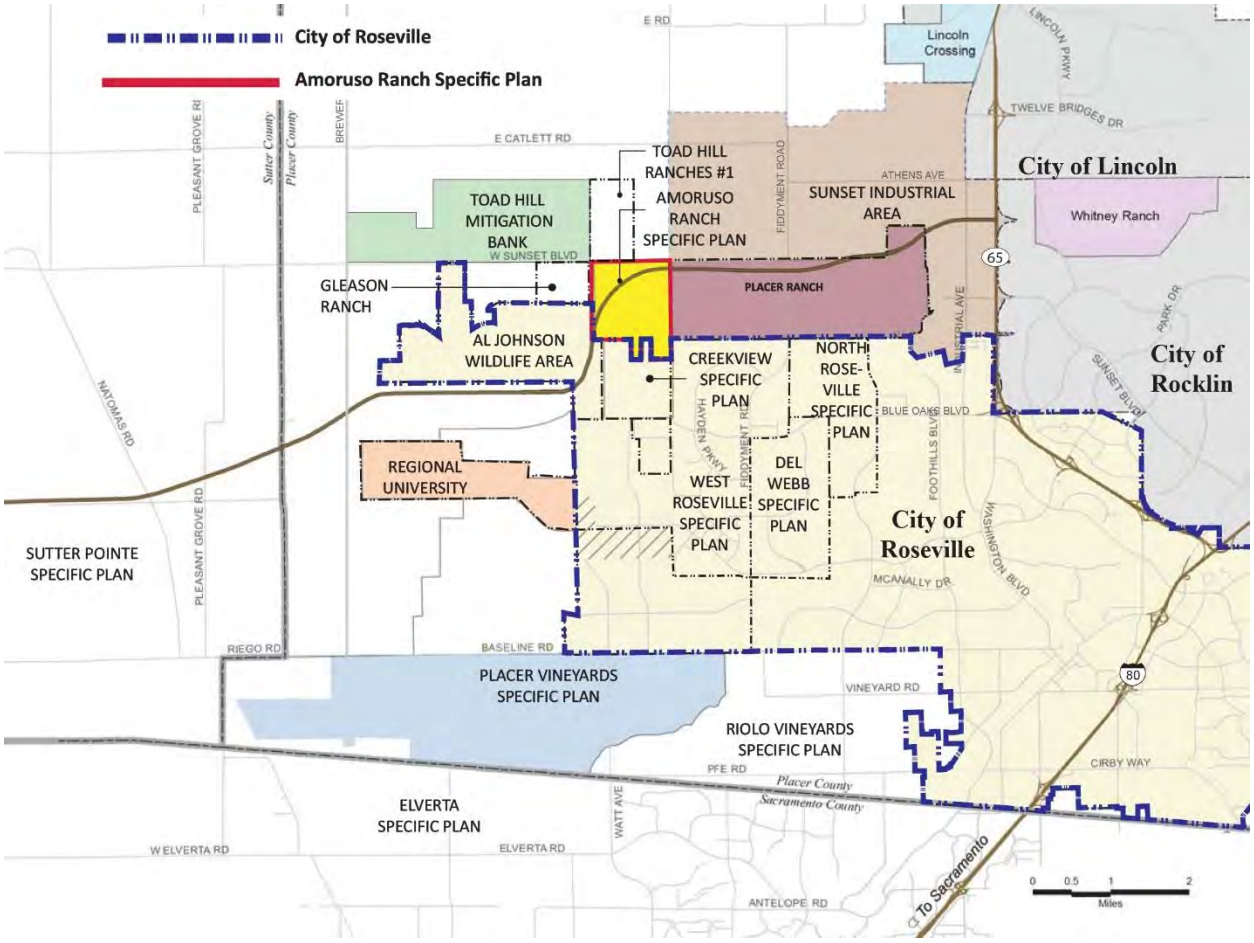


Figure 2.2: Regional Location Map

2.2 Project Setting

A. Regional Setting

The project site is located at the intersection of two planned transportation corridors, future Placer Parkway and Westbrook Boulevard.

To the northwest is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Placer County Regional Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

To the southwest is the Al Johnson Wildlife Area project owned and planned by the City of Roseville. The City will develop the Al Johnson Wildlife Area as a major stormwater retention facility and future open space recreation facility.

Figure 2.2 shows the location of several other master-planned development projects in proximity to the ARSP. Each development proposal incorporates a mix of land uses, which is primarily residential, but also has non-residential components that include commercial, office, park, school, open space, university, and public/quasi-public uses. These include:

- ***Creekview Specific Plan (CSP)***, a 500-acre project located south of the ARSP, north of Blue Oaks Boulevard. The project includes 2,011 residential units. Major access to ARSP is provided through this plan via connections from Blue Oaks Boulevard and the extension of Westbrook Boulevard to the Plan Area. The CSP was approved by the City of Roseville in 2012.

- ***West Roseville Specific Plan (WRSP)***, a 3,162-acre project directly to the southeast of ARSP, approved by the City on February 4, 2004. This Plan Area is approved for 10,478 residential units.

- ***Sierra Vista Specific Plan (SVSP)***, a 2,064-acre project located south of the ARSP, west of Fiddyment Road and north of Baseline. The project includes 8,679 residential units and over 230 acres of commercial and office uses. This plan was approved by the City of Roseville in May 2010 and amended in June 2012 to include the Westbrook property.

- **Placer Ranch**, a 2,213 acre area to the east of the ARSP area. While no specific plan is pending at this time, given its location adjacent to local services and the County's Sunset Industrial Area, it is likely that development could occur in the future. It could include a new California State University campus that would accommodate up to 30,000 students and a mix of 6,000 residential units and commercial uses.

- ***Sunset Industrial Area Plan (SIA)*** is located east of Fiddyment Road and encompasses a portion of the Placer Ranch area. It is an 8,900-acre industrial, office park and commercial development area adopted by Placer County Board of Supervisors in June 1997, and currently undergoing a major master plan update.

- ***Placer Vineyards Specific Plan (PVSP)***, a 5,230-acre project located immediately south of the SVSP and Baseline Road. This project was approved by the Placer County Board of Supervisors in July 2007 and includes over 14,000 residential units and a mix of commercial uses.

- ***Regional University Specific Plan (RUSP)***, a 1,157-acre project located west of the West Roseville Specific Plan along the planned extension of Pleasant Grove Boulevard. This project was approved by the Placer County Board of Supervisors in December 2008.

B. Adjacent Uses

To the north is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Western Regional Sanitary Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

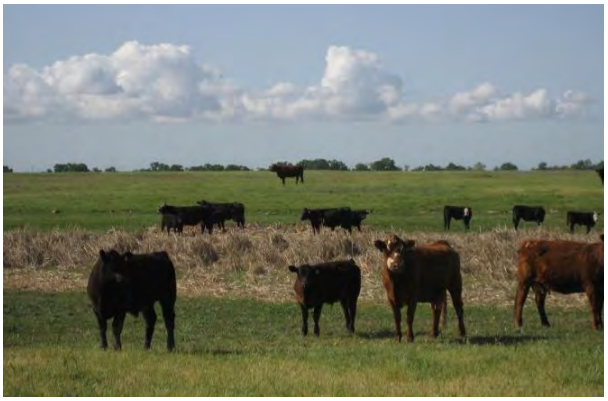
To the west is the Al Johnson Wildlife Area owned and planned by the City of Roseville.

C. Site Conditions

In its pre-development condition, the Plan Area was used as a cattle ranch as well as rice farming. The primary use was open grazing land, but included a small ranch house and out buildings. Agricultural wells and a septic system served the site.

The land has gently rolling terrain that generally slopes to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation slopes gently from the northeast to the southwest.

The site vegetation is primarily annual grasslands. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland features and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2.3 highlights the Amoruso Ranch project site conditions.



Site conditions prior to development of the Amoruso Ranch Specific Plan property.

Toad Hill Ranches #1neighborhood to the north.

View of the existing site conditions from W. Sunset Boulevard

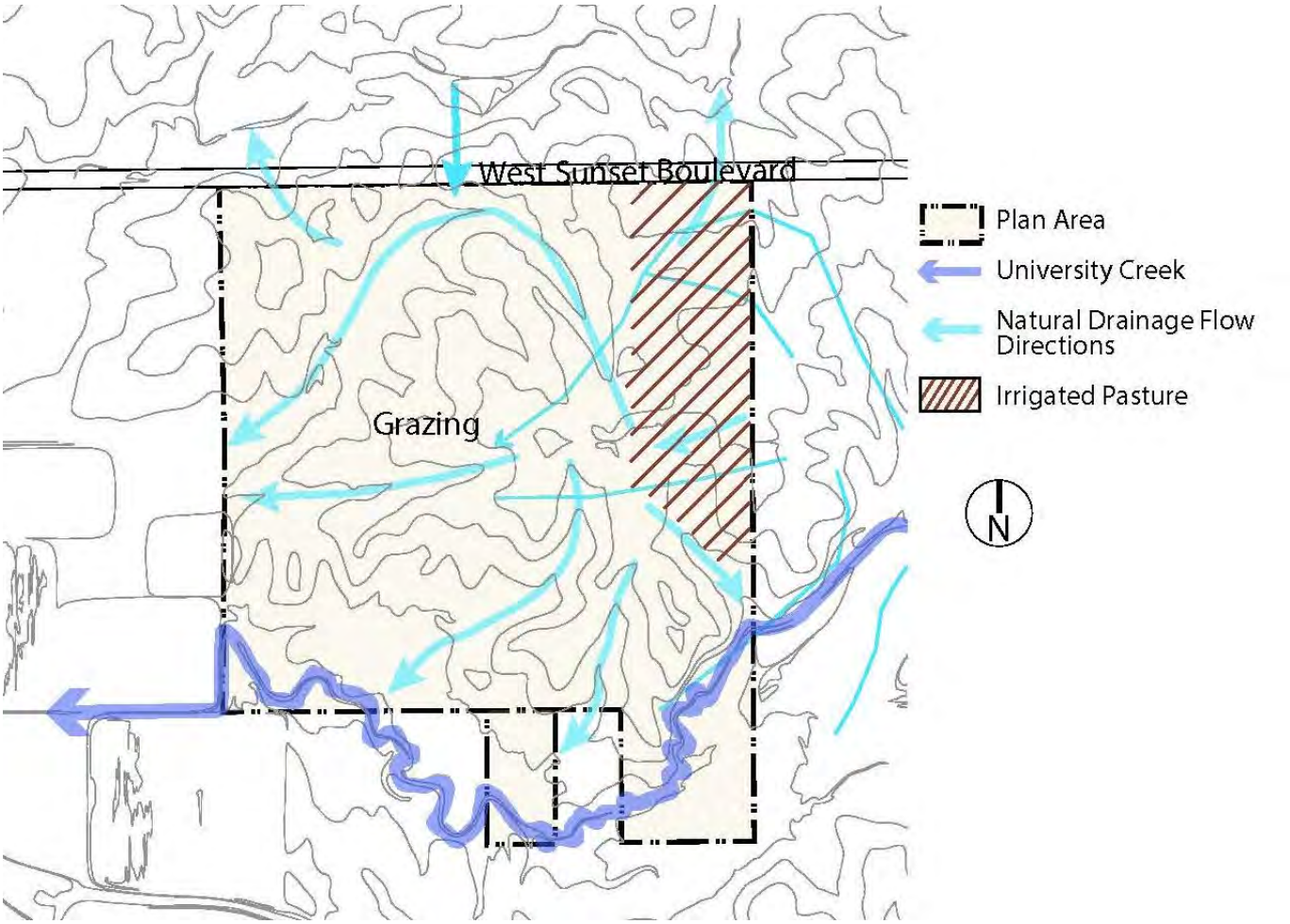


Figure 2.3: Site Conditions Map

2.3 Factors that Influence the Specific Plan

The proposed land use and circulation pattern in the ARSP is influenced by several factors, including the physical setting, conditions around the Plan Area, and public policies. This section identified the most important conditions and issues that influence the form of the proposed plan.

A. Placer Parkway

The proposed Placer Parkway will be a prominent road feature that sweeps through the Plan Area. Interchanges at Fiddyment Road to the east and Santucci Boulevard to the southwest would provide access to the ARSP Area. The partially revised Placer Parkway Tier 1 EIS/EIR analyzed an additional interchange within the northeast area of Amoruso Ranch, based on a potential future extension of Dowd Road southerly from the City of Lincoln. At the time of specific plan approval, this interchange was not proposed as part of the project; however, it is not precluded by the project. A grade separated intersection at Westbrook Boulevard may elevate Placer Parkway through portions of the site. The intersection of Road "G", a residential road within the Plan Area, will also be grade separated with Road "G" being depressed under

the future Placer Parkway. A potential extension of Dowd Road could connect to the Westbrook Boulevard alignment within Amoruso Ranch project in the future.

B. Blue Oaks Boulevard and Westbrook Boulevard Corridors

In planning for anticipated growth in western Placer County through the year 2035, Blue Oaks Boulevard and Westbrook Boulevard are components of the area circulation network. Blue Oaks Boulevard is an east/west travel corridor extending from Highway 65, west through Roseville, and will ultimately link to the future Placer Parkway southwest of the ARSP and the CSP areas. Blue Oaks Boulevard will provide access to the Plan Area via a connection to Westbrook Boulevard. Westbrook Boulevard is a north/south travel corridor extending from Baseline Road north through the Sierra Vista, West Roseville, Creekview and Amoruso Ranch Specific Plans. The ARSP provides a segment of Westbrook and provides land uses and densities compatible with a roadway of this scale. The ARSP orients higher density and nonresidential uses along the roadway, with an emphasis on creating an interface with the proposed Village District.

C. Public Transportation Opportunities

The Plan Area's land use is influenced by the potential for public transportation routes including Bus Rapid Transit (BRT) along the major arterial streets. Design standards in the Plan would ensure that future transit stops could be accommodated in these areas.

D. Open Space and Resources Preservation

The Amoruso Ranch project would support open space and resource preservation by preserving approximately 144 acres of permanent open space within the ARSP Area. ARSP wetland preserve open space areas would append to the City's Open Space Preserve Overarching Management Plan to ensure these future Preserve areas are managed consistent with the City's strategy. The open space on the southern end of the Plan Area is adjacent to other regionally significant open space amenities. The ARSP Area provides open space linkages between the WRSP to the southeast, CSP to the south, and the Al Johnson Wildlife Area to the southwest. Together with the ARSP, the interconnected open space would total approximately 2,159 acres.

The Al Johnson Wildlife Area is an approximately 1,700 acre property. It is currently undeveloped and planned for a regional flood control project, as well as compatible recreation and environmental restoration features.

The ARSP will provide an open space corridor that includes a pedestrian and bike path linkage between major open space areas and the City's regional trail system. These linkages are illustrated in Chapter 7, Circulation. The corridor could provide stormwater detention in the natural drainage corridor as well as a permanent wetland resources preservation area.

E. City/County Memorandum of Understanding

In 1997, the County of Placer and City of Roseville entered into an agreement regarding the future development of a 5,540-acre 'transition area' west of Fiddyment Road and north of Baseline Road, adjacent to Roseville's western city limits in Placer County. Forty acres of the ARSP is located within the Memorandum of Understanding (MOU) Transition Area. This MOU is intended to promote interagency communication and to foster cooperative land use planning within the transition area. The MOU specifies the mutually-agreed upon requirements for processing development applications within the transition area, and allows development applications to be processed either by the County or the City. Its terms include provisions for City/County consultation and review, application submittal, mitigation of project impacts, and minimum development standards. The ARSP was not anticipated as part of the MOU, except for the southerly 40 acre portion of the site. However, the City recognizing the benefit of the MOU, has coordinated this project with Placer County consistent with MOU provisions.

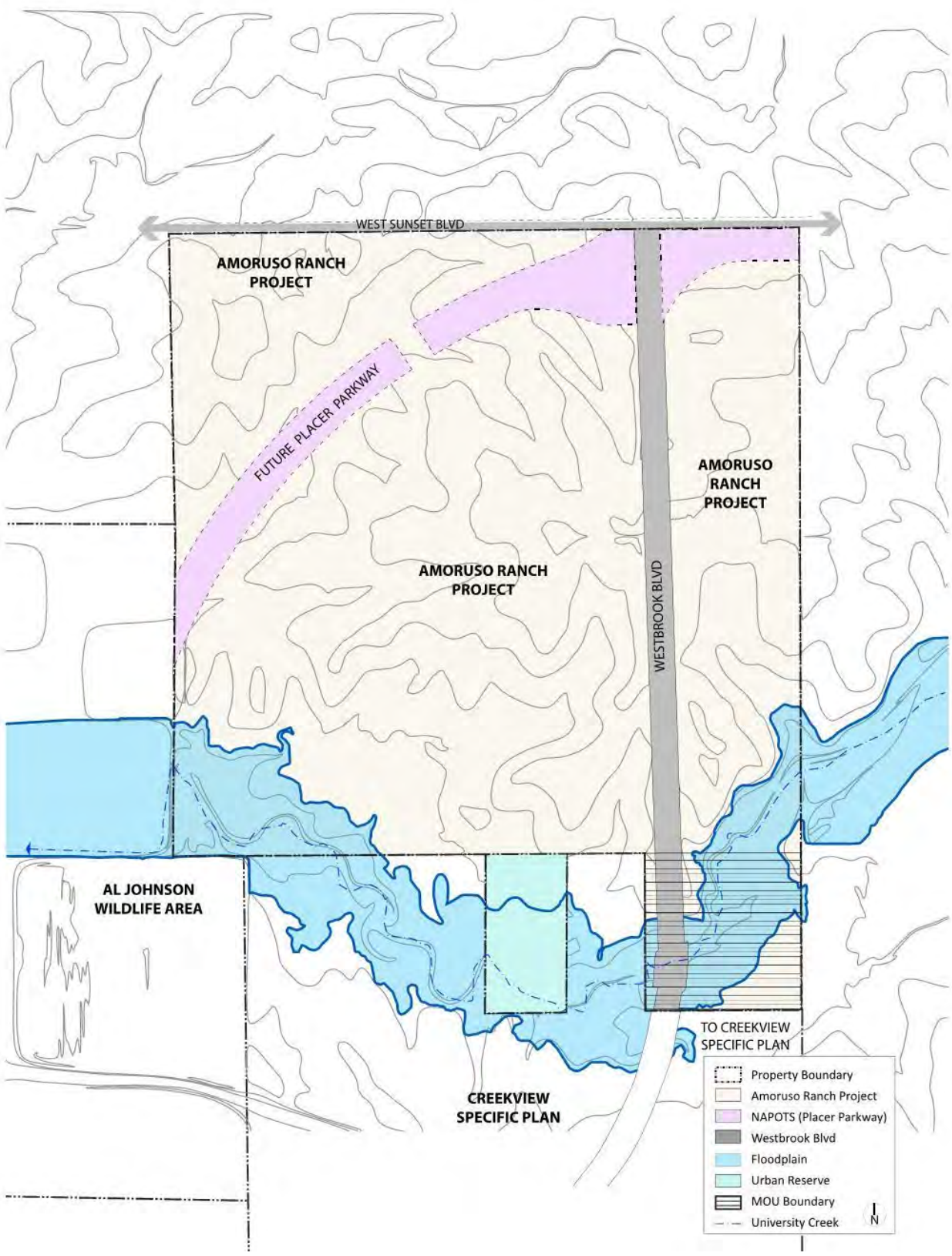


Figure 2.4: Elements that influence the Plan Area.

F. General Plan Growth Management Policies Guiding Principles

The City's General Plan Growth Management Element includes several "Guiding Principles" to direct the City's review of new development proposals located outside the City's corporate boundaries. The intent of these principles is to ensure new development meets or exceeds the City's existing policies, standards, and expectations, and does not unduly impact services to existing City residents. While some of the Guiding Principles address the City's governmental services and long-term fiscal sustainability, other principles address matters that guide the physical form of the land use plan. These include provisions to:

- Maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- Aid in regional traffic solutions and in right of way preservation.
- Incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
- Include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.

G. Western Edge

The City's General Plan Growth Management Section of the Land Use Element includes several policies that are intended to provide for a "distinctive edge" and "physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained."

Proponents shall provide a transitional area between City and County lands through a system of interconnecting Open Space land areas.

The ARSP supports the City's polices related to the Guiding principles for new development and the creation of a distinctive western edge, which are represented in the final design and form of the new community. The ARSP is bounded on the west by a portion of the Al Johnson Wildlife Area property where the City has approved a planned regional storm water retention project. On the northwest edge of the Plan Area adjacent to the Gleason Property, low density residential homes will be setback a minimum of 100-feet from the ARSP property line, separated by the proposed drainage channel, a maintenance path, and landscape setback or a single loaded street. This separation will provide both a physical and aesthetic separation from ongoing agricultural activities such as cattle raising etc.

H. Growth Management Visioning Committee

The Growth Management Visioning Committee (GMVC) was created in August 2004 to develop a vision to guide the City's growth through the year 2025. Through extensive public involvement and facilitated meetings, the GMVC developed recommendations to the City Council. A key recommendation was acknowledgement of the Plan Area as the next logical area for growth in the City of Roseville.

I. Resource Agency Early Consultation

In August 2000, the City and the United States Fish & Wildlife Service (USFWS) entered into a MOU to prepare a Habitat Conservation Plan (HCP) or equivalent to minimize incidental take of vernal pool species from future City growth. Consistent with this agreement, the City of Roseville, the ARSP landowner, the USFWS, US Environmental Protection Agency, the US Army Corps of Engineers, and the Regional Water Quality Control Board conducted an extensive early consultation process for this project starting in 2010 when the development application was submitted to the City. The group met and conducted field visits to review onsite resources and offsite mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy which could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for Endangered Species Act compliance. Key feedback received through this process influenced the land use plan and resulted in additional avoidance area. Also key, was determining the corridor for Placer Parkway that appears to have the least impacts to wetlands.

CHAPTER 3 – COMMUNITY FORM & PLANNING PRINCIPLES

3.1 Community Vision

The Amoruso Ranch Specific Plan (ARSP) will guide the development of the Plan Area towards a livable community where housing, recreation, education, retail and employment opportunities are integrated into an urban village. This village is envisioned as a contemporary version of a small walkable town, where the automobile can be replaced by walking and biking to recreation opportunities and to accomplish everyday errands.

Key components of this urban vision include pedestrian and bicycle friendly streets, open space connections and vistas to important community focal points, and an integration of land uses that give the feeling of “development over time.” These visual qualities create a community that has rich variety in the architectural character in both the non-residential and residential architecture. Public spaces such as plazas, urban parks, linear parks and pedestrian linkages are the primary form building features of the ARSP. With the plan as a backdrop, distinctive architecture and landscape elements establish a unique identity.

The ARSP guides the development of a livable community that integrates housing, education, recreation, open space, retail and employment uses and civic facilities into a unique and memorable community. The site forms the “confluence” in the regional road system and forms the northwest edge of the City making it a key parcel in the strategic planning of this part of the City.

3.2 Community Design Principles

The design vision for the ARSP Area has its foundation in the following Community Design Principles:

A. Community Designed Around Connectivity and Walking Paths:
The development areas within the Land Use Plan are linked together by a network of parks, paseos, sidewalks, and block level paseos.

B. Visually Open:
The use of walls is minimized to the extent feasible.

C. Parks Integrated Into the Neighborhood Fabric:
All neighborhoods are linked to a variety of neighborhood parks connected by a network of paseos or other connections.

D. Range of Housing Opportunities:
Building upon Roseville's established growth patterns, the ARSP supports the City's implementation of smart growth principles rooted in SACOG's regional Blueprint. In addition to advancing the City's efforts to meet its fair share obligation of the region's housing needs (RHNA), the ARSP demonstrates an emerging approach to development which results in a more efficient use of land, which will provide a range of housing types.

E. Sustainability:
The ARSP includes elements that embrace sustainable techniques such as narrow, tree-lined streets to reduce heat island effect. The land use plan includes a diversity of housing types, compact design, a local serving community commercial Village District, vehicular, pedestrian and bicycle circulation, resource preservation and proximate access to parks and open space.

F. Vibrant Village District:
The ARSP Area includes a walkable Village District that serves as a major focal point of the Plan Area with a wide range of neighborhood serving uses and recreational opportunities.

3.3 Community Form

The physical form and development pattern of the ARSP is shaped by site opportunities and constraints and policy factors described in **Chapter 2, Plan Setting & Influences**. Factors influencing the community's form include existing site features and natural resources, adjacent development patterns and roadways, the future Placer Parkway alignment, the extension of Westbrook Boulevard, the City's Guiding Principles for new development, Blueprint principles and the Growth Management Visioning Committee's vision.

3.4 Community Form Elements

The overall ARSP land use plan is shaped by three overarching form elements. The elements influencing the community form in each area of the plan are described below.

- Interconnected yet distinct districts
  - Village District
  - Northeast District
  - Central District
  - Northwest District
  - Southeast District
- Parks and Open Space
- Circulation System

A wide variety of residential opportunities will be provided within the various districts. This variety may include single family attached and detached homes, live/work row town homes, town homes, condominiums and apartments. Design of residential neighborhoods emphasizes pedestrian and bicycle connectivity while facilitating dispersed automobile traffic. The modified grid street network creates shorter, more traditional feeling block lengths. The result of this block scaling is that the various home types are woven together within the neighborhood fabric, rather than separated housing tracts of the same lot configuration. This was the traditional pattern of growth for neighborhoods prior to large scale tract housing development.

The following figures graphically illustrate those principles. Figure 3.1 is the Overall Districts diagram that highlights the major planning ideas and areas while the diagrams following those highlight individual districts in detail. Figure 3.2 illustrates a potential build out scenario.

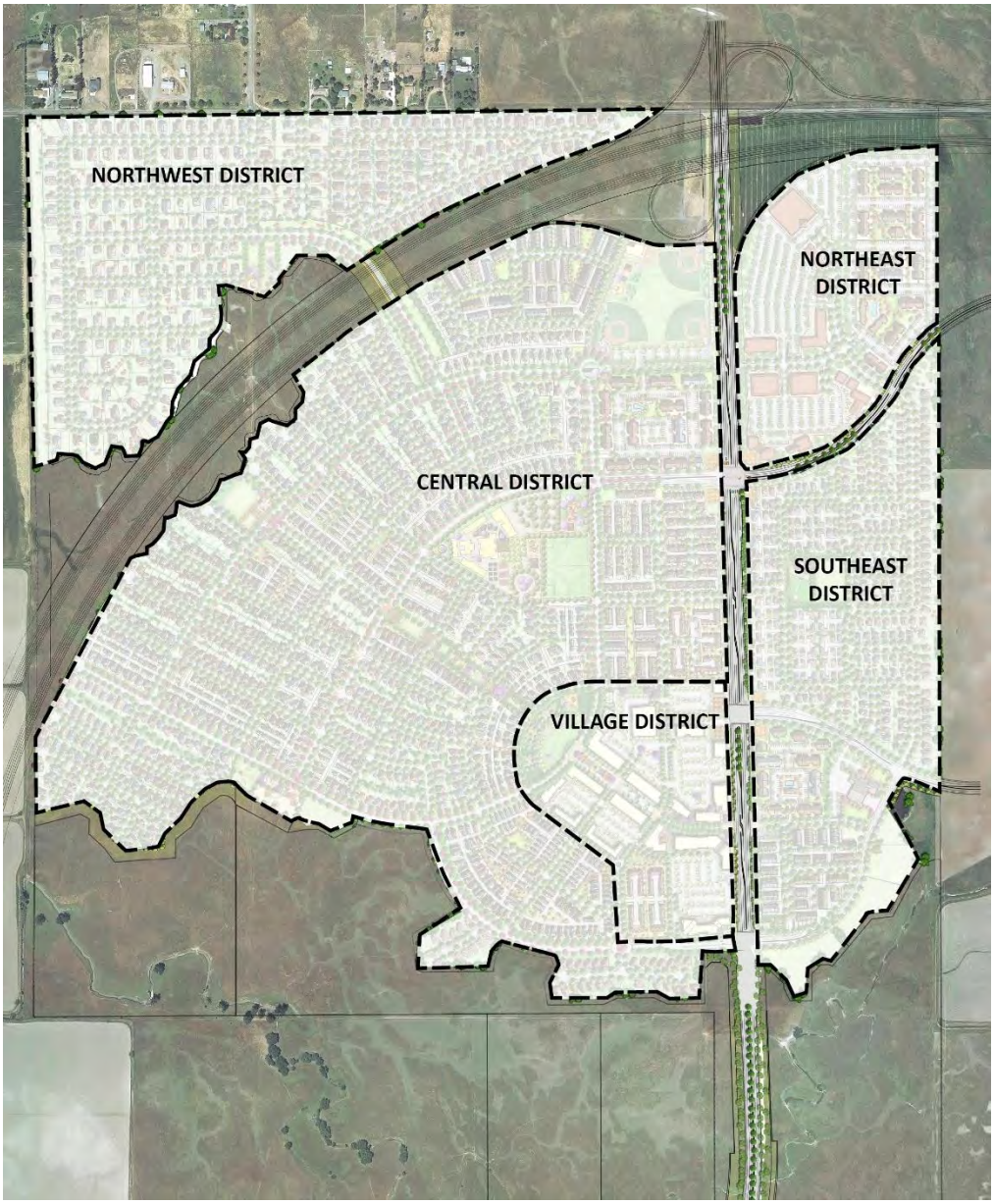


Figure 3.1: Overall Districts

Figure 3.2: Artist's Conceptual Illustrative Plan: Potential Build-out Scenario
The artist's Conceptual Illustrative Plan (above and details throughout this Document) presents the Specific Plan vision within the site context. Precise street alignments, lot locations and dimensions, and building locations shall be determined at the time of Tentative Map approval. Such alignments and locations shall be substantially consistent with the goals and policies of this Specific Plan.

A. Village District

The Village District is an important component of the Plan Area and provides a dynamic center for the community. The intersection of Westbrook Boulevard and Main Street creates a high level of activity that establishes the core of the District. The Village District development pattern is not just a linear main street surrounded by parking lots. The plan creates a subtle block grid that forms more connection with the surrounding residential neighborhoods and better hides the parking from view. The Village District will provide retail and office space, with buildings organized along a Main Street, creating a classic small town main street character. Buildings with storefronts and tall floor plates, that may include office or residential units above, provide a sense of enclosure to the street.

The Main Street continues and "T's" at an Urban Park. Storefronts line the street in buildings that are broken into sections that establish a walkable rhythm, rather than block long single structures with consistent storefronts and setbacks. This rhythm is crucial to establish the pedestrian scale inherent to a classic main street. The variety in building character and setbacks makes the Village District visually interesting and creates an environment focused on the pedestrian.

Figure 3.3: Conceptual Plan Detail – Village District

The variety of building heights and facades of the buildings framing the Main Street adds to the character and architectural interest of the place, and lends an appearance of development over time. While there will be a consistent level of quality and some signature detailing, it is important that the buildings do not look too themed. They should have variety in their design to reinforce the downtown character. Their design is guided by the architectural guidelines in Section B.6 of Appendix B.

Sign guidelines, included in the ARSP in Appendix B are intended to guide merchants towards providing unique and individual signage that is critical in establishing the desired downtown character.

Buildings fronting on the Main Street may have residential or office uses above ground floor retail to energize the area. It is important to bring residential opportunities into this area to create a vibrant district, and to support the merchants. Decks and balconies are encouraged as they engage residents with the outdoor activities along the street and plaza.

Forming a transition from the Main Street retail and mixed-use to the surrounding neighborhoods, the edges of the Village District are anticipated to include medium or high density residential. This residential may be high density single family dwellings (SFD), row townhomes, or a mix of townhomes and flats. Vehicular access and guest parking for these homes provide a buffer to the residential parking areas.

Figure 3.4: Conceptual Plan Detail – Plaza Along Main Street

Figure 3.5: Parking Concept – Shared Lots Behind Main Street Building

Outdoor Dining Along a Main Street.

Main Street Promenade

At the block where Main Street meets the Urban Park, a wide median splits the street, creating the Main Street Promenade. Here auto traffic is subordinate to the pedestrian experience. This is a private street and this block may be closed to vehicular traffic for community events such as street fairs. There is no raised curb along the median to allow the spaces to flow together with special paving that links both sides of the street.

The buildings facing the Main Street Promenade should have taller first floor plates (10'-14') than standard residential heights, with residential units above, or may be row town homes with raised stoop or entries, such as a classic "brownstone". It is important that the homes have balconies large enough to be furnished and usable (minimum depth of 4 feet). Resident activity will add to the character of the street scene.

At the end of the median is a plaza. While privately owned and maintained, the space serves as an extension of the park and is designed more like a plaza than a median. It functions as an outdoor living room, with seating and other amenities such as a fire pit and it may contain a small specialty building that houses a coffee house, wine bar, flower shop or similar type use. This building is envisioned to be of a unique design and an urban jewel for the community.

The plaza is intended to create an intimate setting for uses such as street performers, or simply a wonderful place to "hang out" and people watch with a great cup of coffee. Buildings on either side may include restaurants that would provide outdoor dining creating a lively atmosphere.

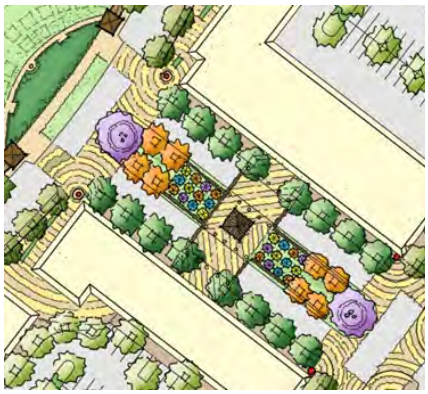


Figure 3.6: Conceptual Plan Detail – Main Street Promenade

Public Gathering Place.

Example of Specialty Building.

Figure 3.7: Conceptual View of Main Street Promenade

An urban park

Historically, many towns include a park near their downtowns. In the Amoruso Ranch community, an urban park forms a strong focal point at the termination of Main Street. At approximately 3 acres, the park is intended to be used for community wide gatherings and events. Parking for the park is provided on-street and it also shares the ample Village District off-street parking. The park is intentionally not over programmed. Homes front directly on this park allowing the residents to engage with the park events. To enhance the pedestrian experience, no residential driveways are accessed from the roads surrounding the park. Their design is guided by the standards in Section A.2 in Appendix A and guidelines in Section B.12 in Appendix B.

Twinkle Lights.

Street Furnishings.

Twinkle Lights.

Public Art.

Public Art.

Figure 3.8: Conceptual View of an urban park

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Along its southeast side, the park may be fronted by live/work or row town homes, creating a transition to the commercial uses in the Village District. Street trees are within tree grates and the paving pattern is more indicative of a linear plaza than of standard sidewalk. The architecture has an urban flair with ground floor windows that are indicative of commercial storefronts that allow the Main Street character to expand. This strong urban streetscape may be further re-enforced by the inclusion of artwork that creates additional interest along the walk.

The Village District also includes a site appropriate for a market or grocer. This location allows for an appropriately scaled and visible parking area as well as several small pads for stand-alone buildings. These buildings are appropriate for larger chain restaurants or banks that are not well suited to a main street. The combination of a “Main Street” retail and traditional options provides for opportunities for a wide variety of retail and commercial options. In-line service-oriented shops link the market back to the Main Street completing the pedestrian grid.

Figure 3.9: Market Site

Figure 3.10: An Urban Park

Example of Stand-Alone Retail

B. Northeast District- Retail and Business Park

A 23-acre parcel in the northeast quadrant of the site, bounded by Placer Parkway, Westbrook Boulevard and Road “D”, is designated for retail and business park uses, as well as high density housing. This will be an ideal location for large format retail that will serve a wider area than Amoruso Ranch and the neighboring communities. Depending upon market demand, this site may include retail/office commercial or business park uses. Buildings should frame the road into the District, with large parking fields behind. A prominent building should be located at the intersection of Road D and Westbrook.

The 15-acre high density residential site provides residents the opportunity to walk to work and to retail services. Twenty-five spaces within the commercial parking lot will be provided for a park and ride lot. A small private park with amenities such as a play area, pool, or community building for use by the residents should be included. Parking should be broken into several lots and conveniently located for residents.

C. Central District

Figure 3.11: Conceptual Plan Detail – Northeast District

The Central District forms the heart of the Plan Area. It includes an elementary school, residential neighborhoods, and a variety of parks, including the crossing park that will provide pedestrian access throughout the area. A looped roadway with paseos around the District provides connectivity between the neighborhoods, parks, school, and the Village District for pedestrians and bicycles.

This District provides the broadest range of housing types and choices. Residents will be able to choose from homes as dense as apartments and townhomes, or single-family detached homes. This mixing of densities and lifestyle choices create a more fully integrated community.

A variety of parks serves the residents and creates options for recreation. A ten-acre park (AR-62) is located on the north end of the quadrant, adjacent to Westbrook Boulevard, south of Placer Parkway. Two smaller neighborhood parks are also proposed within the Central District. The linear east west park (AR-64), links the elementary school, parks, and Urban Park together.

The southern edge of the District has frontage along open space. Homes could front on, side on, or back on the open space creating a sequence of different experiences and edge conditions. A one-acre park (AR-63) and a pedestrian and bicycle path along the northern edge will provide visual and physical connections to the open space.

D. Northwest District

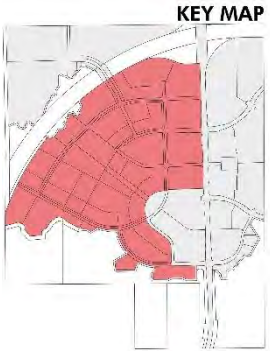


Figure 3.12: Conceptual Plan Detail – Central District

The northwest portion of the ARSP is located north of the proposed Placer Parkway. A roadway with striped on-street bike lanes provides access to the rest of the Plan Area. It is bordered by Sunset Boulevard to the north, and unincorporated land to the west. This area provides transition to existing rural uses within the County.

E. Southeast District

Figure 3.13: Conceptual Plan Detail – Northwest District

The Southeast District of the ARSP contains a mix of residential neighborhoods including high density apartments, townhomes, and single family detached, ranging from small to standard lot, as well as a one-acre park, and a fire station site.

This District is located between Westbrook Boulevard and the future Placer Ranch Plan Area. Two arterials connect Westbrook to the Placer Ranch Plan Area. The District also takes direct access from Westbrook Boulevard where a neighborhood street provides a direct focal point at the neighborhood park.

F. Parks and Open Space

Figure 3.14: Conceptual Plan Detail – Southeast District

Over twenty-three percent (23%) of the Plan Area is planned for park and open space uses, which is equivalent to 22 acres of park, 11 acres of open space paseo, and 155 acres of open space. The open space and park network provides a key element of the ARSP. In general, environmentally sensitive or significant land due to the presence of habitat, resources, natural features, or man-made features is designated as open space. Open space areas provide opportunities for scenic vistas, water conveyance and retention, stormwater quality/treatment, pedestrian/bike trails and resource avoidance and preservation.

The vision for the neighborhood parks is to create a variety of parks, both in size and activity, which are linked together via a paseo system. To create a "string of pearls," the parks range in size from one-acre to ten-acres. Design of each park is intended to be unique to create memory points or landmarks within the community. They are dispersed throughout the Plan Area so that almost all residents are within a quarter mile of a park, and have a pleasant route to walk or bike to that park. See Figure 8.2 Park Distribution and Figure 8.3 Walking Distances to Parks in Chapter 8.

To create a unique identity for each park, each conceptual layout draws from a wide variety of amenities at a minimum; parks will provide turf areas for informal activities, benches or tables for picnicking and shaded seating for larger group events as well as active, formal areas for organized play. See Chapter 8 for more information.

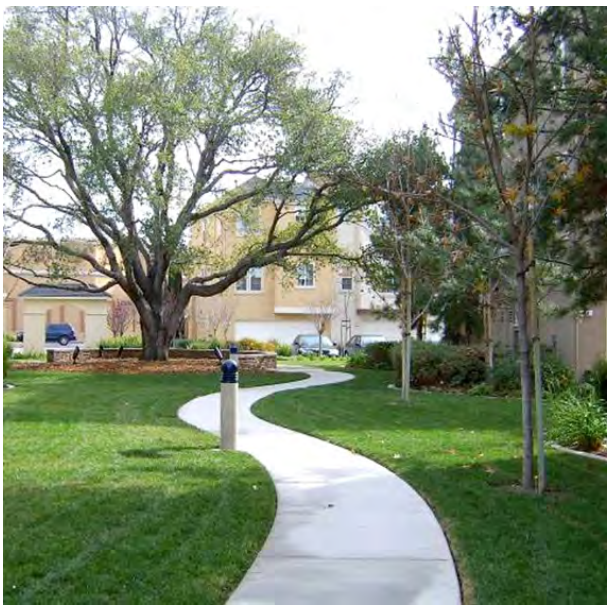
G. Circulation System

Figure 3.15: Conceptual Park on Western Edge

Figure 3.16: Conceptual Park on Eastern Edge

Informal Play Area.

Play Area.



Pedestrian Paseo.

The ARSP includes many of the City's Blueprint Implementation Strategies for multi-modal circulation, providing multiple transportation choices to address vehicles, public transit, bicyclists and pedestrians. The pedestrian and bicycle network forms the backbone of the Plan Area. It includes on-street bike lanes, pedestrian paths or paseos along specific streets, a network of sidewalks separated from driving or parking areas by landscaped parkways, and small, individual block serving paseos that link directly to homes. Where important pedestrian links occur, such as the street-side paseos, driveway access for individual homes are not allowed in order to reduce pedestrian/auto conflicts and reinforce the pedestrian friendly street experience.

This network links all land uses together within the ARSP and allows for connections to the regional system as well as off-site amenities such as the Al Johnson Wildlife Area. The pedestrian network is further defined in Chapter 7.

For vehicles, the backbone roadway system includes a combination of regional arterial and collector streets to provide connections from existing and planned roadways adjacent to the Plan Area. These roadways are designed to accommodate future anticipated local and area traffic demands, with opportunities for connections to future planned Placer Parkway and to roadways leading to the City of Lincoln. The design of the backbone roadway system supports the creation of a smaller "neighborhood" network of local roadways. This network forms a modified grid where high connectivity eliminates the need for collector streets within the community.

Many homes face onto pedestrian oriented streets, neighborhood serving parks, garden courts, small pocket parks and block level paseo connections. Curbcuts and driveway cuts are minimized along the streetside paseos creating a continuous and a safe path for walkers utilizing the pedestrian network. These homes may side on to the paseos, or have garages served by carriageways or alleys behind the unit. Mixed with traditional street loaded homes, this expands the housing choices for future residents within the Plan Area.

In keeping with the design philosophy of an integrated community, sound and privacy walls are eliminated wherever feasible by the creation of a street network that results in low Average Daily Trip (ADT) counts. Additionally, the Development Standards of the ARSP (Appendix A) places certain requirements on parcels adjacent to arterial roads to minimize walls. Appropriate land uses, orientation of structures and appropriate landscaped setbacks are some of the methods the Amoruso Ranch plan utilizes to mitigate noise while minimizing walls.

While no fixed guideway transit is currently planned for the area, the City of Roseville may, as funding allows, provide commuter, dial-a-ride, and local transit services to the Plan Area. This may include some form of bus service that would link the Amoruso Ranch community to the region. Locations for future convenient transit stops may be provided on both sides of Westbrook Boulevard and will provide amenities to support a Bus Rapid Transit (BRT) route through the Plan Area. Any transit shelter should be complementary to and reinforce the character of the Village District architecture. Potential transit facilities are further discussed in Circulation Plan Chapter 7.

3.5 Landscape Concept

The landscape design at Amoruso Ranch plays an important role in meeting the overall vision set forth by this document to create a truly memorable community. The vision behind the landscape concept at Amoruso Ranch is to design a community that achieves the following goals:

- Reinforce a strong identity and "sense of place" through landscape design.
- Create an interconnected pedestrian network supported by landscape character.
- Maintain a visually open character of the site.

Landscape character and design responds to each land use and becomes one of the main unifying elements for Amoruso Ranch. Continuity and consistency is key to achieving this goal. The “big idea” for the landscape at Amoruso Ranch is to create a landscape character with texture, variety and botanical diversity and interest in the planted forms.

Great streetscapes create initial impressions of a community. The Amoruso Ranch Plan strives to enhance the pedestrian experience. The street hierarchy and their corresponding street tree program help establish a sense of place and a certain visual continuity throughout the community. Detailed design guidelines for streetscape and landscape that include adherence to the City’s Water Efficient Landscape Ordinance are included in Section B.13 in Appendix B of this document.

CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including low, medium and high density residential uses; commercial and office uses (which in some cases are sited with one another, and/or with residential uses); public and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

At build out, the Plan Area will provide for approximately 2,827 dwelling units which would accommodate roughly 7,379 residents, add approximately 476,000 square feet of commercial retail and office uses with the potential to expand to a maximum of 766,000 square feet, and provide approximately 22-acres of parks and 155 acres of open space.

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	RS	~~239.34~~219.05	~~34.47~~31.55%	~~1252~~1099 ~~1136~~	~~44~~38.88~~.29~~ %
MDR (Medium Density Residential)	RS	~~50.27~~69.24	~~7.24~~9.97%	~~542~~695	~~19.17~~24.58 %
HDR (High Density Residential)	R3	~~38~~37.~~13~~86	5.4~~59~~%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.~~27~~12	3.~~93~~91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.~~85~~ 71	3.~~43~~41%		
Open Space	OS	~~144.19~~144.59	20.~~76~~83%		
Open Space (Paseos)	OS	~~10~~10.~~74~~95	1.~~55~~58%		
Parks & Recreation	PR	22.~~14~~19	3.~~19~~20%		
Public / Quasi Public	P/QP (Fire Station)	~~3.02~~2.95	0.~~43~~42%		
	P/QP (Water Facilities)	1.35	0.19~~21~~%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.~~62~~59	1.~~39~~38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		~~101.24~~102.57	14.~~58~~77%		
Total		**694.40**	**100%**	**2827**	**100%**

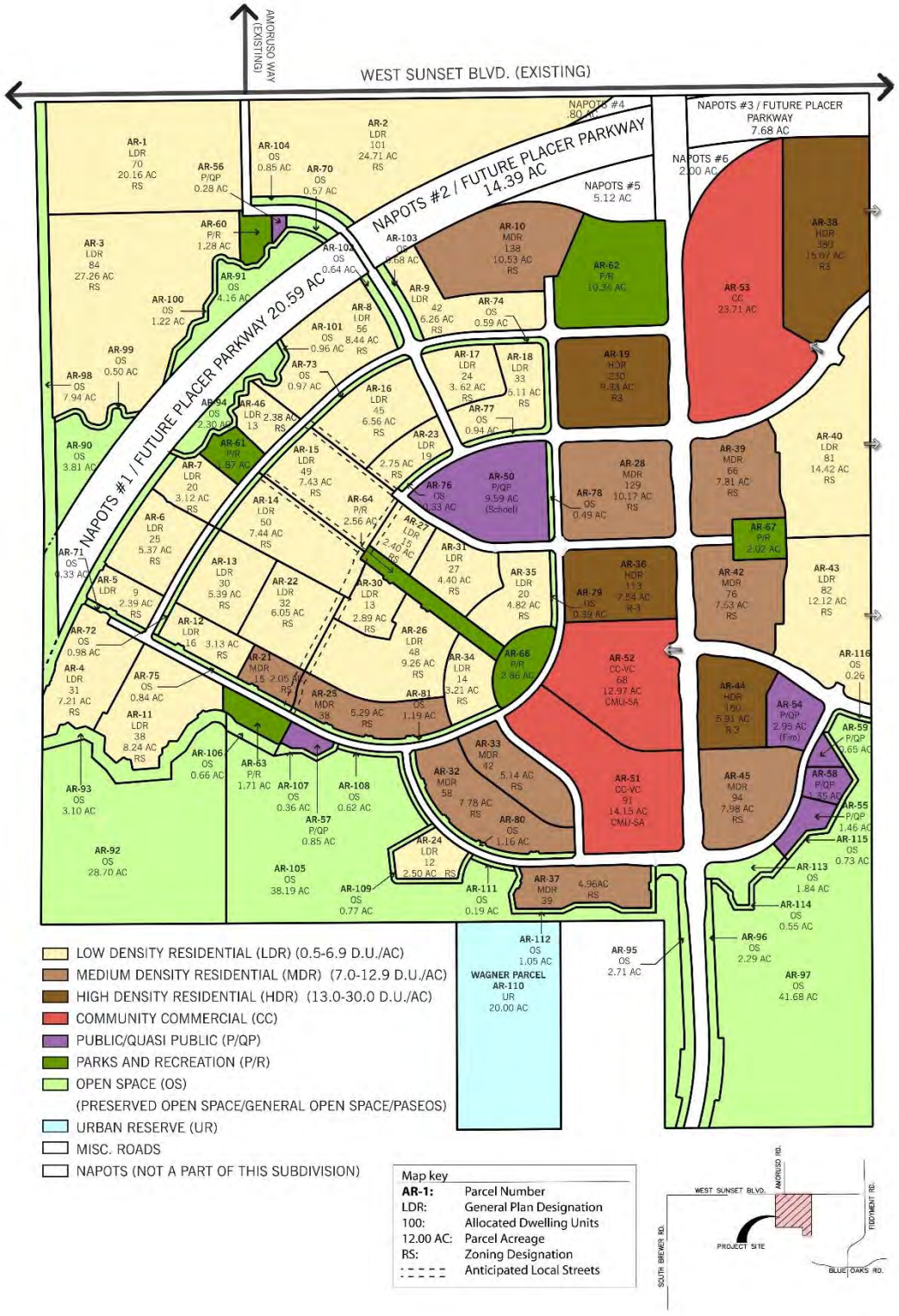


Figure 4.1 Land Use Map (updated [January](#)~~May~~ 202[2]~~21~~)

Table 4.2 Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-1	LDR	RS	~~19.87~~20.16	~~68~~70	3.~~42~~47
AR-2	LDR	RS	24.~~96~~71	~~97~~101	~~3.89~~4.09
AR-3	LDR	RS	27.~~25~~26	~~80~~84	~~2.94~~3.08
AR-4	LDR	RS	7.21~~19~~	~~41~~31	~~5.70~~4.30
AR-5	LDR	RS	2.~~76~~39	~~17~~10	~~6.16~~4.19
AR-6	LDR	RS	~~4.98~~5.37	~~34~~25	~~6.83~~4.66
AR-7	LDR	RS	3.~~17~~12	~~18~~19	~~5.68~~6.09
AR-8	LDR	RS	8.~~19~~44	~~52~~56	~~6.35~~6.63
AR-9	LDR	RS	6.~~22~~26	~~40~~42	~~6.43~~6.70
AR-10	MDR	RS	10.~~69~~53	138	~~12.91~~13.10
AR-11	LDR	RS	8.~~40~~24	~~55~~ 38	~~6.55~~4.61
AR-12	LDR	RS	3.~~38~~13	~~21~~16	~~6.21~~5.11
AR-13	LDR	RS	~~6.08~~5.39	~~40~~30	~~6.58~~5.57
AR-14	LDR	RS	7.~~05~~44	~~45~~50	~~6.38~~6.72
AR-15	LDR	RS	~~6.94~~7.43	~~45~~49	~~6.48~~6.59
AR-16	LDR	RS	6.~~84~~56	~~43~~45	6.~~55~~86
AR-17	LDR	RS	3.~~56~~62	~~24~~24	6.~~74~~62
AR-18	LDR	RS	5.~~05~~11	~~31~~33	~~6.14~~6.45
AR-19	HDR	R3	9.~~34~~33	230	24.~~63~~64
AR-21	~~LDR~~MDR	RS	2.~~35~~05	~~13~~15	~~553~~7.33
AR-22	LDR	RS	~~4.34~~6.05	~~28~~32	~~6.45~~5.29
AR-23	LDR	RS	2.~~93~~75	19	6.~~48~~91
AR-24	LDR	RS	2.50	~~13~~12	~~5.20~~4.79
AR-25	~~LDR~~MDR	RS	~~4.62~~5.29	~~28~~38	~~6.06~~7.18
AR-26	LDR	RS	9.~~70~~26	~~55~~48	5.~~67~~.18
AR-27	LDR	RS	2.~~40~~40	15	~~6.25~~6.25
AR-28	MDR	RS	10.~~32~~17	129	12.~~50~~69
AR-30	LDR	RS	~~3.33~~2.89	~~23~~13	~~6.91~~4.50
AR-31	LDR	RS	4.40	27	6.~~14~~13
AR-32	~~LDR~~MDR	RS	7.~~72~~78	~~50~~58	~~6.48~~7.45
AR-33	MDR	RS	5.~~30~~14	~~61~~42	~~11.51~~8.17
AR-34	LDR	RS	3.~~82~~21	~~19~~14	~~4.97~~4.37
AR-35	LDR	RS	4.~~58~~82	~~24~~20	~~5.24~~4.15
AR-36	HDR	R3	7.~~55~~54	113	14.98
AR-37	~~LDR~~MDR	RS	~~5.05~~4.96	~~25~~39	~~5.00~~7.86
AR-38	HDR	R3	15.~~21~~07	380	~~24.98~~25.21
AR-39	MDR	RS	7.~~35~~81	~~54~~66	~~7.35~~8.45
AR-40	LDR	RS	~~13.51~~14.42	~~71~~81	~~5.26~~5.62
AR-42	MDR	RS	~~8.37~~7.53	~~66~~76	~~7.89~~10.10
AR-43	LDR	RS	~~13.64~~12.12	~~78~~82	~~5.72~~6.76
AR-44	HDR	R3	~~6.03~~5.91	150	~~24.88~~25.37
AR-45	MDR	RS	~~8.24~~7.98	94	~~11.41~~11.78
AR-46	LDR	RS	~~2.56~~2.38	13	~~5.08~~5.47
AR-50	P/QP	P/QP	9.~~62~~59		
AR-51	CC-VC	CMU-SA	14.~~21~~15	91	
AR-52	CC-VC	CMU-SA	~~13.06~~12.97	68	
AR-53	CC	CC	23.~~85~~71		
AR-54	P/QP	P/QP	~~3.02~~2.95		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.~~11~~34		
AR-63	P/R	P/R	1.~~72~~71		
AR-64*	P/R	P/R	2.~~12~~56		
AR-66	P/R	P/R	~~3.04~~2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.~~58~~57		
AR-71	OS(Paseos)	OS	0.3~~5~~		
AR-72	OS(Paseos)	OS	0.~~98~~98		
AR-73	OS(Paseos)	OS	0.~~98~~97		
AR-74	OS(Paseos)	OS	0.~~60~~59		
AR-75	OS(Paseos)	OS	0.~~76~~84		
AR-76	OS(Paseos)	OS	0.~~36~~33		
AR-77	OS(Paseos)	OS	0.~~85~~94		
AR-78	OS(Paseos)	OS	0.~~46~~49		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.~~10~~16		
AR-81	OS(Paseos)	OS	1.~~15~~19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.~~15~~16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	~~2.76~~3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71~~3~~		
AR-96	OS	OS	2.~~36~~29		
AR-97	OS	OS	41.~~92~~68		
AR-98	OS	OS	7.~~88~~94		
AR-99	OS	OS	0.~~49~~50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.~~95~~96		
AR-102	OS(Paseos)	OS	0.~~65~~64		
AR-103	OS(Paseos)	OS	0.~~65~~68		
AR-104	OS(Paseos)	OS	0.~~88~~85		
AR-105	OS	OS	~~37.92~~38.19		
AR-106	OS	OS	0.66~~7~~		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.~~61~~62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05~~3~~		
AR-113	OS	OS	1.~~83~~84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.~~72~~73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			~~17.98~~19.54		
NAPOTS			~~49.16~~50.58		
Roads			~~34.11~~32.01		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

**** AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of road***

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Table 4.3 Low Density Residential (LDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	.5 - 6.9 dwelling units per acre
Description	The Low-Density Residential (LDR) land use category is applied to lands that are comprised of detached single-family dwelling units. Lot configurations may include conventional (street accessed garages), alley loaded, and clusters.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards for RS zoning per City of Roseville Zoning Ordinance. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.4 Medium Density Residential (MDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	7.0 - 12.9 dwelling units per acre
Description	The Medium Density Residential (MDR) land use category is applied to lands characterized by single family detached or attached dwelling units including a wide variety of lot types and configurations. This residential land use will accommodate a variety of housing types and designs on generally smaller lots.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.5 High Density Residential (HDR)	
Applied Zoning Districts	R3 Attached Housing
Density	13.0 and more dwelling units per acre
Description	The High Density Residential (HDR) land use category accommodates a range of housing options that meet the minimum density of 13 du/ac. These may include attached or detached duets, townhomes, condominiums or apartments, alone or in combination on a parcel.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

Design Review Permit for Residential Subdivisions (DRRS)
A design review permit for residential subdivisions shall be obtained when required concurrent with the processing of an application for a tentative residential subdivision map. The approving authority for design review for residential subdivisions is the Planning Commission.

Residential Unit Transfers
There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and possibly a General Plan Amendment may be required.

B. Commercial Land Uses

The Commercial Land Uses in the ARSP consist of two areas. The first is a Village District, intended to create a true mixed-use urban village atmosphere. The second is a more traditional retail area located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Therefore there are two distinctly different commercial land uses, including Community Commercial - Village District and Community Commercial to allow their development standards to respond to the difference in uses and character. Tables 4.6 and 4.7 provide further detail into the Commercial Land Use category.

Table 4.6 **Community Commercial - Village District (CC-VC)**	
Applied Zoning Districts	CMU-SA/DS-AR Commercial Mixed-Use (Special Area Overlay): Village District
Description	The Community Commercial - Village District land use allows for a mix and density of land uses common to an urban setting or traditional downtown. Sites with a Community Commercial - Village District (CC-VC) designation are intended to be developed as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay and Development Standard Overlay. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions and encourages an active urban setting.
Permitted Uses & Development Standards	Permitted uses and Development Standards per Appendix A of the ARSP.

Table 4.7 **Community Commercial (CC)**	
Applied Zoning Districts	CC/DS Community Commercial with Development Standard Overlay
Description	The Community Commercial (CC) land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

C. Parks, Open Space & Public Uses

As illustrated in the Land Use Plan, a large portion of the ARSP is dedicated to Open Space and park land uses as well as civic uses. This includes parcels for Parks and Recreation (PR), Open Space (OS), and Public/Quasi-Public (P/QP) uses.

Table 4.8 Park & Recreation (P/R)	
Applied Zoning Districts	PR Park and Recreation
Description	The Park and Recreation (P/R) land use designation is applied to parcels where park facilities are planned. This includes a combination of both active and passive park spaces. The ARSP area includes neighborhood parks ranging in size from approximately 1-acre to 10-acres. These parks are spread evenly throughout the community. Refer to Chapters 3 and 8 for detailed information regarding the location and design intent for the neighborhood parks.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

As stated in the City of Roseville General Plan Parks and Recreation Element, “It is the underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.” The network of parks and their unique character and variety of amenities support this goal.

Table 4.9 Open Space (OS)	
Applied Zoning Districts	OS Open Space
Description	The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation of the ARSP contains natural features and habitat area. The OS land use designation also applies to the Plan Area’s paseo parcels which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. However since they vary in their role and use when compared to larger open space parcels, the paseos are tabulated separately from the open space parcels in land use table.
Permitted Uses & Development Standards	Permitted uses and Development Standards per City of Roseville Zoning Ordinance and City of Roseville Open Space Preserve Overarching Management Plan.

Table 4.10 Public/Quasi-Public	
Applied Zoning Districts	P/QP Public/Quasi-Public
Description	The Public/Quasi-Public (P/QP) land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for an elementary school, fire station, and areas for specific infrastructure related items such as a water storage well and any other facilities required by the Specific Plan.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Municipal Code. Development Standards per Appendix A of the ARSP.

D. Urban Reserve

The ARSP includes one 20-acre parcel as Urban Reserve (UR).

Table 4.11 Urban Reserve	
Applied Zoning Districts	UR Urban Reserve
Description	The Urban Reserve (UR) land use designation is applied to lands that may receive urban land use entitlements at some time in the future. There is one UR parcel within the ARSP which will not be developed as a part of the ARSP.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

4.4 Permitted Uses

Land uses within the ARSP will be regulated by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in the ARSP, permitted uses are as specified by the City of Roseville Zoning Ordinance (Chapter 19).

4.5 Development Standards

Adoption of the ARSP by the City includes adoption of the development standards for each zoning district as described in Appendix A. The requirements of the Specific Plan shall take precedence over the City of Roseville Zoning Ordinance. In instances where the Specific Plan is silent, the City of Roseville Zoning Ordinance shall prevail.

Development Standards are detailed in Appendix A and within the City of Roseville Zoning Ordinance.

4.6 Design Guidelines

The ARSP includes Design Guidelines in Appendix B that as adopted will support the community vision through encouraged design approaches, and build upon the City of Roseville Community Design Guidelines.

CHAPTER 5 – AFFORDABLE HOUSING PLAN

5.1 Overview

State law (California Government Code Section 655584) requires each city and county plan to accommodate a fair share of the region's housing needs through zoning and land use. In urban areas, state law provides for councils of governments to prepare regional housing need allocation plans that assign a share of the region's housing need to each city and county. In the six-county greater Sacramento region, the Sacramento Area Council of Governments (SACOG) is the entity authorized to determine the future housing needs for the region. SACOG adopted the most recent Regional Housing Need Allocation (RHNA) Plan in 2012, for the planning period 2013 through the year 2021. Each city receives a total number of housing units it must plan for within this time frame. Each allocation includes a distribution for housing affordable to very low, low and moderate income households. The City of Roseville's General Plan Housing Element, which is consistent with state law, establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.

The City's Housing Element currently specifies an affordable housing goal of ten percent of all new housing units in the City be affordable to middle-, low- and very-low income households. The ARSP proposes a mix of housing types to provide the greatest opportunity to create affordable housing. The ARSP affordable housing program has been structured to be consistent with and implement the General Plan affordable housing goal.

Housing in the ARSP is planned to have a mix of housing types in low, medium and high density residential neighborhoods. Similar to existing low-density residential (LDR) areas of Roseville, it is anticipated that the LDR units provided in the ARSP area will provide market-rate housing affordable to moderate and above-moderate income households. The medium-density (MDR) and high-density (HDR) residential areas will provide greater opportunities for creating affordable housing for all income ranges. As outlined later in this chapter, the ARSP affordable housing plan focuses on HDR parcels and is structured to be consistent with the City's General Plan affordable housing goals.

5.2 Definition of Housing Affordability

Housing affordability is based on household income categories as defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is the median household income calculated for the Sacramento – Arden-Arcade – Roseville, CA Metropolitan Statistical Area. All jurisdictions within this Metropolitan Statistical Area, which includes all of Placer County, utilize the same basic income calculations irrespective of actual income level distribution in the community. Income categories are summarized in Table 5.1.

Table 5.1
Definition of Household Income Categories

Income Category	***Percent of Median Income***
Very-Low Income	Less than 50% of Median
Low-Income	51% to 80% of Median
Middle-Income	81% to 100% of Median
Moderate Income	101% to 120% of Median
Above Moderate Income	121% and Above of Median

Based on sales and rental qualifications and the definition of affordability, the City's Housing Element includes the following housing assistance needs identified for each income group:

- Very Low Income Households not currently owning their own home will not be able to qualify for home ownership without substantial subsidies, unless their incomes rise significantly. Rental subsidies for very-low income households are needed to maintain affordability.

- Low-Income Households not currently owning their own home will require loan subsidies to afford and qualify for homeownership. Rental subsidies for low-income households are needed to maintain affordability.

- Middle- and Moderate-Income Households may require some assistance in purchasing a home since the price range of new homes in Roseville may exceed their ability to pay. This group is likely to afford rental units without financial assistance.

- Above Moderate Income Households are considered financially able to find affordable units, both for purchase and rent, within Roseville's housing market.

Numerous assumptions are required to translate household income to affordable rental rates and purchase prices. Lenders ultimately determine the actual purchasing power of household income at a given point in time. A household can qualify to purchase a home based on annual income, down payment, level of other long-term financial obligation and interest rates.

For planning purposes, the City of Roseville assumes for rental units, low- and very-low income households should not spend more than thirty percent (30%) of their monthly gross income on housing costs, including utilities. For middle-income households, thirty-five (35%) of monthly gross income is used to determine housing affordability. Purchase housing costs include payment of principal, interest, taxes, insurance, and any homeowner's association dues.

It is recognized that various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10 percent affordable housing goal is calculated for each Specific Plan Area based on the total residential units mapped.

5.3 Affordable Housing Program

Consistent with the City of Roseville's General Plan Housing Element, at least ten percent of the units in the ARSP have been designated for lower income households, specifically low- and very-low income households. This includes rental housing affordable to low- and very-low income households. To provide housing affordable to the income level households with the greatest needs, the ARSP provides a total of 283 rental units affordable to the low- and very-low income households, consistent with the City's ten percent affordable housing goal in the City's General Plan Housing Element. Sixty percent of affordable units in the ARSP will be affordable to low-income residents and forty percent to very-low income residents. The ARSP affordable housing goal is summarized below in Table 5.2.

Table 5.2
ARSP Affordable Housing Program

Dwelling Type	***Number of Units***	***Percentage***
Low-Income (Rental)	170 Units	60%
Very Low-Income (Rental)	113 Units	40%
Total Affordable Units	283 Units	100%
GP Affordable Housing Requirement	*283 Units*	

Table 5.3 lists the parcels in the Plan Area that have been identified for low and very low income units. Certain funding sources available for low and very low units are awarded based upon location and adjacency to services, and require the units to be located on one piece of property. This greatly affects non-profit developers in their ability to successfully bring these units to the market. The locations of the parcels for low and very low rental units are identified in Figure 5.1 below.

Table 5.3
Affordable Housing Allocation – Rental

Parcel	***Land Use***	***Total Units in Parcel***	***Total Affordable Allocation***	***Very-Low Income Rental***	***Low-Income Rental***
AR-19	HDR	230	170	68	102
AR-44	HDR	150	113	45	68
Total			**283 Units**	**113**	**170**

5.4 Administration and Implementation

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of low- and very-low-income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure that affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the ARSP affordable housing goal. It should be noted that the City reserves the right to consider alternatives to achieving affordable housing within the ARSP (such as allowing carriage units or granny flats in LDR or MDR areas), should the cost of producing the affordable housing preclude the City from accessing federal and state financing programs, or if legislation mandates the City to alter its approach to affordable housing.

Transfers/Credits
Subject to administrative approval by the Director of the City's Housing Division or designee, the affordable housing allocations of 283 affordable rental units identified on Table 5.3 may be transferred among parcels within the ARSP. In addition, to the extent that the number of affordable units produced on a parcel exceeds the number of affordable units allocated to that parcel, the excess units may be credited

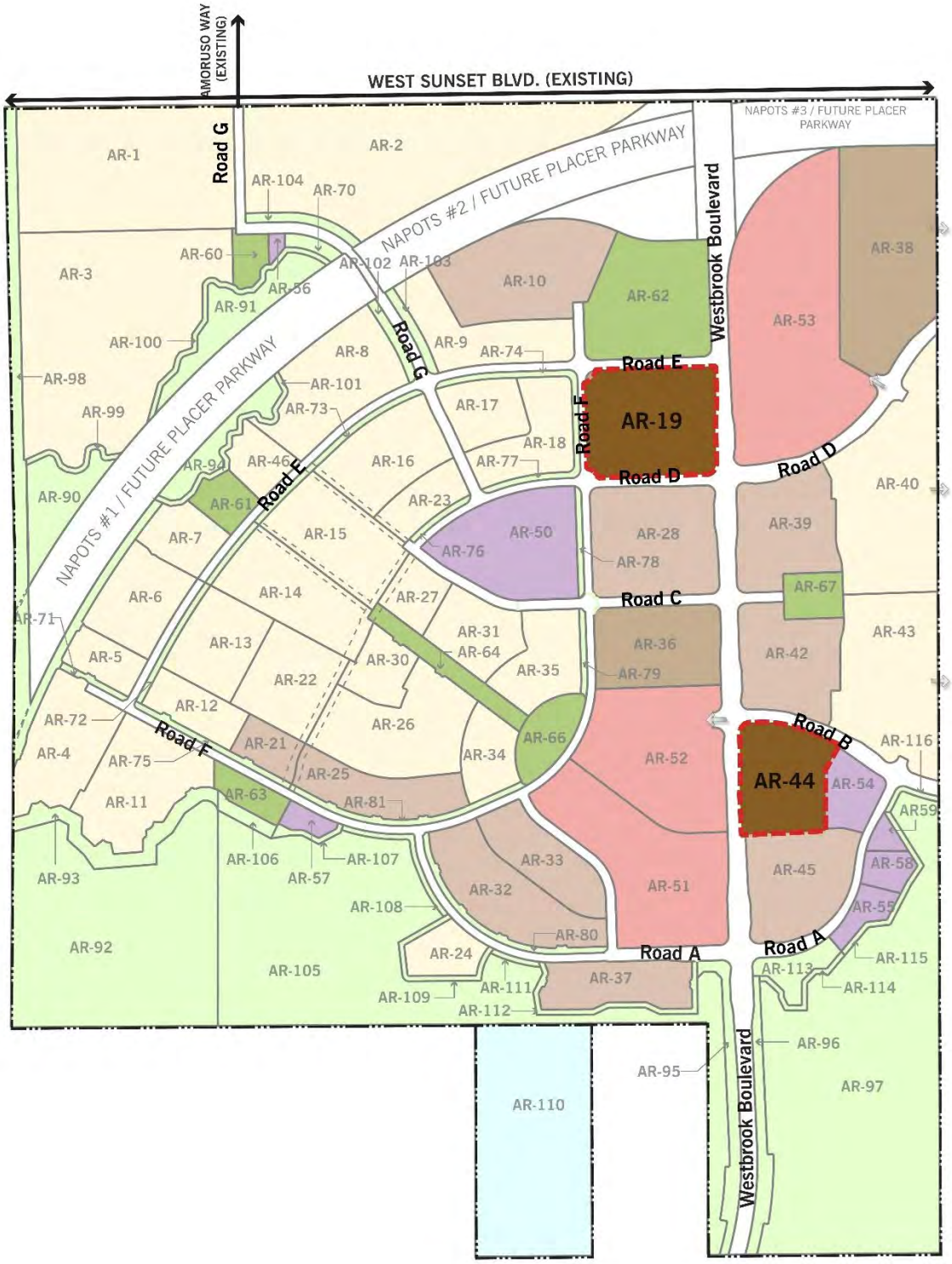


Figure 5.1: Low and Very Low Affordable Housing Distribution (updated May 2021)

towards meeting the ARSP affordable housing goal assigned to the other parcel. Transfer and/or credits may be approved by the Director of the City's Housing Division or designee, without the need for amendments to the ARSP or to the ARSP Development Agreements, if it is determined that the transfers/credits maintain the ability to produce affordable units and achieve the ARSP affordable housing goal and:

- The transfers/credits are applied to parcels within the ARSP and are covered by the same Development Agreement;

- The transfers/credits improve the ability to produce affordable units and achieve the affordable housing goal of the ARSP.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with the ARSP's affordable housing program. In addition, a revised affordable housing allocation (Table 5.3) shall be provided reflecting adjusted affordable unit allocations. The City's housing division shall maintain all revisions to Table 5.3 as the official ARSP affordable housing allocation record. The affordable housing unit transfer shall be memorialized by way of a recorded Memorandum of Understanding (or substitute form as specified by the City).

Density Bonus
The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) and the General Plan Housing Element, assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by the density bonus is intended to reduce average per unit development costs. In the ARSP, a density bonus is assigned by City approval of an Affordable Housing Agreement to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

In-Lieu Fee
To the extent an in-lieu affordable housing fee is adopted on a citywide basis, a portion of the affordable very low housing allocation identified in Table 5.2 may be satisfied by paying an in-lieu fee, subject to approval by the Director of the City's Housing Division.

5.5 Affordable Rental Housing Agreement

An Affordable Rental Housing Agreement (or substitute form as specified by the City) is required to detail and secure the specific requirements and obligations. Among other provisions, the Affordable Rental Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent for the designated affordable units;
- Establish criteria and a basis for annual rent increases;
- Provide the City with a mechanism to monitor actual rents; and,
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Rental Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

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CHAPTER 6 – RESOURCE MANAGEMENT

6.1 Overview

The ARSP consists of relatively flat to gently rolling terrain situated at an elevation of approximately 70 to 100 feet above mean sea level. Historic uses of the site included planting of winter wheat and oats, as well as cattle ranching.

As shown in the site photos below, annual grassland is the dominant vegetation community on the site and is comprised primarily of non-native, naturalized Mediterranean grasses. Aquatic features are interspersed within the annual grassland community and include two marshes, an intermittent drainage/University Creek, an ephemeral drainage, seasonal wetland swales, and scattered vernal pools and seasonal wetlands. University Creek flows from east to west. It enters the site from the southeast, leaves the site along the southern boundary, then re-enters the Plan Area in the southwest corner.

Existing Farm on the Amoruso Ranch Property.

Vernal pool within proposed Open Space Preserve.

University Creek in the southern portion of the site.

The Plan Area has several project components as illustrated in Figure 6.1. These include the Amoruso Ranch Project with approximately 480 acres of development areas, an open space preserve, general open space – avoided area, and the approximately 18-acre Westbrook Boulevard that serves the Plan Area. Also occurring within the Plan Area is the approximately 49-acre future Placer Parkway Regional Transportation Improvement project (see Figure 6.1). This project, although within the overall Amoruso Ranch property, is a separate project and will be reviewed and processed by the City and County. An additional parcel of land, the approximately 20-acre Wagner parcel, lies to the south of the Amoruso Ranch property and is designated an Urban Reserve.

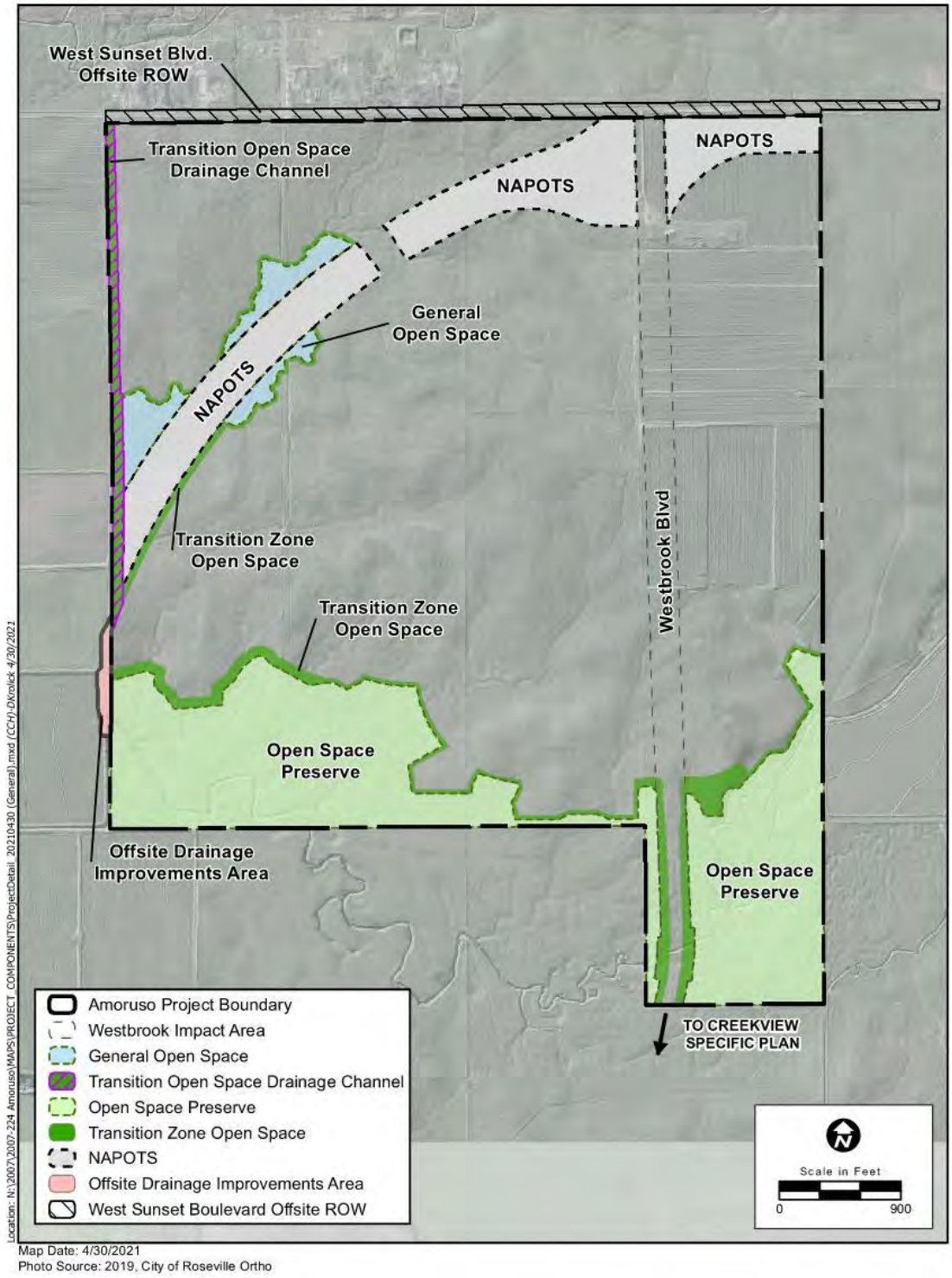

Figure 6.1: Project Components

The ARSP contains four types of open space totaling approximately ~~155~~ ~~154~~6 156 acres. These types include open space preserve (109 acres), general open space – avoided area (10 acres), transition zone open space (~~25~~ 26 acres), and paseos (11 acres).

Each type of open space has been designed to accommodate specific functions and activities, from very limited use to active recreation and infrastructure. The on-site **open space Preserve** will be permanently preserved to protect Waters of the U.S. and habitat for federally listed species. This protection will be provided by either a declaration of covenants and restrictions and/or a conservation easement to restrict access and activities within the preserve. The area would be managed in accordance with the City's OSPOMP. **General open space – avoided area** also contains Waters of the U.S. and species habitat. While these areas will be avoided by the Project development, they may be impacted by the future Placer Parkway and therefore are not currently proposed for protection by a deed restriction and/or conservation easement. The ultimate management strategy for the General Open Space – avoided areas will be determined during future Placer Parkway project federal permitting process. During the interim period the avoided area would be managed as General Open Space in accordance with the City's OSPOMP. **Transition Zone open space** consists of the parcels that boarder the open space Preserve and General open space – avoided areas. These parcels provide a buffer to the Preserve open space and will be utilized for activities such as slope grading, outfall/stormwater structures, bike trails, weed abatement activities, open space maintenance, and health and safety vehicle access. The Transition zone open space area will not be protected by conservation easement and all wetlands within this area will be permitted for fill. Examples of typical infrastructure elements within Transition Zone open space areas can be found in Figure 6.3 to 6.11. **Paseos** are linear parcels of open space that provide pedestrian trails and green space within development areas. Paseos will not be protected by conservation easement and all wetlands within this area will be permitted for direct fill. A list of the parcels in each open space type is shown in Table 6.1 below. Paseos are not addressed further in this Resource Management Chapter because they are developed/landscaped areas that do not contain natural resources and would not be subject to special resource management actions outlined in the City's OSPOMP.

Table 6.1
Open Space Parcels by Type

Open Space Type	***Parcels***	***Acreage***
Open space Preserve	AR-92, AR-97, AR-105	108.~~54~~57
General open space – avoided area	AR-90, AR-91, AR-94	10.~~26~~27
Transition Zone open space	AR-93, AR-95, AR-96, AR-98, AR-99, AR-100, AR-101 , AR-106, AR-107, AR-108, AR-109, AR-111, AR-112, AR – 113, AR-114, AR-115, AR-116	~~25.39~~25.748~~24.45~~
Paseos	AR-70, AR-71, AR-72, AR-73, AR-74, AR-75, AR-76, AR-77, AR-78, AR-79, AR-80, AR-81, AR-102, AR-103, AR-104	~~10.74~~10.95~~1.01~~
Grand Total		**~~154~~155.~~54~~70**

The ARSP is consistent with the goals of the City of Roseville's General Plan Open Space and Conservation Element. It establishes approximately 16 percent of the project as permanent open space preserve, designed to protect some of the most prominent natural resource areas within the Plan Area. The ARSP open space preserve is contiguous with other open space preserves and abuts portions of the Creekview Specific Plan's open space preserve to the south, portions of West Roseville Specific Plan's open space preserve to the southeast, and the City of Roseville's Al Johnson Wildlife Area to the southwest (Figure 6.2). The resource management approach is designed to be consistent with resource agency input received during an early consultation process completed for the project as an outgrowth of the May 2000

Memorandum of Understanding (MOU) between the City and the U.S. Fish and Wildlife Service (USFWS). The City conducts early consultation with the resource agencies for annexation projects proposed on the City of Roseville's western boundary, such as the ARSP.

The ARSP open space preserve is intended to complement larger-scale regional conservation strategies, such as the proposed Placer County Conservation Plan (PCCP), Placer County's proposed habitat conservation plan. Coordination with the conservation efforts of other agencies/projects is a fundamental principle and key objective of the Amoruso Ranch resource management approach. In addition to resource protection, the on-site open space preserve helps define the visual character of the site, ~~provides for passive recreation opportunities,~~ provides stormwater drainage and treatment, includes storm water conveyance, and provides land use buffering.

Based on the characteristics of the Amoruso Ranch property, the resources management approach in the Specific Plan focuses on wetlands, annual grassland habitat, wildlife, and providing connecting open space corridors. Additional resources are further addressed in the ARSP Environmental Impact Report (EIR). The ARSP proposes to append to the City's Open Space Preserve Overarching Management Plan for purposes of monitoring, reporting, and management of on-site open space areas.

6.2 Wetland Resources

A. Pre-Development Conditions

In its pre-development condition, several types of wetland features exist within the Plan Area (see site photos below). The most prominent of these are wetland swales, which are found throughout the site and carry water briefly during winter rainfall. As mentioned previously, University Creek is present within the southern portion of the site. University Creek currently flows with winter rainfall and runs dry (or below the surface) during the summer months. It receives some irrigation run-off from an irrigated pasture located in the northeast portion of the Amoruso Ranch site.

Seasonal wetland swale within proposed Open Space Preserve.

University Creek within proposed Open Space Preserve.

Outside of the swales and University Creek, vernal pools, seasonal wetlands, marshes, a stock pond, and an ephemeral drainage are scattered throughout the annual grassland community. The vernal pools and seasonal wetlands fill with rainwater during the winter months and can remain inundated until spring or early summer. These wetland areas include habitat potentially suitable for certain federal and/or state special-status plant and wildlife species. A total of 38.577 acres of wetlands and other Waters of the U.S. occur within the Amoruso Ranch property, Al Johnson Wildlife Area Improvements Area, and the Sunset Boulevard West right-of-way in its pre-development condition, as listed in Table 6.2.

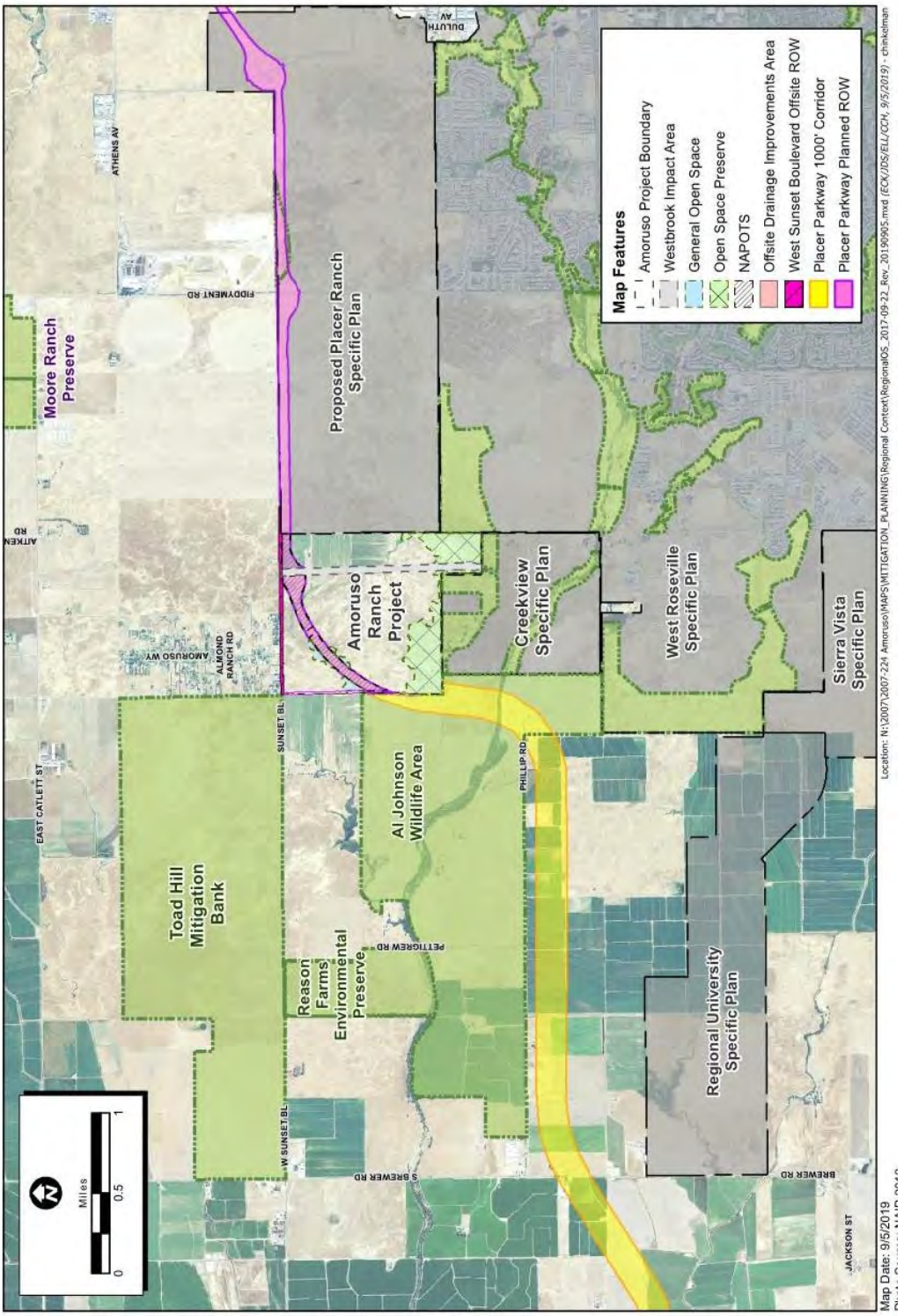

Figure 6.2: Regional Open Space

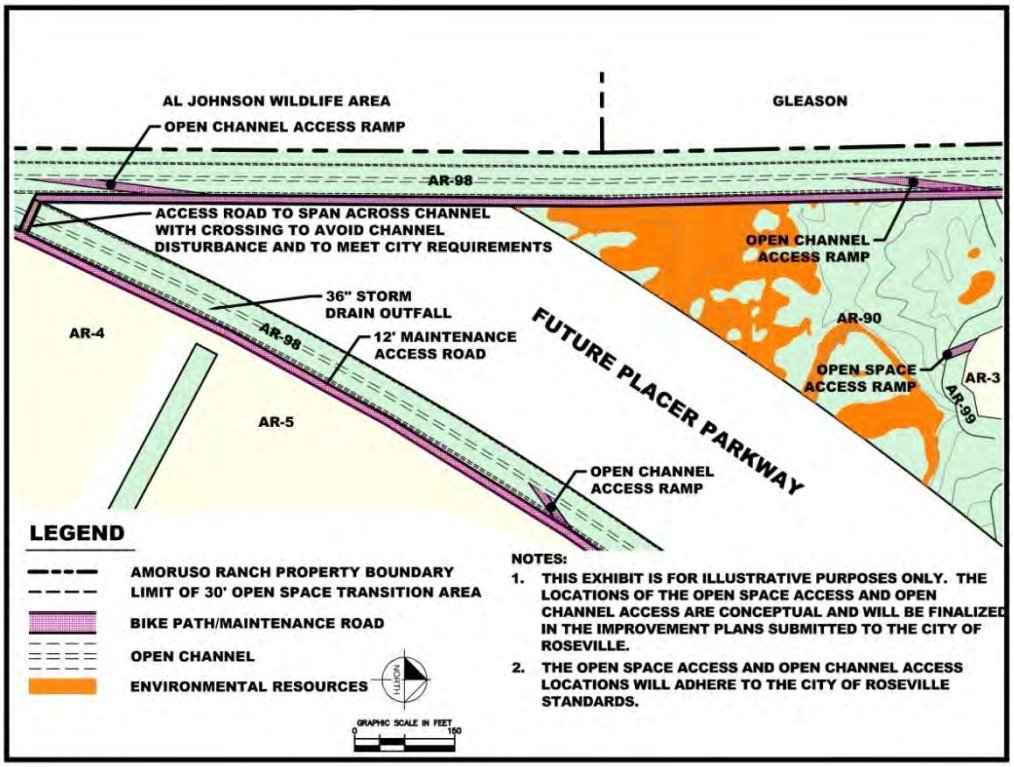

Figure 6.3: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-98; AR-99)

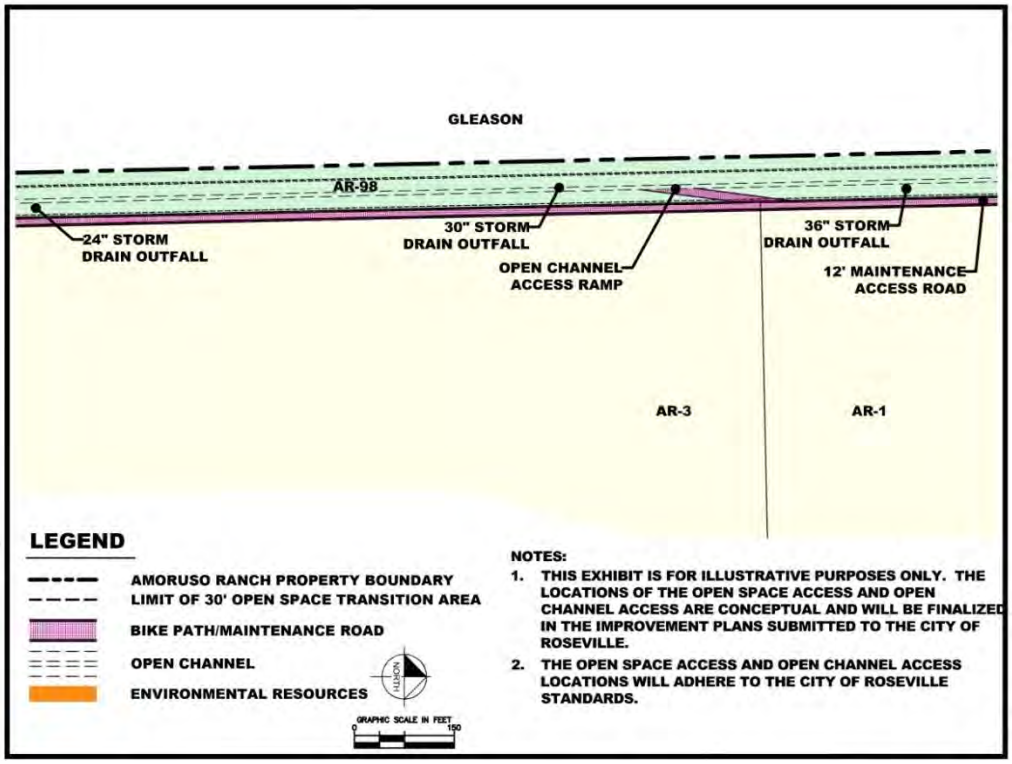

Figure 6.4: Open Space Transition Area Exhibit – Northern Complex (AR-98)

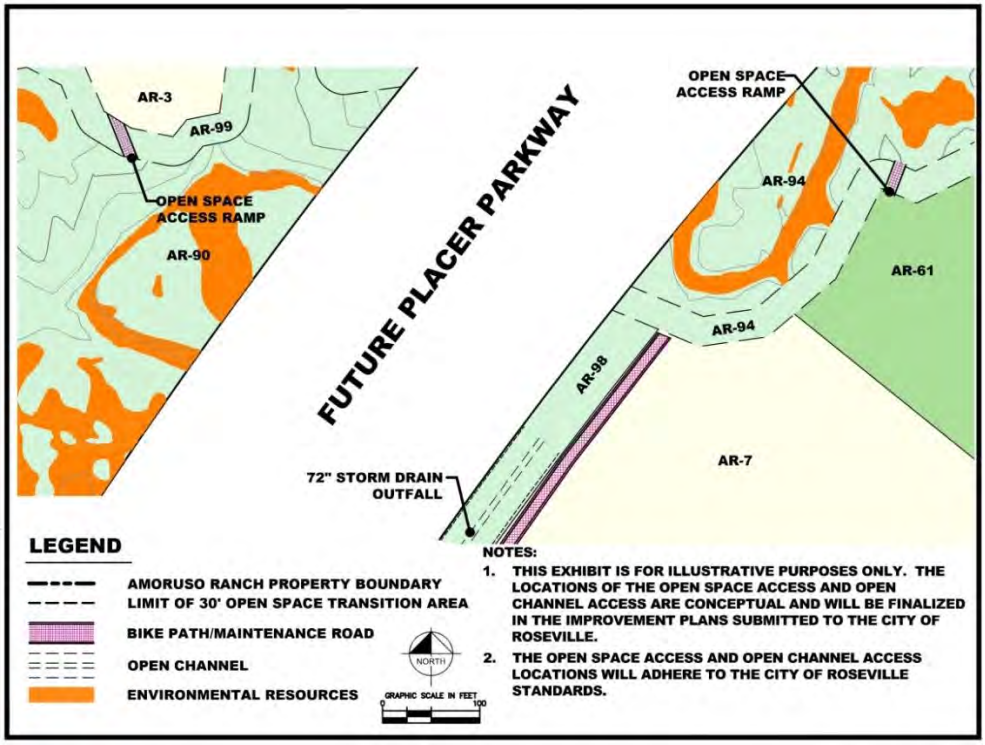

Figure 6.5: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-94; AR-98; AR-99)

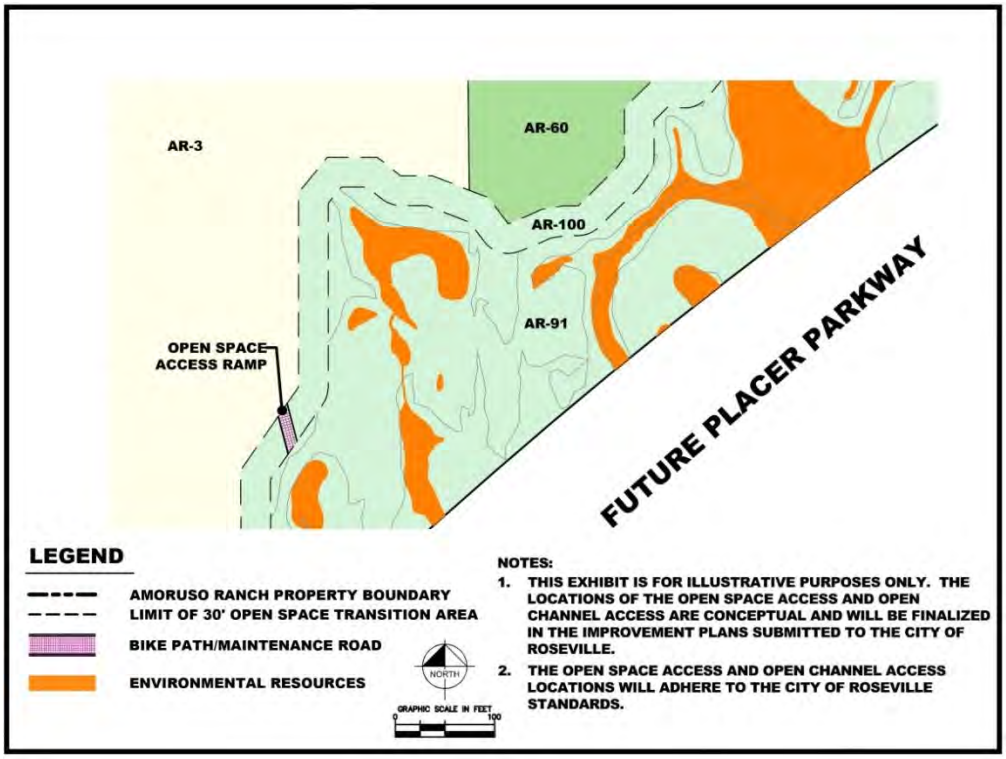

Figure 6.6: Open Space Transition Area Exhibit – Northern Complex (AR-91; AR-100)

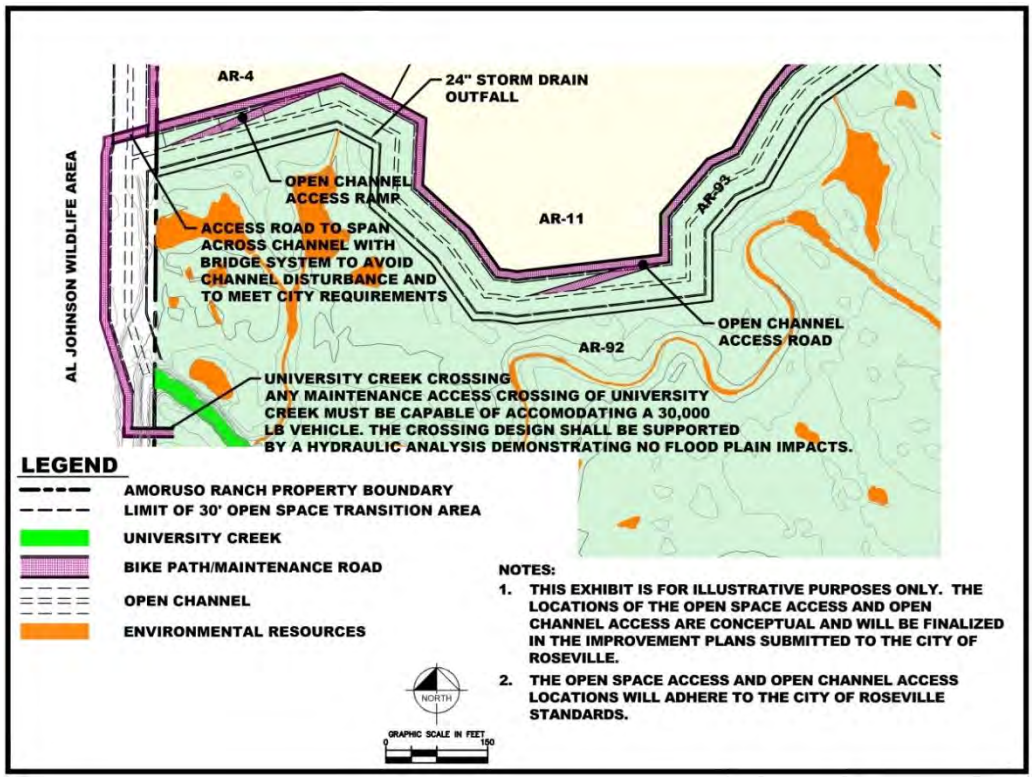

Figure 6.7: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93)

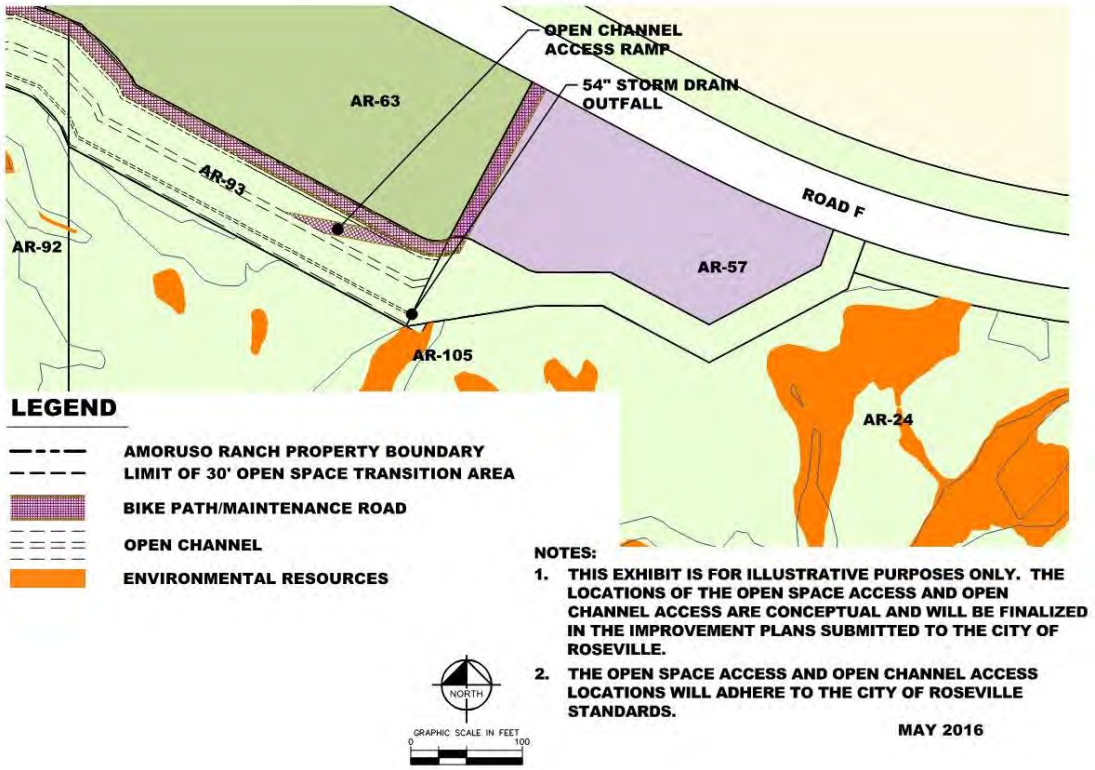

Figure 6.8: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93; AR-105)

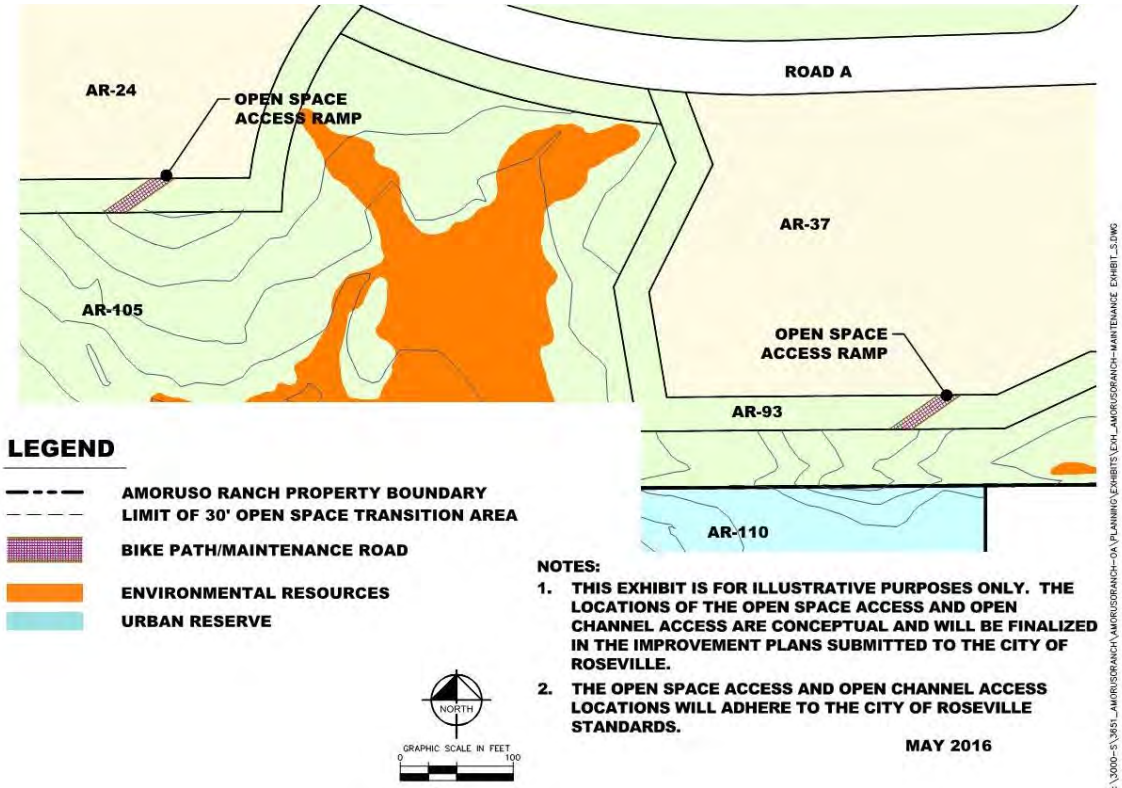

Figure 6.9: Open Space Transition Area Exhibit – Southern Complex (AR-93; AR-105)

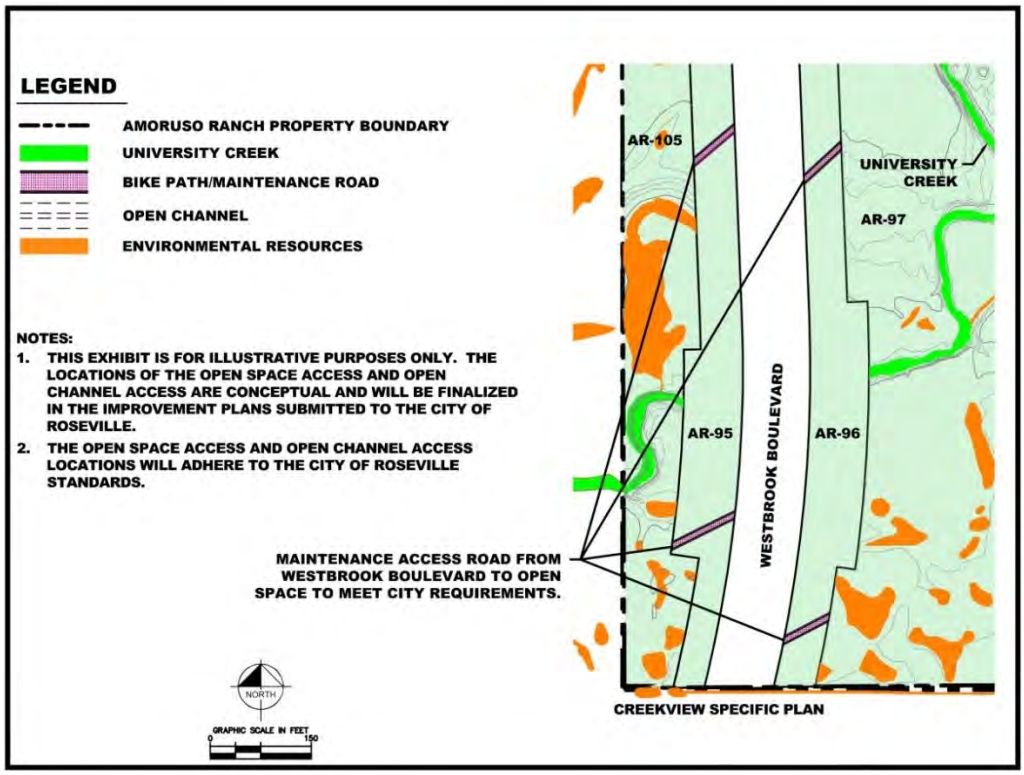

Figure 6.10: Open Space Transition Area Exhibit – Southern Complex (AR-95; AR-96; AR-97; AR-105)

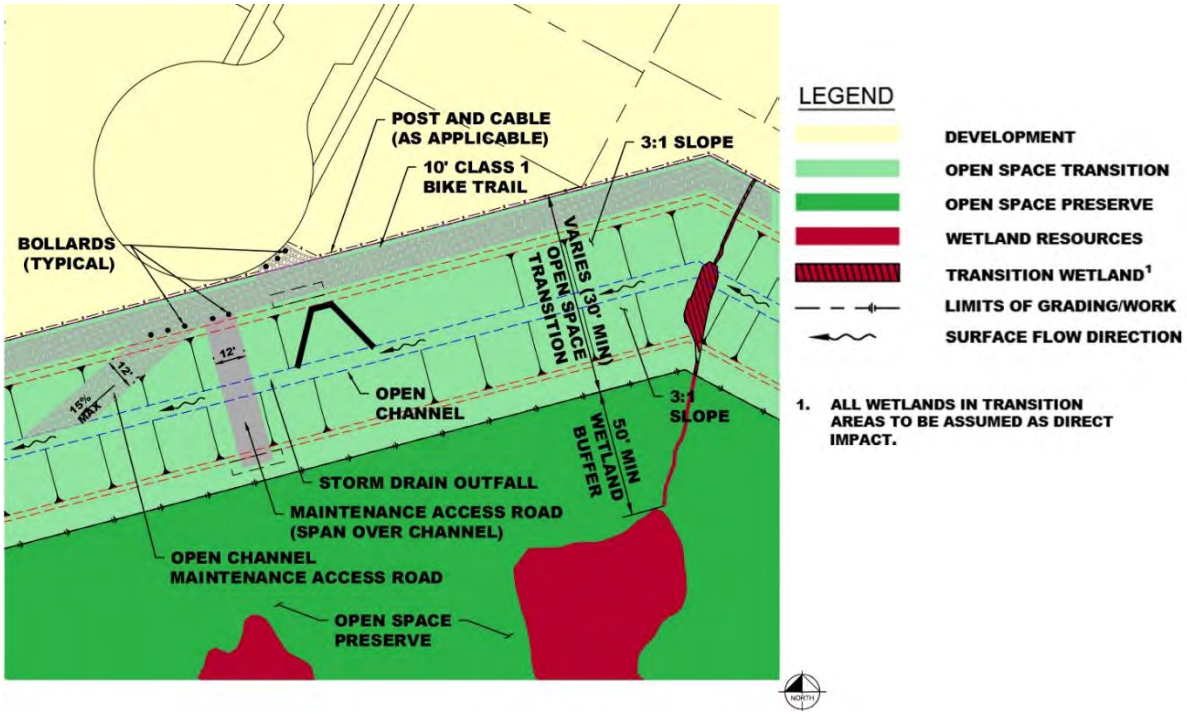

Figure 6.11: Typical Open Space Transition

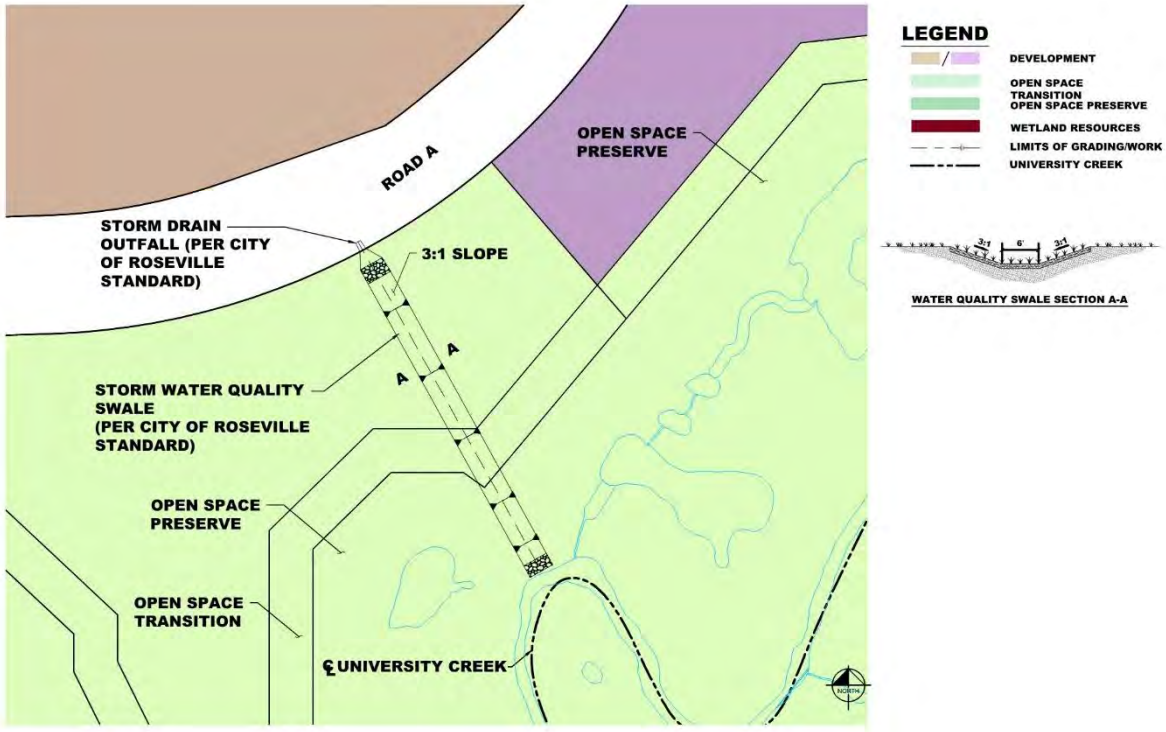

Figure 6.12: Typical Open Space Transition at Storm Drain Outfall

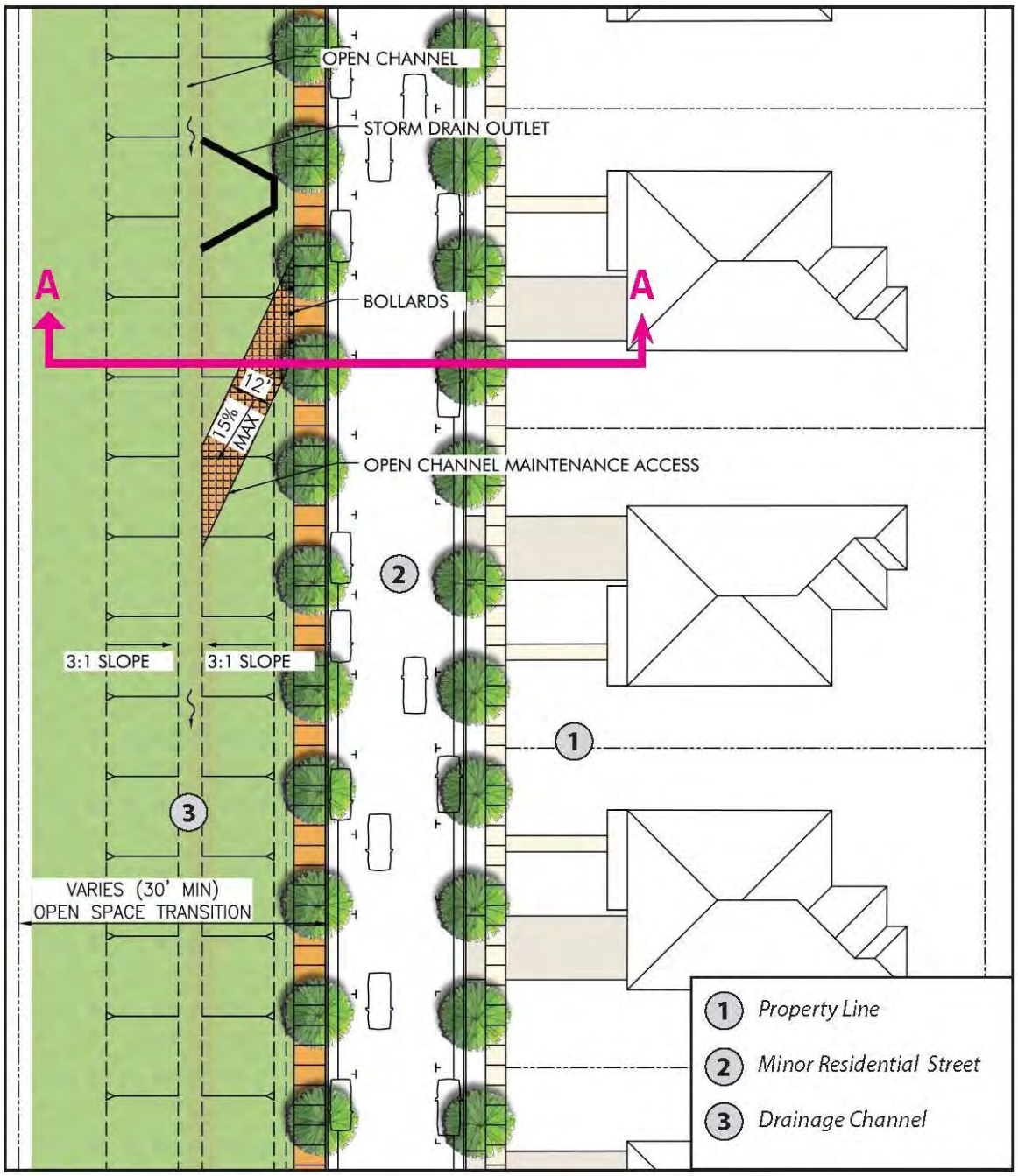

Figure 6.13: Typical Open Space Transition along Open Space Drainage Channel – Homes Fronting Condition

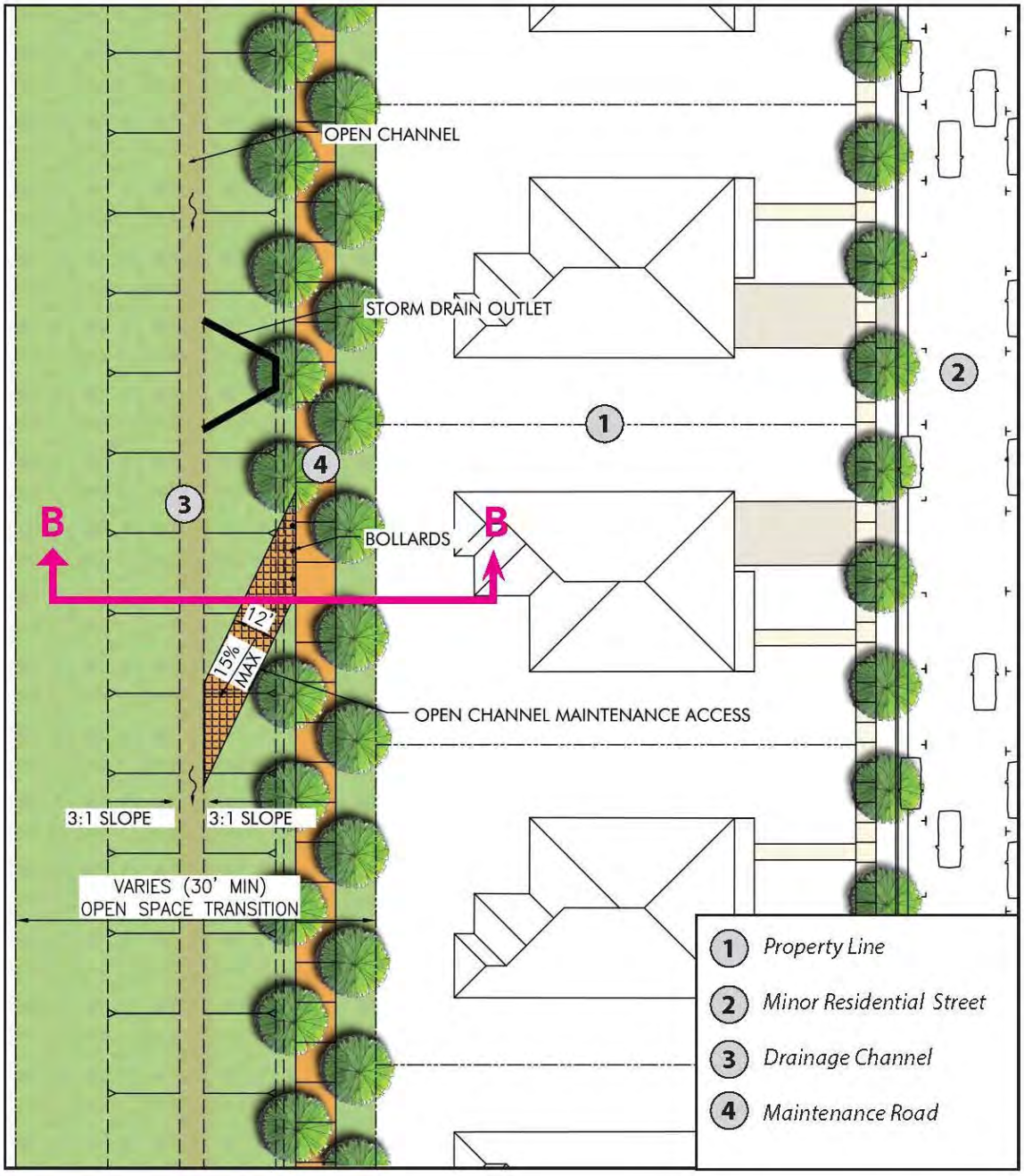

Figure 6.14: Typical Open Space Transition Along Open Space Drainage Channel – Homes Backing Condition

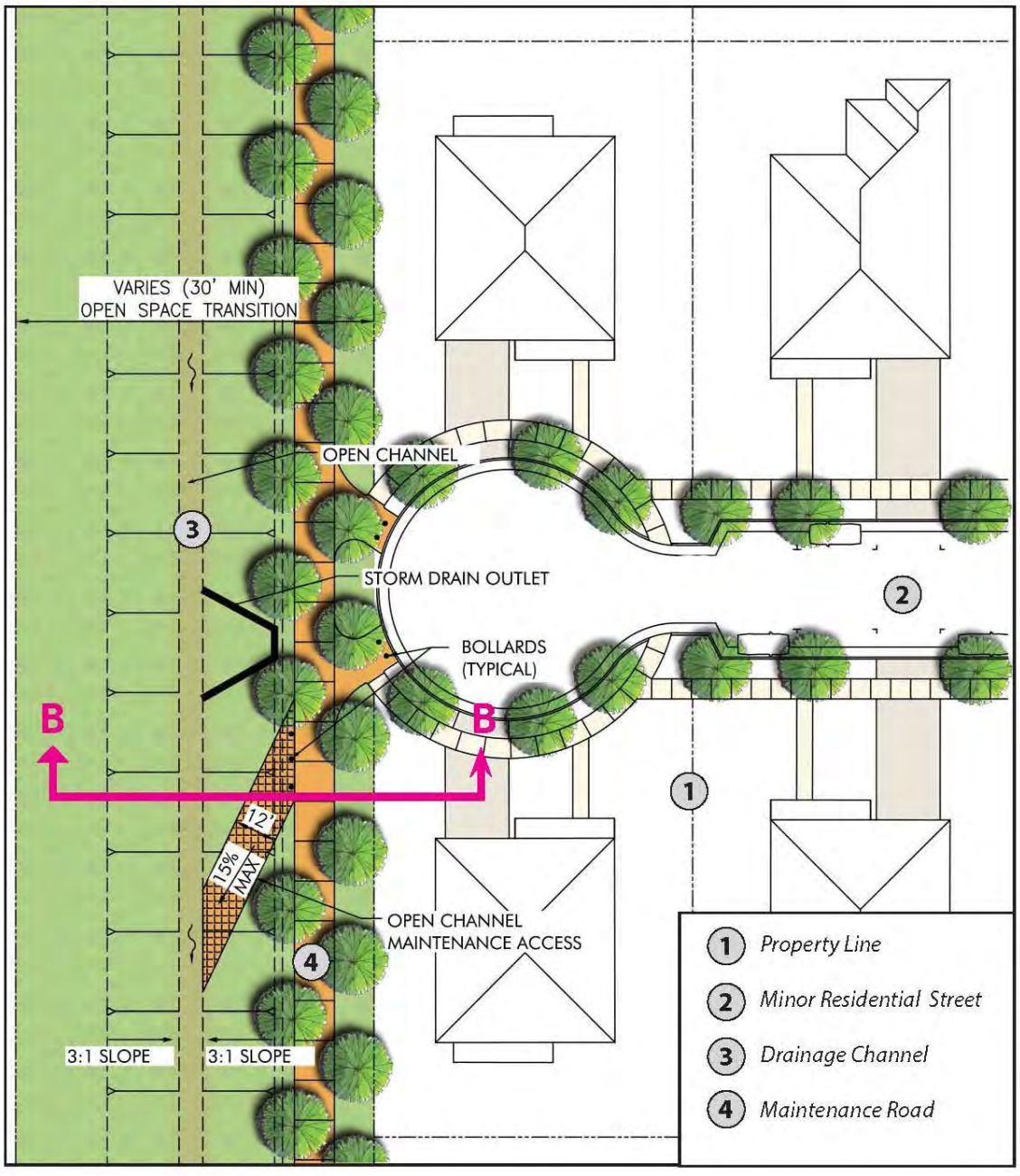

Figure 6.15: Typical Open Space Transition Along Open Space Drainage Channel – Homes Siding/ Cul-de-Sac Condition

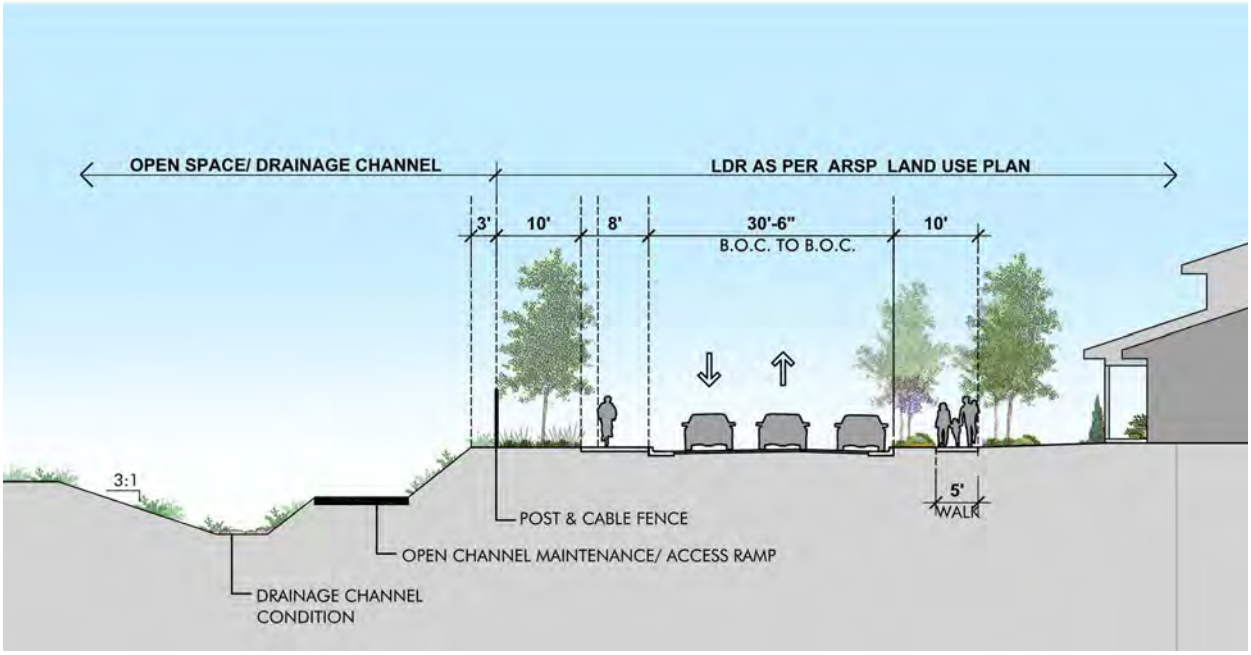

Figure 6.16: Typical Open Space Transition at Frontage Road (Section A-A)

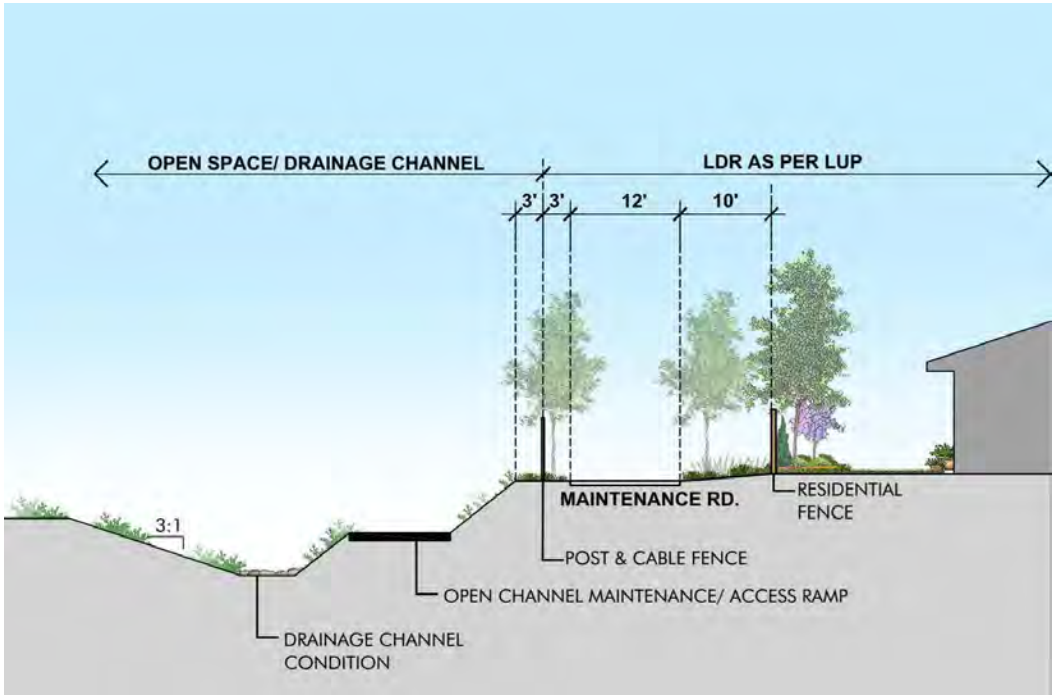

Figure 6.17: Typical Open Space Transition at Maintenance Road (Section B-B)

Table 6.2 Potential Jurisdictional Wetlands Summary			
Type	***Amoruso Ranch Project [1]***	***Future Placer Parkway (Placer County Project) [2]***	***Total***
Wetlands			
Vernal Pool	9.055	0.753	9.808
Seasonal Wetland	4.160	0.674	4.833
Seasonal Wetland Swale	16.807	2.960	19.767
Farmed Wetland	0.017	0.000	0.017
Marsh	1.741	0.081	1.822
Other Waters			
Ephemeral Drainage	0.002	0.000	0.002
Intermittent Drainage	1.919	0.000	1.919
Seasonal Creek	0.043	0.000	0.043
Pond	0.233	0.132	0.364
Total	**33.978**	**4.599**	**38.577**

[1]Includes wetlands within the Westbrook Boulevard alignment, along the West Sunset Boulevard right-of-way, and within the Al Johnson Wildlife Area improvements area. Wetlands within the Al Johnson Wildlife Area are not yet verified and may be subject to change.
[2]Includes an estimate of wetlands within the future Placer Parkway regional improvement project that will occur within the Amoruso Ranch property but will be reviewed and processed as a separate project.

Additional information regarding impacted and avoided wetlands is provided in the EIR.

B. Avoidance & Mitigation Strategies

B.1 Avoidance

The ARSP is the result of comprehensive planning and is influenced by the desire to minimize impacts on wetlands and habitat for endangered species to the fullest extent feasible. The proposed open space preserve is shown on Figure 6-1. It has been designed to avoid impacts to University Creek, preserve the highest quality vernal pools and seasonal wetlands at the site, create an open space preserve that is contiguous with other open space preserves, and to provide buffers for habitat protection. Additional information regarding impacted and avoided wetlands, including mitigation strategies, is provided in the EIR.

Development of the Amoruso Ranch Plan Area ~~will be~~is subject to approvals from state and federal resources agencies including the USFWS, the U.S. Army Corps of Engineers (USACE), the California Regional Water Quality Control Board, and the California Department of Fish and Wildlife. The City of Roseville and the project proponent worked extensively with representatives of various federal and state agencies during an early consultation process to refine the plan to minimize impacts to resources, create open space preserves of regional benefit, and to ensure compliance with the Clean Water Act and the federal Endangered Species Act (ESA).

B.2 On-Site Resource Preservation

Wetland features and habitat within the ARSP open space preserve will be protected in perpetuity. The ARSP open space preserve will total approximately 109 acres and will be established within the overall Plan Area (see Figure 6-1). To ensure the open space preserve and its habitats are maintained, grading and drainage plans for the ARSP are designed to minimize impacts on the open space preserve's existing hydrology. ~~It is anticipated that~~The maintenance and management of the open space preserve will be conducted in perpetuity in accordance with the City of Roseville's Open Space Preserve Overarching Management Plan, discussed further in Section 6.3 below. ~~It is further anticipated that the resource agencies may require an endowment and conservation easement recorded in favor of a third party land trust to monitor in perpetuity any on-site endangered species habitat credited to the project through the Clean Water Act Section 404 and ESA Section 7 permit process.~~The onsite preserve will be protected in perpetuity with a conservation easement that will be held by the Placer County Authority (PCA) as a

condition of the Clean Water Act Section 404 permit and Endanger Species Act Section 7 incidental take authorization.

B.3 Off-Site Resource Mitigation

Where biological resources cannot be avoided or preserved within the Amoruso Ranch Plan Area, off-site mitigation ~~may be~~is required to off-set impacts to biological resources and endangered species habitat, including wetlands that fall within the USFWS Vernal Pool Recovery Plan designated Core Area within Western Placer County. Per the permit approved by USACE, USFWS, CVRWQCB and CDFW, off-site mitigation will occur via a payment of fees to the PCA. The PCA is responsible for utilizing collected funds to acquire lands within Placer County for the purpose of open space protection and management, and for the creation of wetland habitat for the purpose of mitigating impacts to wetlands and waters within the County. Land controlled by the PCA will be managed in accordance with an Operations and Management Plan developed by the Placer County Conservation Program. Off-site land will be managed in a manner to ensure that land will be strategically and effectively managed to support the survival and well-being of covered species, as well as hundreds of other species that are dependent on the same habitat. ~~Mitigation may be achieved by the purchase of habitat credits from established agency-approved mitigation banks or through agency-approved off-site wetland preservation, restoration, and/or creation. Offsite mitigation areas controlled by the specific plan proponent would be privately managed according to an individual Operations & Management (O&M) Plan approved by the agencies as part of the permit process. Alternatively, the offsite preserve properties may be dedicated to the City by the landowner, subject to approval by the City. The offsite preservation properties shall be consistent with the City's Open Space Preserve Overarching Management Plan or other management plan approved by the resource agencies. Where mitigation bank "credits" are purchased, preserve management would be in accordance with pre-approved mitigation bank O&M Plans.~~

C. Vegetation and Wildlife

Annual grassland is the dominant vegetation community present within the Amoruso Ranch Plan Area and is comprised primarily of non-native, naturalized Mediterranean grasses. The most common grassland plant species found within the site include soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), wild oat (*Avena fatua*), barbed goatgrass (*Aegilops triuncialis*), little quaking grass (*Briza minor*), and medusahead grass (*Elymus caput-medusae*). Wetland features such as marshes, seasonal wetland swales, vernal pools, and seasonal wetlands and streams are embedded in the annual grassland habitat. Valley oak (*Quercus lobata*) trees are scattered along the intermittent drainage that runs through the southern portions of the site. The northeastern portion of the site consists of irrigated pasture and is dominated by the plant species Bermuda grass (*Cynodon dactylon*), tall flatsedge (*Cyperus eragrostis*), and Kentucky fescue (*Festuca arundinacea*). Surveys have shown that one blue elderberry (*Sambucus nigra* ssp. *caerulea*) shrub occurs among old farming equipment within the rural residence located in the northeast corner of the Amoruso Property.

The Amoruso Ranch property's various wetland habitats support a variety of wildlife species. These include waterfowl, wading birds, and several amphibian species which use the wetland areas in the winter and spring. Vernal pool fairy shrimp (*Branchinecta lynchi*), a federally listed threatened species, has been documented within several on-site vernal pools and is protected pursuant to the Federal ESA. In addition, the annual grassland habitat provides forging habitat for several raptor species, including Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*). Swainson's hawk is a state-listed threatened species and is protected pursuant to the California ESA. Although Swainson's hawks have not been located at the site, two Swainson's hawk nests have been previously documented within the 501-acre Creekview Specific Plan directly south of the Amoruso Ranch Plan Area. Several prey species are expected to occur within the annual grassland habitat on the site, including California vole (*Microtus californicus*), black-tailed jackrabbit (*Lepus californicus*), deer mouse (*Peromyscus maniculatus*), and pocket gopher (*Thomomys* spp.). Burrowing owl is a state species of concern and has been documented in the Amoruso Ranch Plan Area. The blue elderberry shrub is the exclusive host plant of the Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), or VELB, a federally listed threatened species that is protected

pursuant to the federal ESA. The one blue elderberry shrub located on the Amoruso Ranch site is highly unlikely to provide habitat for VELB because it is located amongst old farming equipment and debris and is more than nine miles from the closest documented occurrence of VELB.

Trees

A total of 28 Valley oak trees occur along the intermittent drainage located in the southern portion of the Amoruso Ranch property and would be subject to regulation under the City of Roseville Native Oak Tree Preservation Ordinance. Oaks are important to a variety of wildlife species because they produce acorns, an extremely important food source for insects and wildlife. All oak trees present on the site will be preserved as part of the Amoruso Ranch project's open space preserve.

6.3 Operations & Management Plan

The ARSP's on-site open space preserve is expected to append to and be managed in accordance to the City of Roseville's Open Space Preserve Overarching Management Plan (OSPOMP). The OSPOMP guides the management of other open space areas owned by the City of Roseville and provides mechanisms for consistent application of preserve management strategies across the City. The OSPOMP outlines preserve management responsibilities and strategies as well as allowed and prohibited activities.

A. Preserve Transition Zone

OSPOMP includes a requirement to establish a 50-foot "transition zone" to serve as a buffer for preserve resources where the preserve abuts development property. According to the OSPOMP, indirect impacts to habitat adjacent to the 50-foot transition zone assessed by the agencies must be mitigated by the project proponent along with all direct impacts to habitat within the 50-foot transition zone. The transition zone may contain (but is not limited to) such improvements as public utility easements, storm water outfalls, constructed swales and ditches, bike trails, water quality BMPs, maintenance access ramps, slopes, and fencing. The ARSP open space preserve has been designed to be consistent with the intent of OSPOMP transition zone requirements. In fact, in many locations the proposed transition zone far exceeds the OSPOMP recommended 50-foot width. For example, the transition zone proposed adjacent to the southwest preserve is over 80 feet wide, accommodating a drainage channel with water quality features, outfalls, a Class I bike trail, and maintenance access ramps. In other locations, where specific plan infrastructure needs are less, the proposed transition zone is reduced to 30 feet, but in no location is it less than 30 feet (the minimum width determined necessary to provide protection to preserve resources). Additionally, there is a minimum 50 foot buffer extending further into the open space that provides protection to resources, essentially providing a cumulative minimum 80 foot transition zone from the edge of preserved wetlands to edge of urban development. The project's 404 permit allows for thisapplication ~~includes a request for an~~ exception to the City's OSPOMP minimum transition zone width requirement, allowing for a minimum transition zone of 30 feet, as shown in Figure 6.3. ~~The exception request will be addressed by the USACE and USFWS in the Section 404 Permit and Biological Opinion issued to the project.~~

~~In the unlikely event that the exception is denied, additional transition zone buffer width could be incorporated from the adjacent development parcel.~~

B. Dedication Timing and Management Responsibilities

The OSPOMP also outlines preserve maintenance, management, and reporting responsibilities that apply during the preserve establishment phase and in perpetuity. As outlined in the OSPOMP, during the preserve establishment phase, open space preserve parcels remain privately owned and managed while adjacent development is completed and all open space improvements are installed by the landowner/developer. This includes amenities located within the transition area like drainage channels, outfalls, water quality swales, maintenance access ramps, and post and cable fencing. Following buildout of adjacent areas and completion of transition area improvements, the on-site open space preserve is

expected to be dedicated to and managed by the City of Roseville following the process outlined in the OSPOMP Chapter 5.

~~In the unlikely event that the Amoruso Ranch on-site open space preserve is not appended to the OSPOMP, a separate O&M Plan will be developed and implemented in accordance with the applicable 404 permits to continually manage, monitor, maintain, report, and correct disturbance, if any, to the open space preserve. This document will ultimately be approved by the regulatory agencies and will specify the permitted activities and features within the Amoruso Ranch project's open space preserves.~~

C. Preserve Funding

Funding for the management of the on-site open space preserve will be provided by an annual tax levy via creation of a Communities Facilities District (or other funding mechanism) as further discussed in Chapter 10. ~~Should the project receive credit for on-site endangered species habitat preservation, a third party easement and monitoring by a qualified non-profit land trust may be required by the federal permitting agencies. Any required third party easement monitoring would be funded by a separate endowment established by the land owner/developer.~~

6.4 Cultural & Historic Resources

Historic use of the land includes agricultural use to plant and harvest winter wheat and oats and cattle ranching. Surrounding land uses include rural residences, cattle grazing, and agricultural fields. Prehistorically, the property was likely used for resource procurement and subsistence activities. Based on the results of ~~the pre-field~~ archival research~~,~~ ~~and~~ literature review, field studies and in consideration of the depositional environment of the Project Area, the area ~~was~~ is identified as being moderately sensitive for prehistoric and historic cultural resources. One historic-era residence with associated outbuildings was documented within the northeastern corner of the Amoruso Ranch project area. This complex was evaluated for significance by a qualified architectural historian and found to be not eligible for inclusion in the Natural Register of Historic Places or the California Register of Historical Resources. Therefore, no known historic properties will be affected by the proposed project. The ARSP EIR will provides more detailed information and ~~will provide~~ the measures for the appropriate management of unanticipated discoveries.

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CHAPTER 7 – CIRCULATION PLAN

7.1 Overview

The circulation system for the Amoruso Ranch Specific Plan (ARSP) provides a hierarchy of streets, bikeways, walkways and multi-use trails throughout the development area that provide both connectivity to and the expansion of existing and planned future City and regional facilities, and public transit options that will serve the community. The placement of parks, landscape corridors and the alignment of the streets organize the community and promote traffic calming and pedestrian use. A modified grid pattern provides multiple ingress and egress points into and out of the Plan Area which helps to disperse traffic resulting in local streets that are pleasant to live on and walk or bike along. This street pattern, in conjunction with the pedestrian connections, provides a seamless network of connectivity throughout the Plan Area. By providing street trees and landscaping within the adjacent parkways, removing many of the driveway curb cuts and street-facing garages, and incorporating traffic calming measures such as bulbed intersections and roundabouts, the street design encourages alternate transportation modes including walking and biking throughout the community and to the outlying region.

In order to meet the City's roadway Level of Service (LOS) standards while at the same time creating a network of pedestrian and bicycle friendly streets, the ARSP establishes the following street design standards that are to be utilized for the design and construction of the streets within the ARSP.

7.2 Roadways

Existing and Proposed Regional System and Connections
The development of Amoruso Ranch Specific Plan is influenced by several existing and planned roadways that provide access to the Plan Area. These roads have been planned to accommodate the future growth of regional development and are the backbone of the circulation plan.

- Westbrook Boulevard – Westbrook Boulevard is a planned north/south six-lane arterial roadway and designated truck route that will begin at Baseline Road and extend north of Blue Oaks Boulevard, through the Creekview Specific Plan (CSP) area entering the southern portion of the ARSP, and extending north through the ARSP. Westbrook Boulevard will terminate at the intersection of West Sunset Boulevard with a signalized connection. The future planned extension of Westbrook Boulevard may continue north to the City of Lincoln, and the plan does not preclude a future connection to the future Placer Parkway.

- Placer Parkway – Placer Parkway is a planned 15-mile long, high-speed limited access transportation facility, which will connect State Route 65 in western Placer County to State Route 99 in south Sutter County and bisects the northwest area of the Plan Area. As currently planned, Placer Parkway will have 4-lanes from Hwy 65 west to the future extension of Santucci Boulevard (Watt Ave) and 6-lanes from Santucci Boulevard west to Hwy 99. The right-of-way for this planned facility, as it traverses through the ARSP will be dedicated to the Public as part of the planned development. While a connection to Westbrook Boulevard has not been precluded by the development of the ARSP, no connection to Westbrook Boulevard is planned at this time, and depending on the final design and traffic needs the connection could be on-grade or grade separated.

- West Sunset Boulevard – West Sunset Boulevard is an existing east/west two-lane rural roadway that is located along the northern boundary of the ARSP. The roadway is within unincorporated Placer County and will provide additional access points to the ARSP at the intersection to Road G and Westbrook Boulevard. With the development of the ARSP the adjacent portions of West Sunset Boulevard will be improved to meet the current County of Placer road standards for a rural road and landscape setbacks with improved sidewalk, landscaping and walls per City standards.

- Blue Oaks Boulevard - Blue Oaks Boulevard, a six-lane arterial which provides east/west circulation through the City, lies along the southern boundary of the CSP. Existing Blue Oaks Boulevard extends from Highway 65 west to approximately Hayden Parkway and will be extended to Westbrook Boulevard to provide access into the ARSP.

Planned ARSP System and Improvements
The ARSP roadway system is illustrated on Figure 7.1 Street Hierarchy Plan, with lane capacity, right-of-way, and landscape requirements summarized in Table 7-1. Typical roadway design sections are illustrated in this chapter, with corresponding landscaping standards and related design details included in the ARSP Design Guidelines (Appendix B). Additional streets sections than those defined in this chapter or different than the City of Roseville's street sections may be reviewed and approved with individual development applications.

Table 7.1 Street Standards							
Roadway Type/Name	***Roadway***		***Landscape Corridor (L.S.E)***		***Landscape Median***	***Parking***	***Figure #***
	Reserved Lane Capacity	***Right of Way (R.O.W) (1)***	***Adjacent to Residential (2)***	***Adjacent to other uses***			
Arterial Roadways(3) (7)							
Westbrook Boulevard (North of Road A)	6	100’	35’	50’	14’	None	7.2.a
Westbrook Boulevard (South of Road A)	6	92’	-	10’ or 23’	8’	None	7.2.b
Minor Arterial “B”	4	76’	35’	50’	14’	None	7.2.c
Collector Roadways(2)							
Modified Collector	2	48’	25’	23’	None	None	7.2.d
Local Roadways (7)							
Main Street	2	67’ (4)	n/a	n/a	n/a	On-street	7.2.e
Main Street - Promenade	2	93’ (4)	n/a	n/a	36’	On-street	7.2.f
Modified Primary Residential Street (Village Street)	2	51’-6”	n/a	n/a	n/a	On-street	7.2.g
Modified Primary Residential Street w/ Streetside Paseo	2	47-6”	35’(5)	n/a	n/a	On-street	7.2.h
Modified Primary Residential Street	2	65’	n/a	n/a	n/a	On-street	7.2.i
Modified Primary Residential Street at Placer Parkway	2	46’	n/a	n/a	n/a	None	7.2ia
Modified Primary Residential Street-A	2	59’	n/a	n/a	n/a	On-street	7.2ib
Modified Minor Residential Street	2	55’	n/a	n/a	n/a	On-street	7.2.j
Alley	2	26’	n/a	n/a	n/a	As Noted	7.2.k

Footnotes:
1. The right-of-way width will be adjusted to accommodate additional left-turn lanes where needed.
2. Landscape corridors adjacent to LDR and MDR along arterial and collector roadways will be incorporated within the ROW
3. Auxiliary lanes, right turn lanes, bus turn-outs and standard tapers are permitted reductions to the landscape corridors (PUE/LSE) or paseos. See Figure 7-4. Minimum landscape corridor width of 20’ shall be maintained behind bus shelters.
4. Private streets, no right-of-way dedication will be made. PUEs shall be dedicated for all public services.
5. 35’ LSE only on one side of the street.
6. As Modified Primary Residential Street Connections vary in width to accommodate turn lanes and traffic flows, they are not included in the table above
7. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

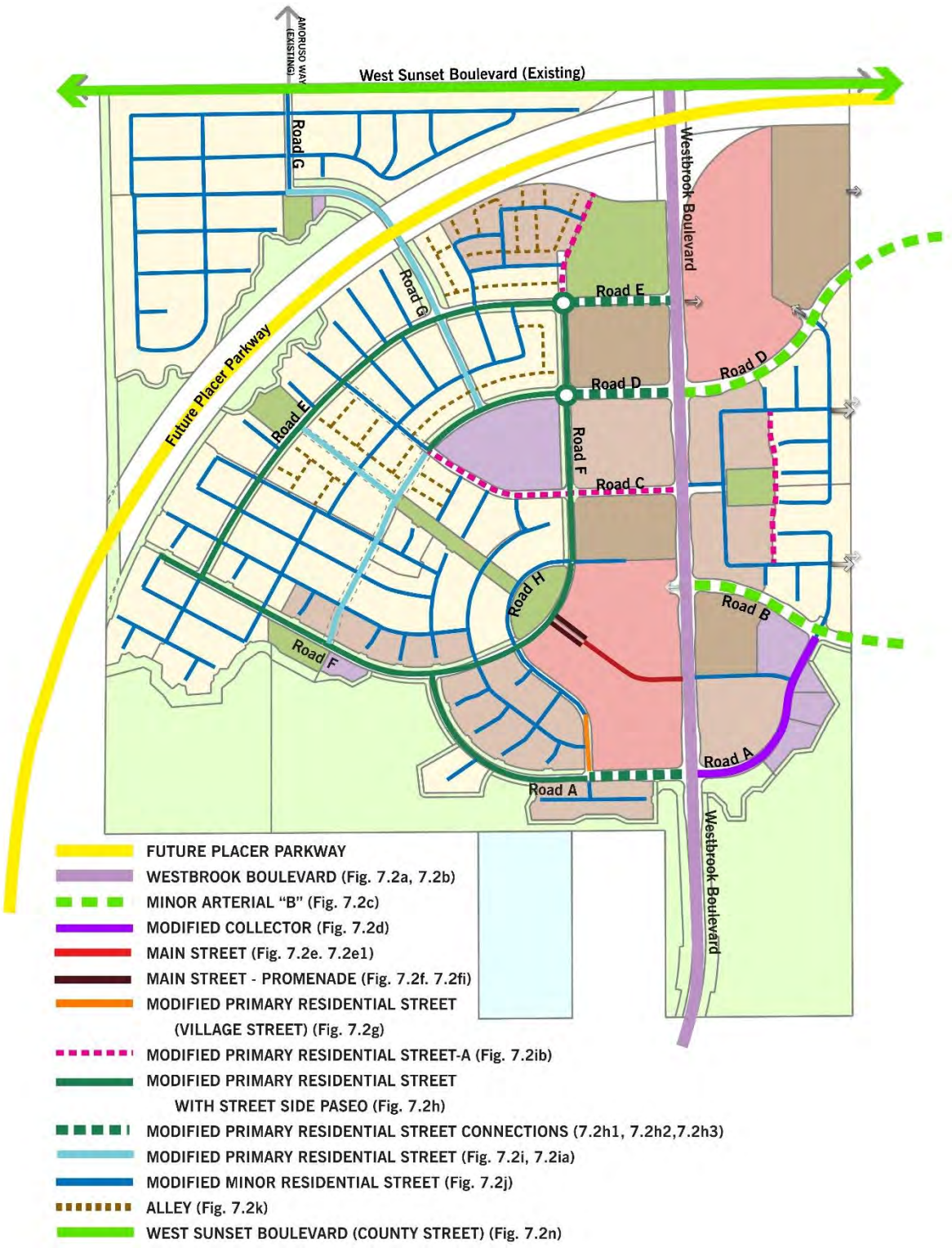


Figure 7.1 Street Hierarchy Plan (updated Octoberˢ~~May~~ 2021)

**Streets locations and types other than those indicated on the Land Use Plan are shown for illustrative purposes only.*

Arterial Roadways

Arterial roadways are primary circulation routes which provide connections between sections of the City and the regional circulation system. Arterial roadways carry relatively high traffic volumes and do not permit on-street parking. In the ARSP, arterials are either four or six lanes and include landscape medians, on-street bike lanes and adjacent landscape corridors with detached eight-foot sidewalks. The eight-foot sidewalk along the arterial streets also function as Class IA sidewalks, which provide an option for bicyclists to ride on a street separated path versus riding in the street. The ROW of the arterials will be adjusted as required to accommodate turn lanes as per the traffic report.

Westbrook Boulevard

Westbrook Boulevard provides the main access into the ARSP and upon completion will be the major north/south arterial roadway that provides connection to other major roadways in the northwestern parts of the City. Planned sections of Westbrook Boulevard currently exist in the CSP, West Roseville Specific Plan (WRSP), and the Sierra Vista Specific Plan (SVSP). When completed, Westbrook Boulevard will provide both pedestrian and vehicular traffic to the ARSP area and will provide considerations for future connectivity north to Dowd Road.

Westbrook Boulevard is planned as a 6-lane arterial roadway consistent with City Standards that consists of multiple lanes in the north and south directions, a landscaped median that also provides for left turn pockets, on-street striped bike lanes within the right-of-way, and landscaped corridors on either side. Within the landscaped corridors, public utilities easements and a Class I/IA sidewalk, which will provide pedestrian connectivity at a regional level, will be constructed. Stormwater Low Impact Development (LID) features will occur between the curb and pedestrian path in the landscaped parkway.

Westbrook Boulevard is shown in two figures to depict the roadway through the ARSP, north of Road A and south of Road A through the open space. The portion of Westbrook Boulevard south of Road A is a continuation of Westbrook as it comes north from the CSP area. This portion of Westbrook Boulevard provides a slightly reduced roadway section through the southern ARSP open space with a culvert crossing over University Creek that will be designed in accordance with the requirements of the project's 404 permit, the City of Roseville and other jurisdictional agencies.

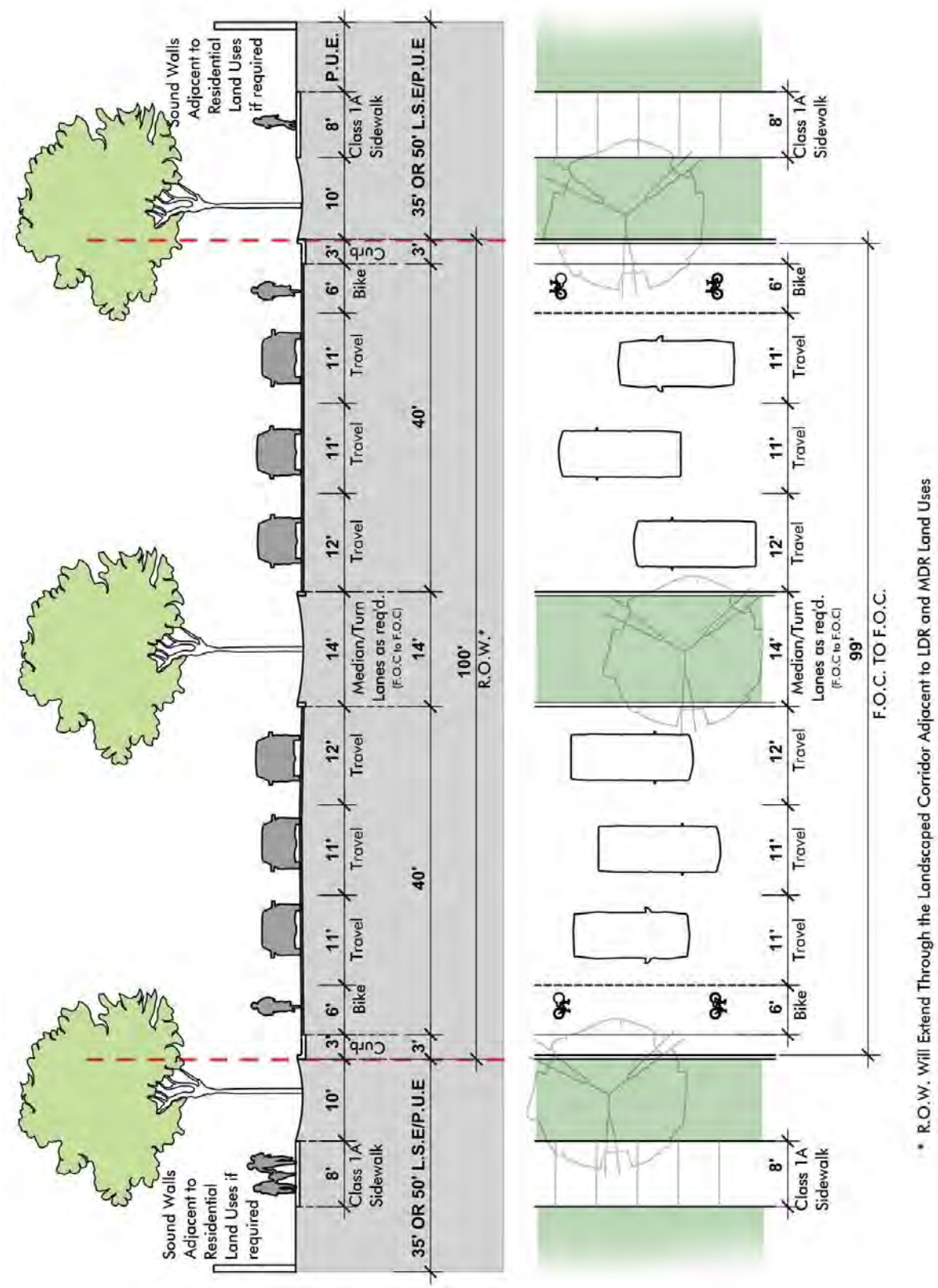


Figure 7.2a: Westbrook Boulevard – North of Road A

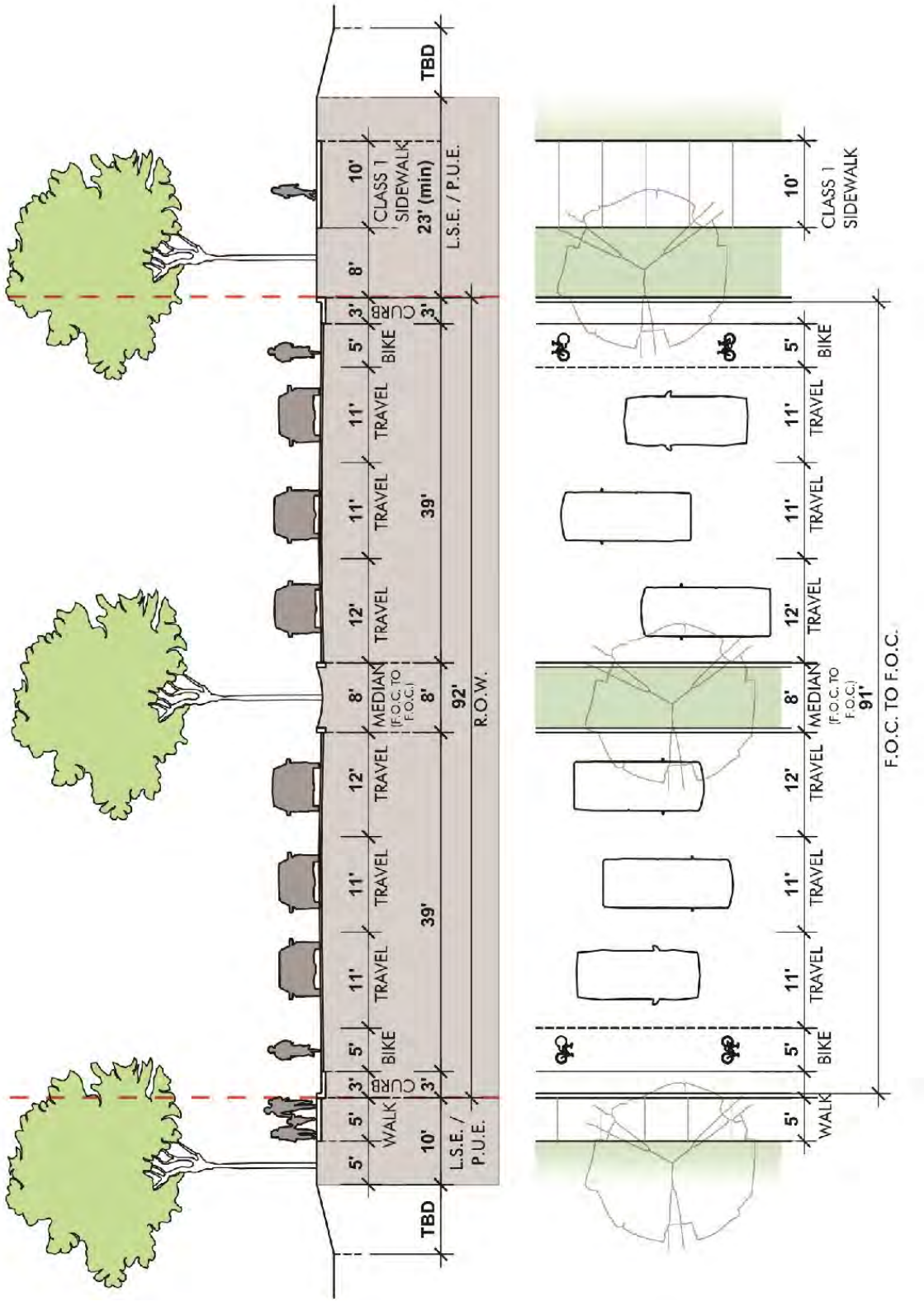


Figure 7.2b: Westbrook Boulevard – South of Road A

Minor Arterial "B"

The roadways designated as Minor Arterial "B" are planned as 4-lane minor arterial roadways consistent with City Standards and will provide local and regional east/west access to future developed properties to the east. These roadways will consist of two travel lanes with on-street striped bike lanes in each direction, separated by a landscaped median that allows for left turn pockets, within a 76-foot right-of-way. Public utilities easements occur along both sides as well as a Class IA sidewalk within a landscape corridor. Stormwater LID facilities may be located within the landscaped parkway between the curb and the pedestrian path.

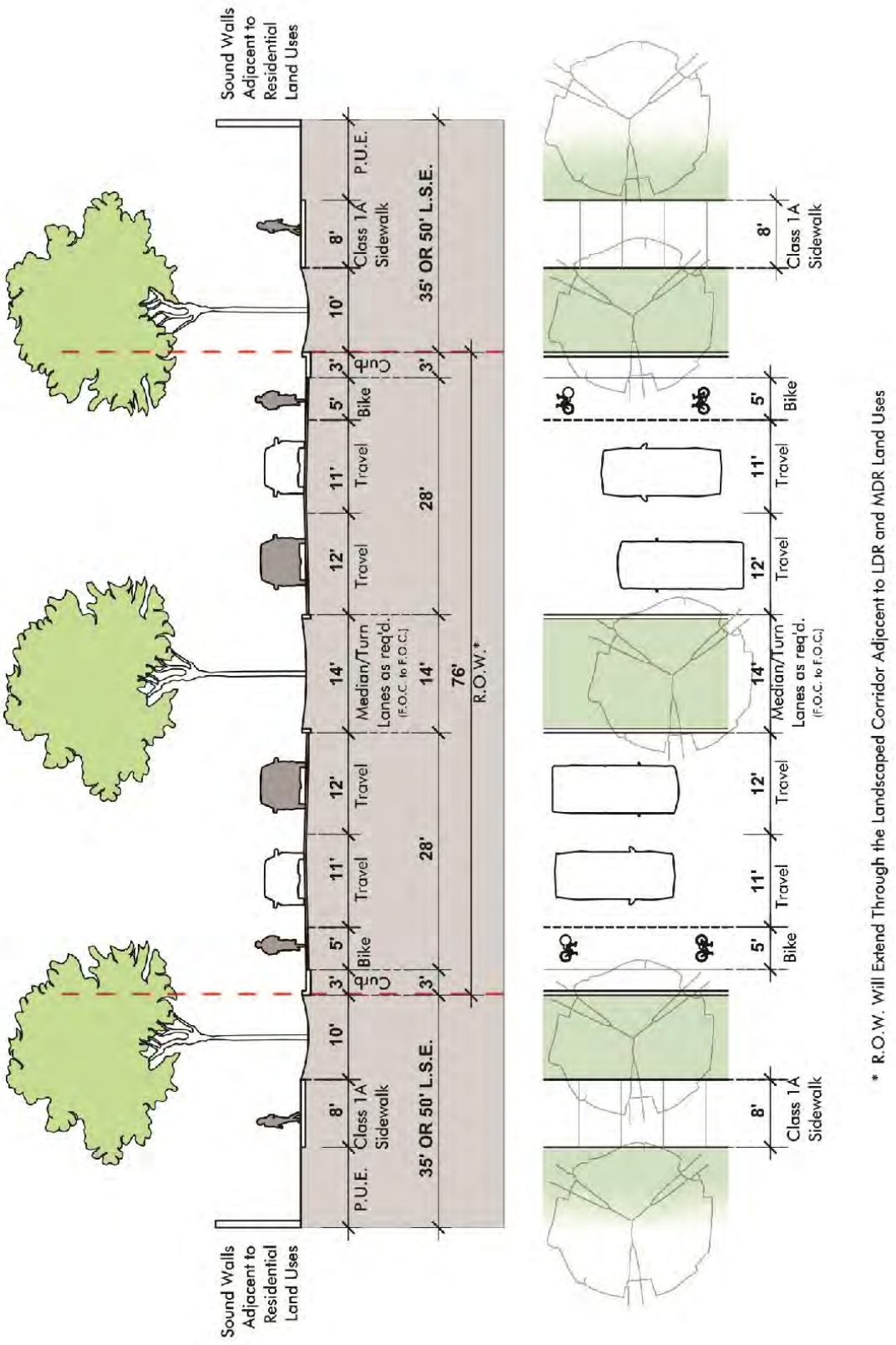


Figure 7.2c: Minor Arterial "B"

Collector Roadways

Collector roadways are secondary routes which generally distribute trips from the arterial street system to the local street system. Consistent with City Standards, the collector roadways within the ARSP, will provide two travel lanes and on-street Class II bike lanes. Where collector roadways intersect with arterial roads at signalized intersections, dedicated turn lanes will be constructed to accommodate vehicular movements. Within ARSP, travel lanes for collector roadways have been reduced and landscape corridors have been provided in order to promote traffic calming, reduce travel speed, and to create a more pedestrian friendly community. The ROW of collector roadways will be adjusted as required to accommodate turn lanes as per the traffic report.

Modified Collector

The Modified Collector provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side, within a 48-foot right-of-way. On the north side, a public utilities easement includes a sidewalk and landscaped parkway. On the south side, a public utilities easement/ landscape easement, and a Class IA sidewalk all parallel the street.

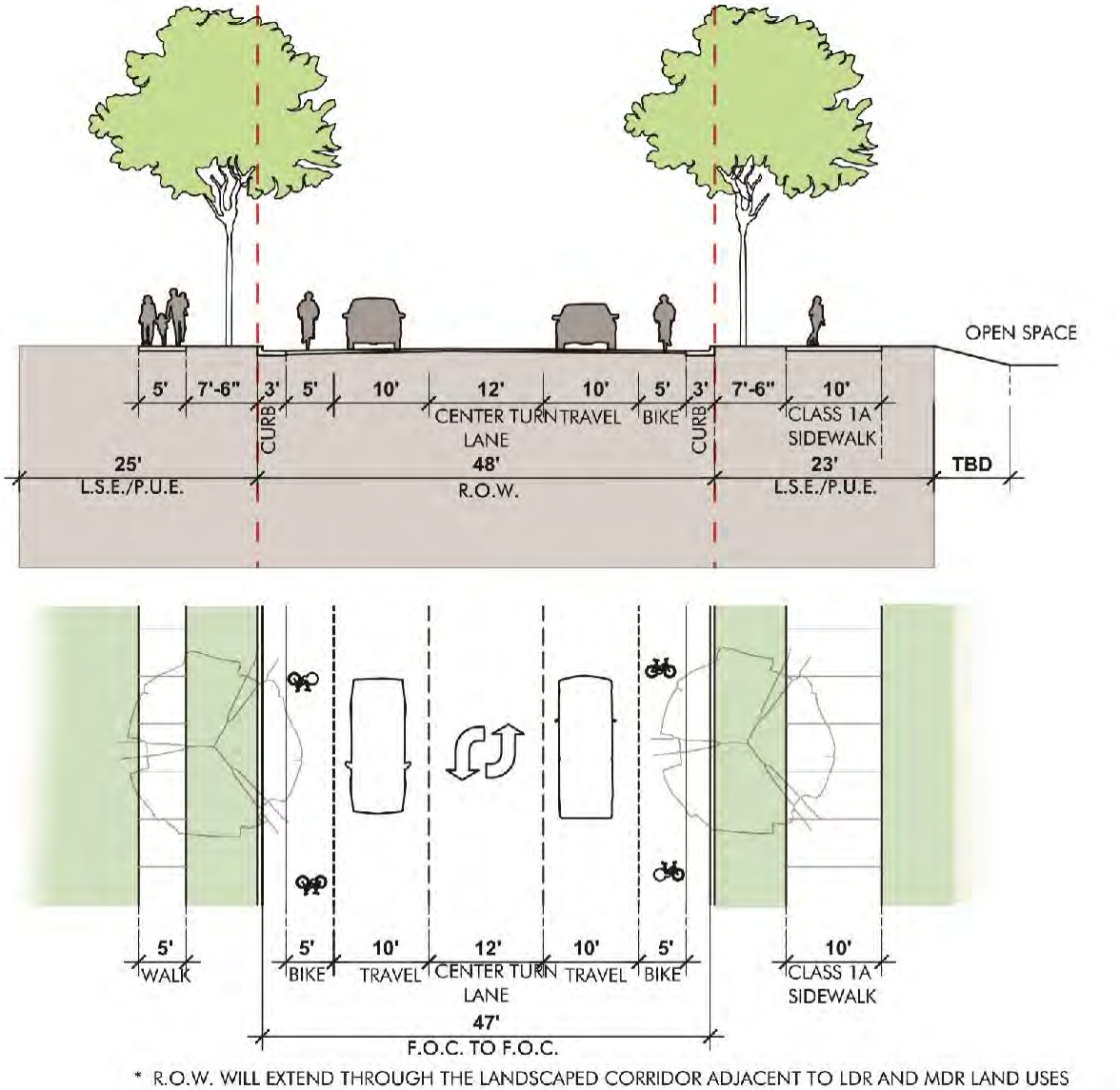


Figure 7.2d: Modified Collector

Local Roadways and Alleys

Local roadways provide direct access from the collector and arterial streets through neighborhoods to residential units. The typical standard for a local street, within the ARSP, includes two travel lanes with space for on-street parallel parking and a detached sidewalk. The ARSP provides several types of local roadway, depending on the location and the desired interface between land uses and the roadway system.

Main Street

The Main Street is a private street, which creates the organizational element for the Village District. It is a low speed urban street that includes landscaping and hardscape appropriate to an urban setting.

The Main Street consists of one travel way in each direction. Where parking is provided, it may be on either or both sides of the street. Parking may be provided in parallel parking bays, or as angled parking. Additional sections are discussed in Appendix A. The flexibility in this section is intended to allow for a variety of solutions that will lead to the most successful Village District. Street widths at intersections are reduced as a traffic calming measure and to shorten the walking distance for pedestrians. Street trees are located in tree wells with grates. In order to preserve the pedestrian experience, utilities are anticipated to be located behind the buildings, and not along the Main Street.

Buildings are setback from the right-of-way as described in Appendix A, Development Standards.

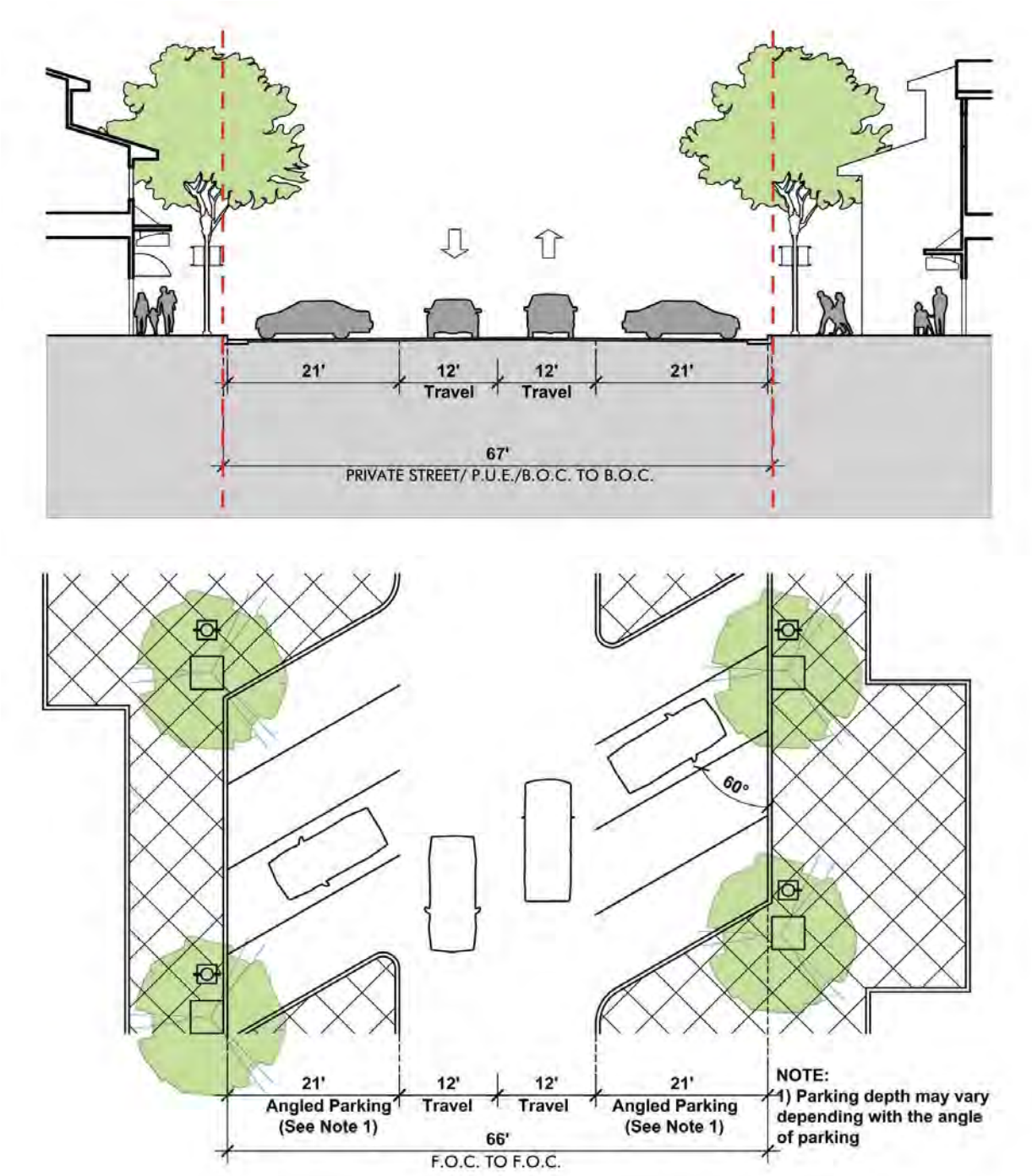


Figure 7.2e: Main Street (Private Street)

The figure below illustrates a typical intersection for the Main Street. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

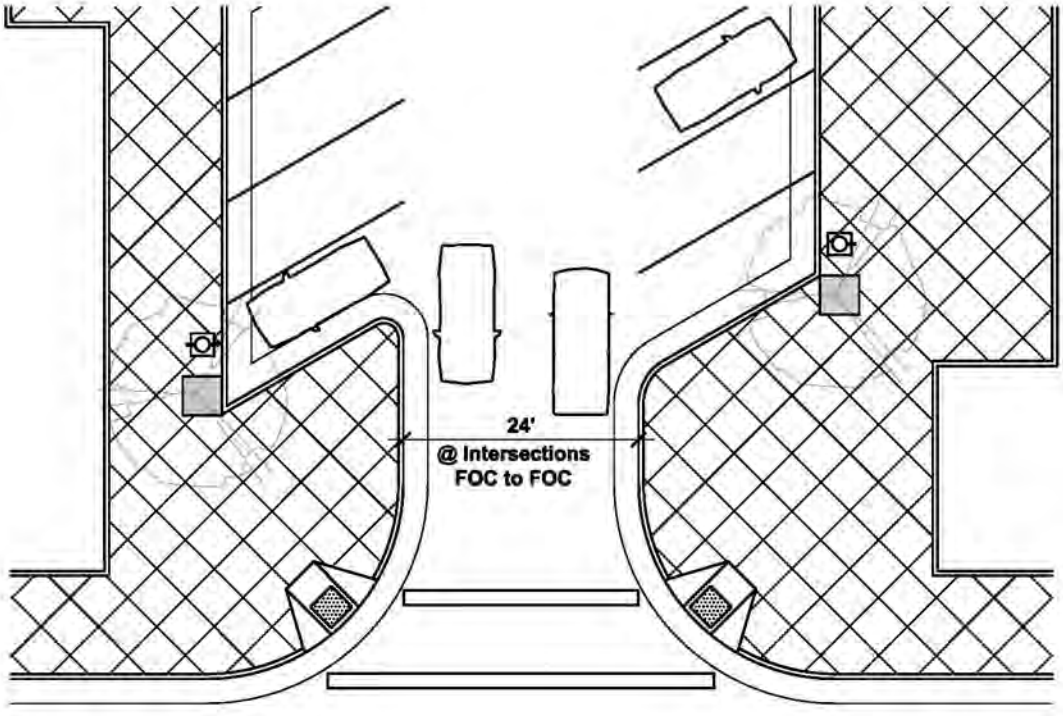


Figure 7.2e1: Main Street Intersection

Main Street Promenade

The Main Street Promenade is a private street - an extension of the Main Street. It is intended to be lined with retail, mixed-use, live-work, or row townhomes and function similar to a plaza where pedestrians share the roadway space for special events. It may be closed off to automobile traffic for special events such as a farmers market, art walk or street fair with an approved traffic control plan and encroachment permit issued by the City.

The Main Street Promenade consists of two vehicular travel ways separated by a wide median. The section includes parallel parking bays on both sides. While each travel way is 20-feet wide, the portion adjacent to the median is constructed with special paving such as pavers or stamped concrete. This mountable portion is designed for the heavy loads of emergency response vehicles and provides for a drivable surface if needed, but visually narrows the road area and reinforces the pedestrian focus of the street. The median and the roadway can function as a plaza, with hard-surface seating and landscaped areas. This median may contain kiosks and small retail establishments. Street widths at intersections are reduced, eliminating the parking bay, to shorten the crossing for pedestrians.

Sidewalks adjacent to the street are expected to fill the setback from the face of the building to the right-of-way, with the exception of special landscaped areas. Street trees are placed in tree grates.

Buildings are set back as described in Appendix A, Development Standards.

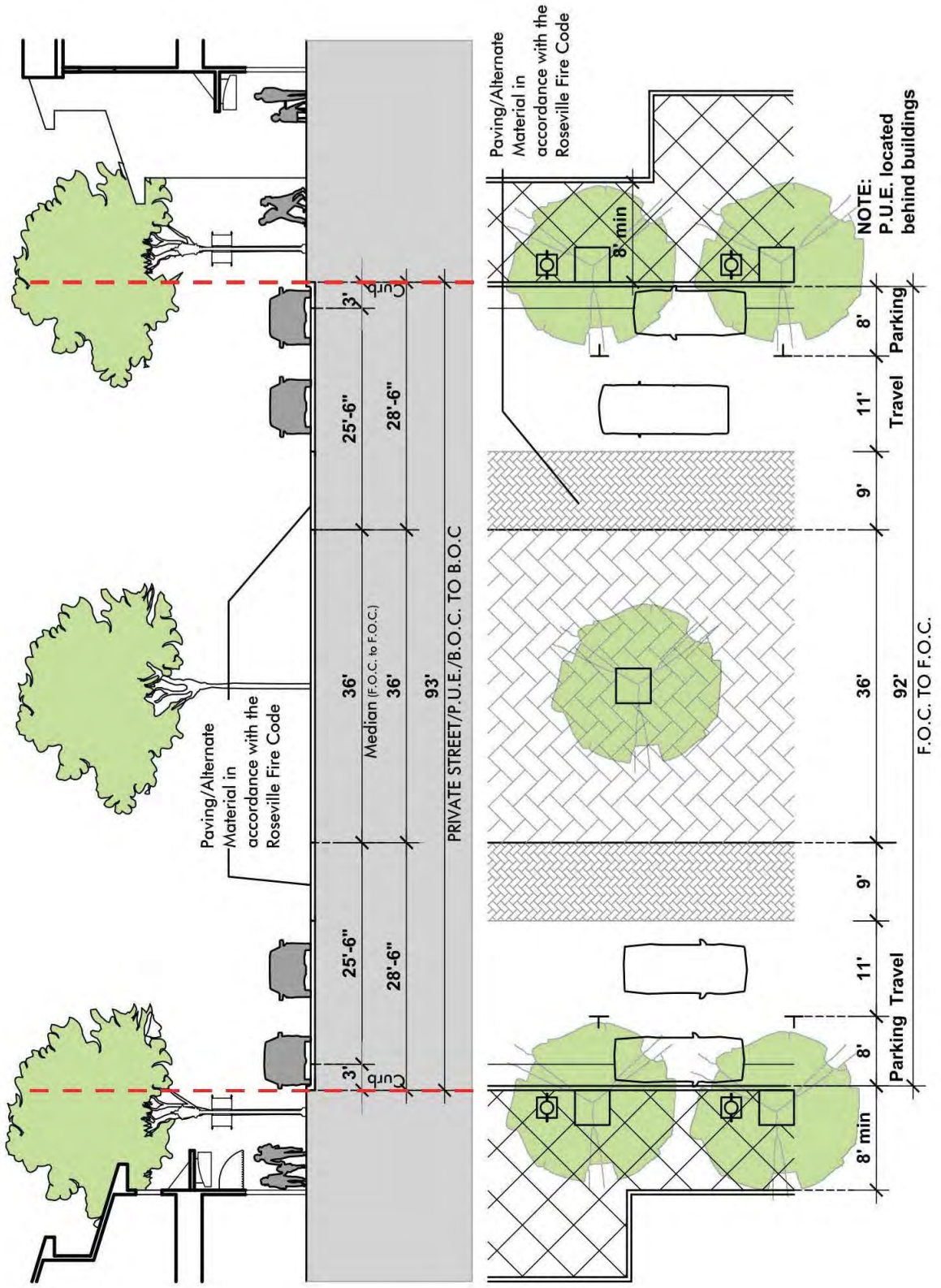


Figure 7.2f: Main Street Promenade (Private Street)

The figure below illustrates a typical intersection for the Main Street Promenade. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

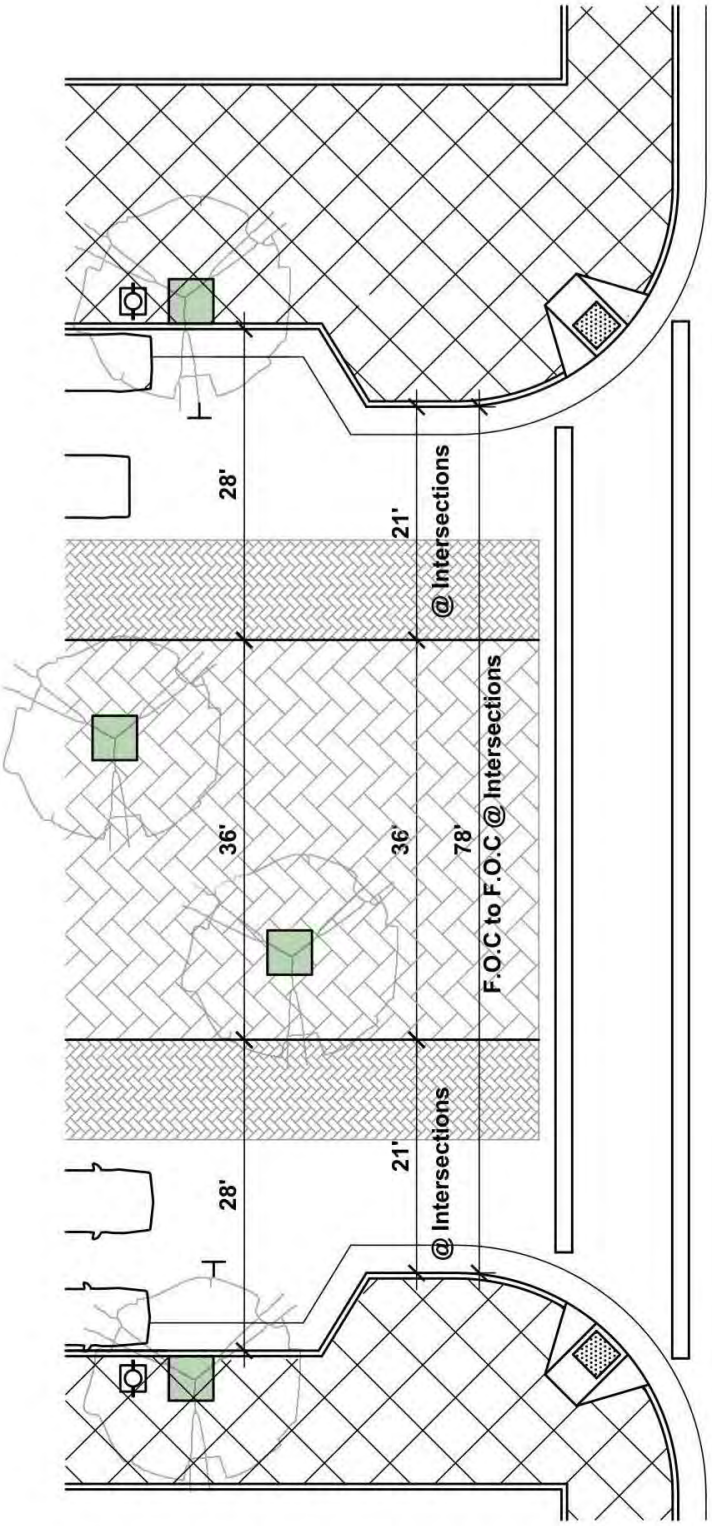


Figure 7.2f1: Main Street Promenade Intersection

Modified Primary Residential Street - Village Street

Modified Primary Residential Streets - Village Street are internal streets that serve the Village District and connect it to the residential areas. Modified Primary Residential Streets – Village Streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

Sidewalks are provided on each side. At a minimum, five foot sidewalks are provided on both sides and separated from the parking areas by a parkway strip where appropriate. Where roadways are adjacent to mixed-use or retail buildings, the sidewalk is permitted to extend from the back of curb to the face of the building and the street trees accommodated within tree grates. Where commercial uses front the street, it is anticipated that utilities will be provided at the back of the property or in parking lots at the side of the buildings.

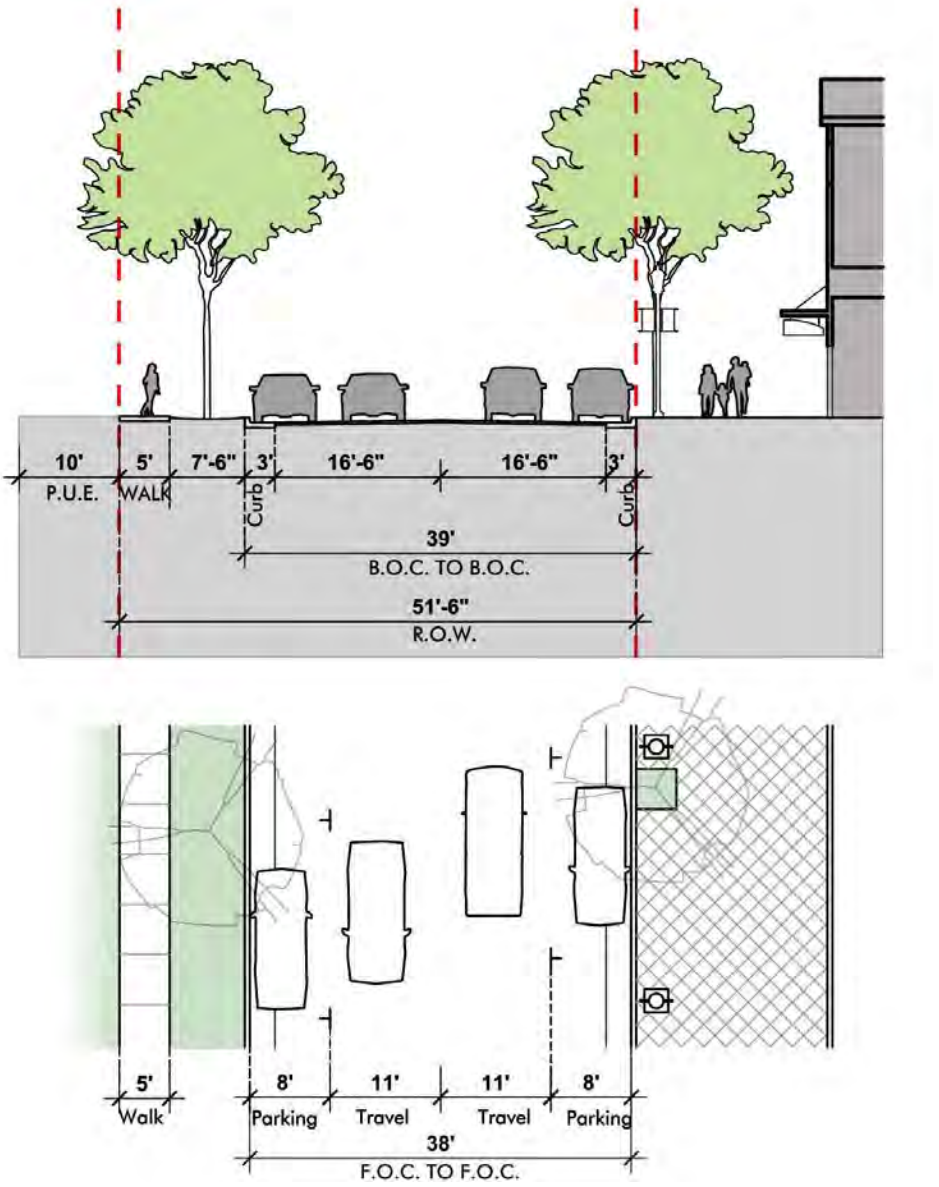


Figure 7.2g: Modified Primary Residential Street – Village Street

Modified Primary Residential Street with Streetside Paseo

The Modified Primary Residential Street with Streetside Paseo provides exceptional bicycle and pedestrian linkages to the Village District and park sites within the community.

The Modified Primary Residential Street with Streetside Paseo consists of one travel way in each direction and parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 5-foot wide sidewalk and 7.5-foot landscaped parkway is provided on one side of the street, with a 35-foot wide streetside paseo, including a detached 10-foot wide Class IA sidewalk on the other. The 10-foot wide Class IA sidewalk provides a safe route for recreational biking separated from vehicular traffic. Direct vehicular access and driveway cuts are not permitted to residential lots from the paseo side of the street which will have a vertical curb. Where alleys and streets cross the paseo, traffic calming measures will be considered as identified in Figures 7.7A, 7.7B and 7.7C. The landscape areas may contain rain gardens and other low impact ways of accommodating storm water.

Where adjacent to a park or school, the roadway width will be increased to a back of curb to back of curb dimension of 38-feet and the sidewalk location may vary to be incorporated into the design of the park. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed and parking restrictions will limit parking.

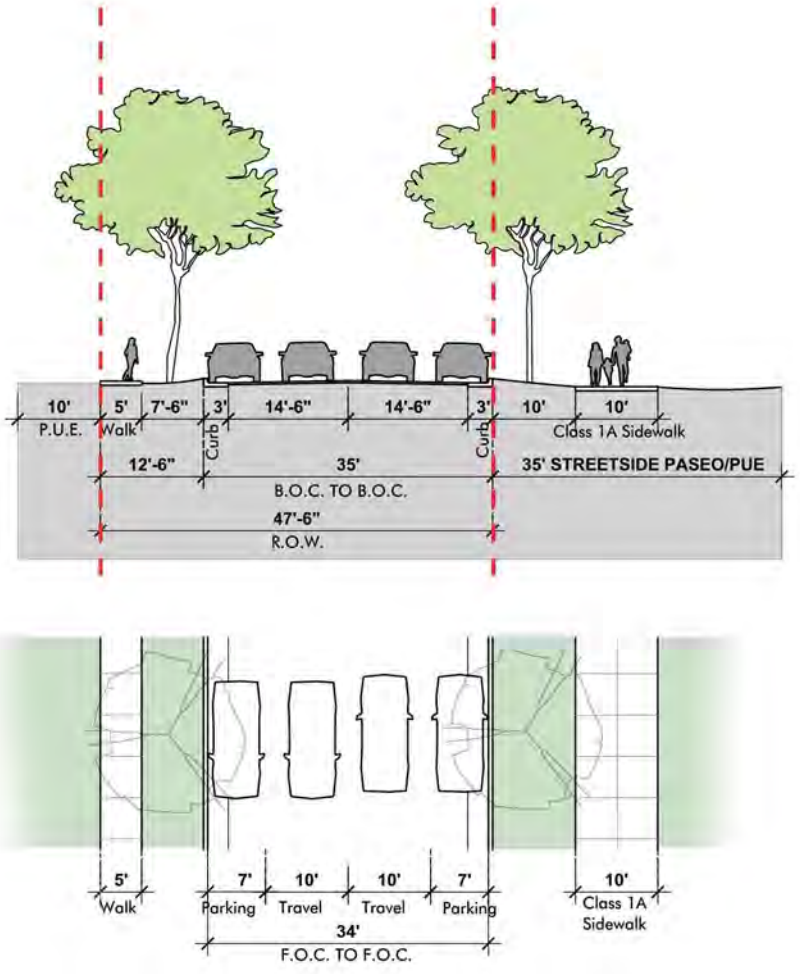


Figure 7.2h: Modified Primary Residential Street with Streetside Paseo

Modified Primary Residential Street Connections

The Modified Primary Residential Street Connections connect the Modified Primary Residential with Street Side Paseo to Westbrook Boulevard. Since these streets will need to be modified to accommodate higher volumes of traffic where they connect to Westbrook Boulevard, the travel lanes, widths and medians will vary. The plans below illustrate the adjustments to the streets (Road A, Road D, and Road E) that will be made to accommodate the change in traffic conditions.

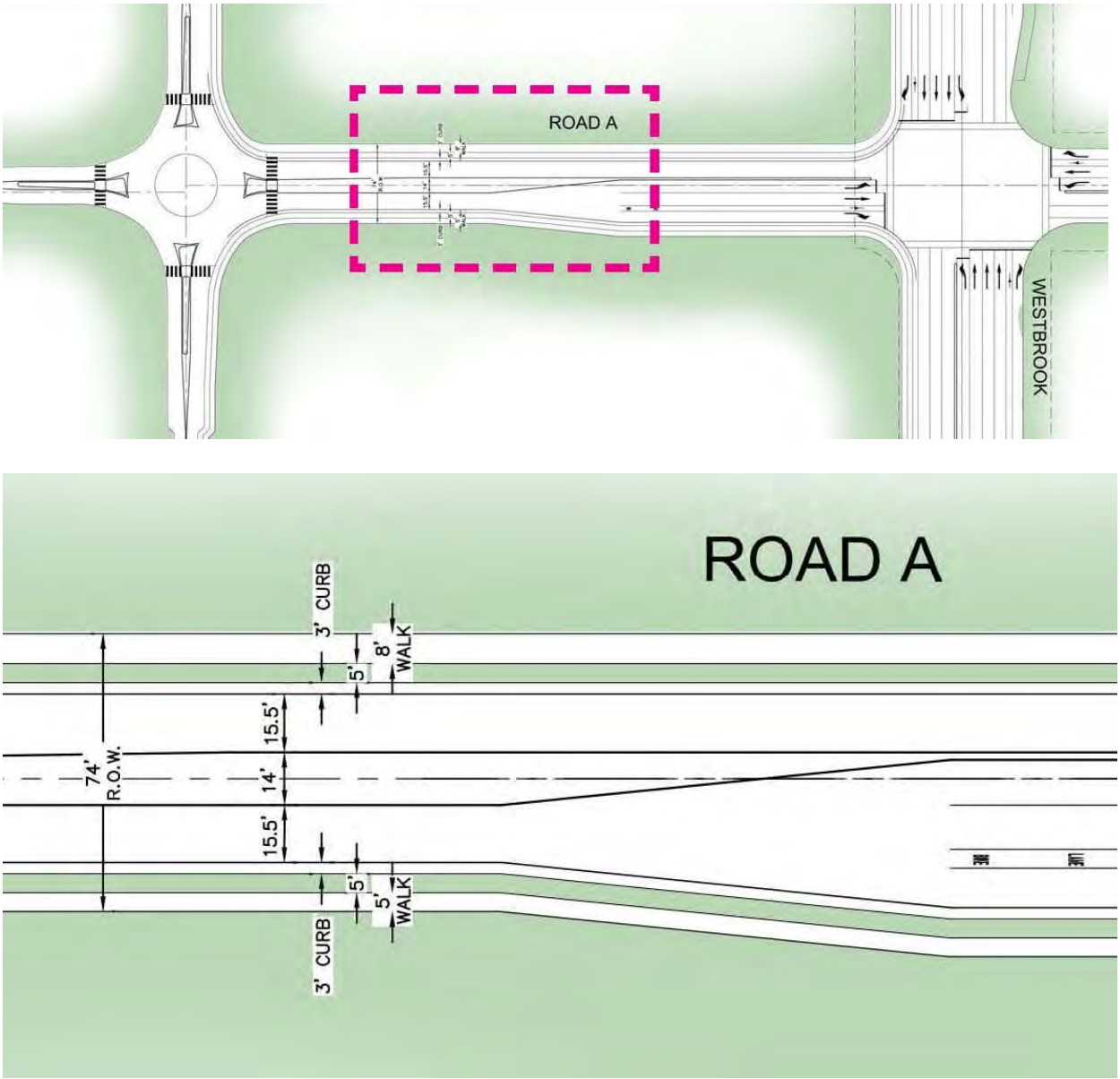


Figure 7.2h1: Modified Primary Residential Street Connections – Road A (Plan and Enlargement)

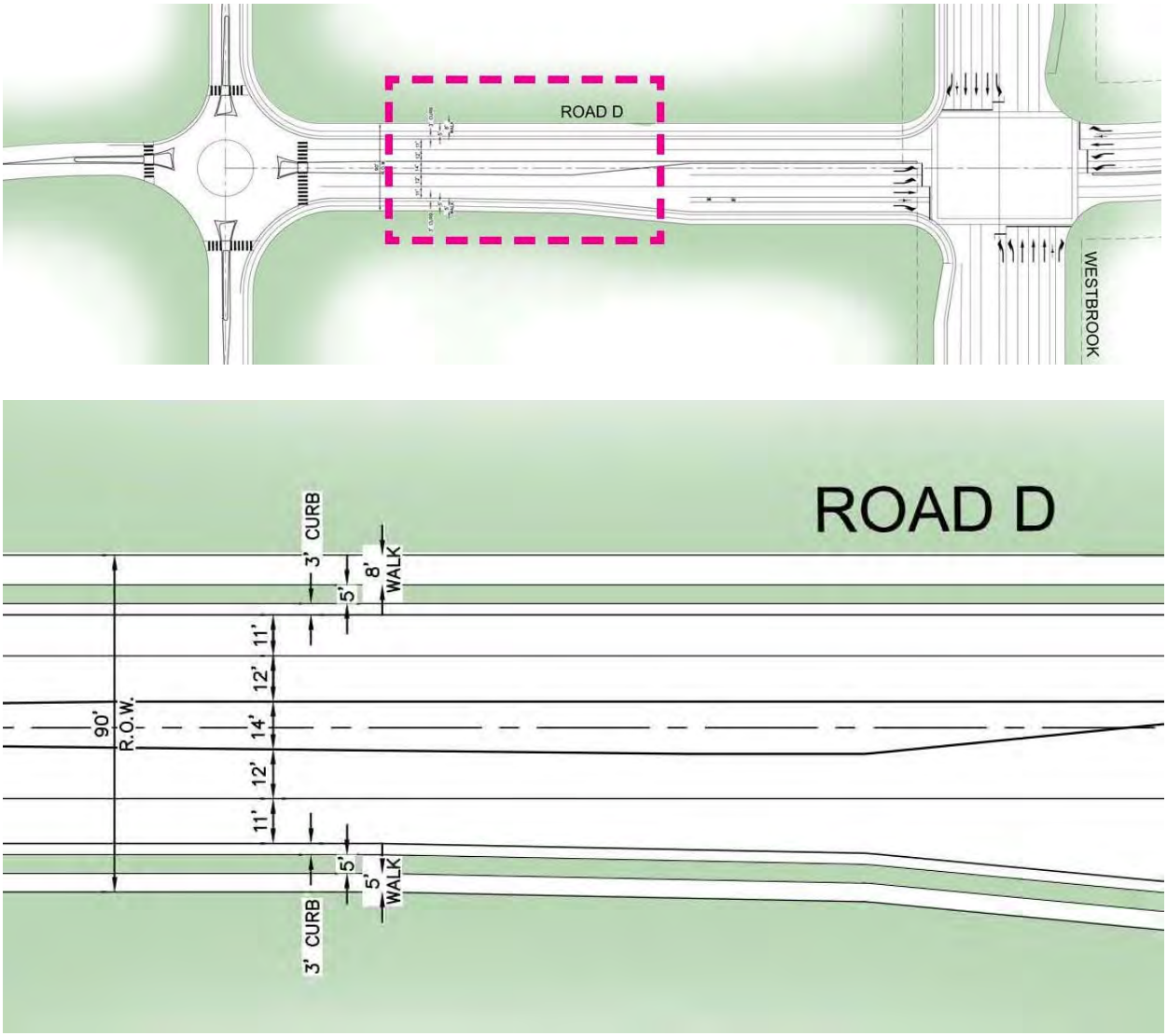


Figure 7.2h2: Modified Primary Residential Street Connections – Road D (Plan and Plan Enlargement)

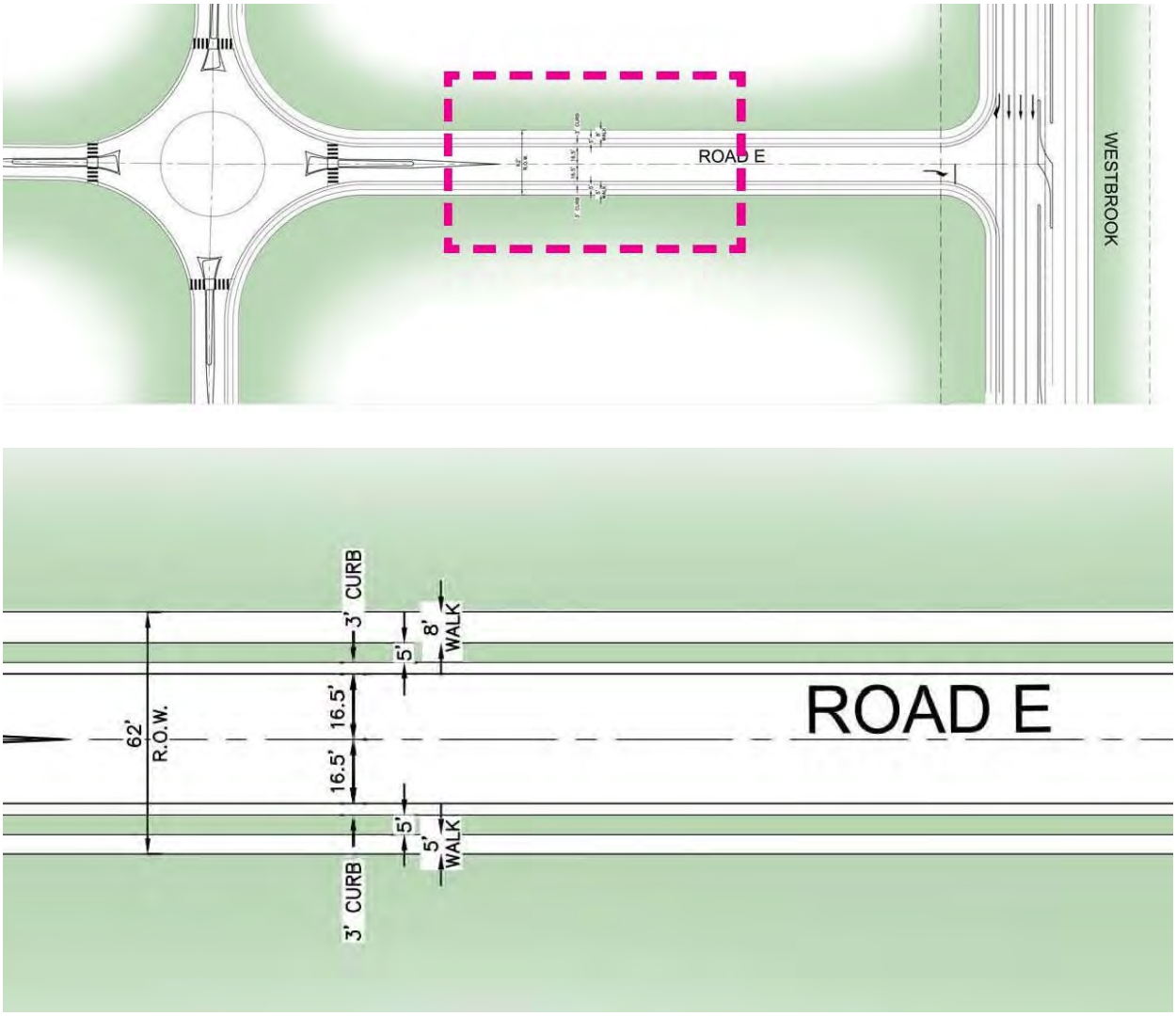


Figure 7.2h3: Modified Primary Residential Street Connections – Road E (Plan and Plan Enlargement)

Modified Primary Residential Street
Modified Primary Residential Streets link the neighborhoods together and to the rest of the community.

These streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 10-foot wide Class IA sidewalk and a 7.5-foot landscaped parkway is provided on one side of the street to accommodate both bikes and pedestrians while the other side has a detached 5-foot wide sidewalk and a 7.5-foot landscape parkway. Direct driveway access is restricted across the 10-foot Class IA sidewalk and a vertical curb will be constructed. The landscape areas may contain areas for rain gardens and other low impact ways of accommodating storm water.

Where a Modified Primary Residential Street meets Westbrook Avenue, additional right and left turn lanes may be required.

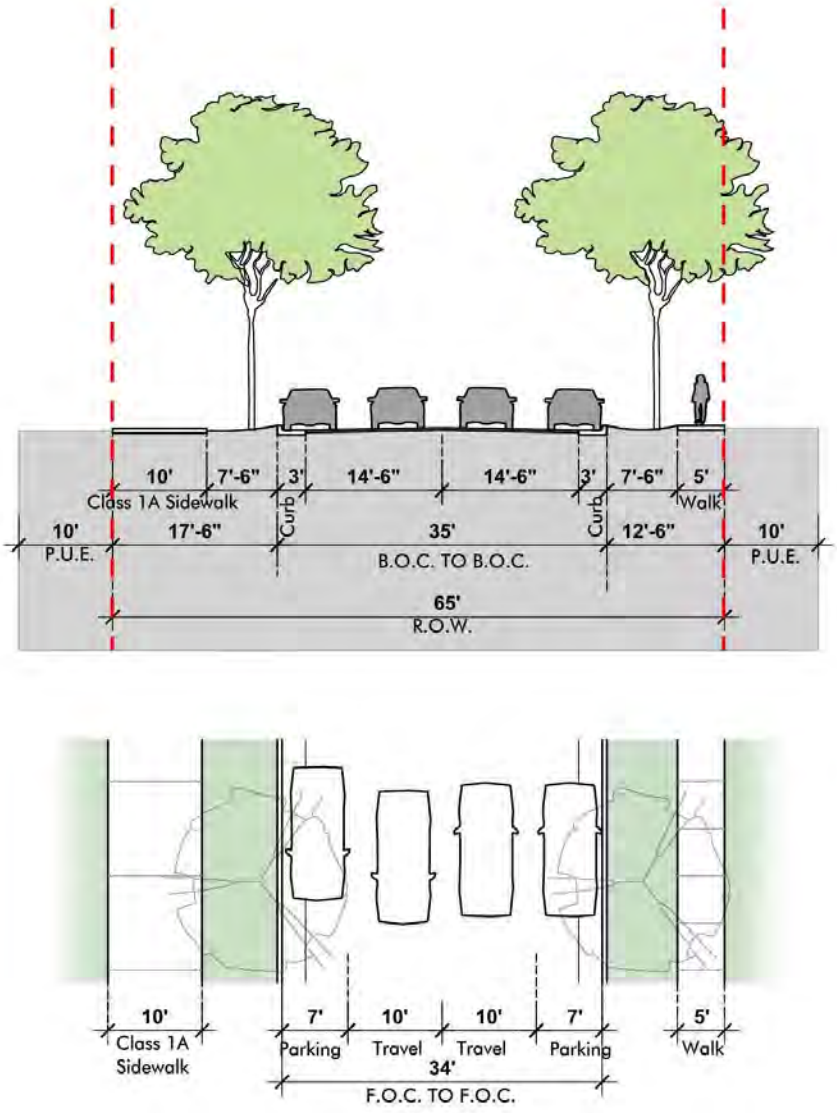


Figure 7.2i: Modified Primary Residential Street

Modified Primary Residential Street at Placer Parkway

Where this street type crosses under Placer Parkway, parking will be restricted and the pavement width can be narrowed to eliminate the parking lanes (back of curb to back of curb dimension of 30-feet). In this section the landscape parkways will be removed and travel lanes will be increased to 12-feet. 8-foot wide curb adjacent Class IA sidewalk shall provide pedestrian and bike access as illustrated in Figure 7.2ia.

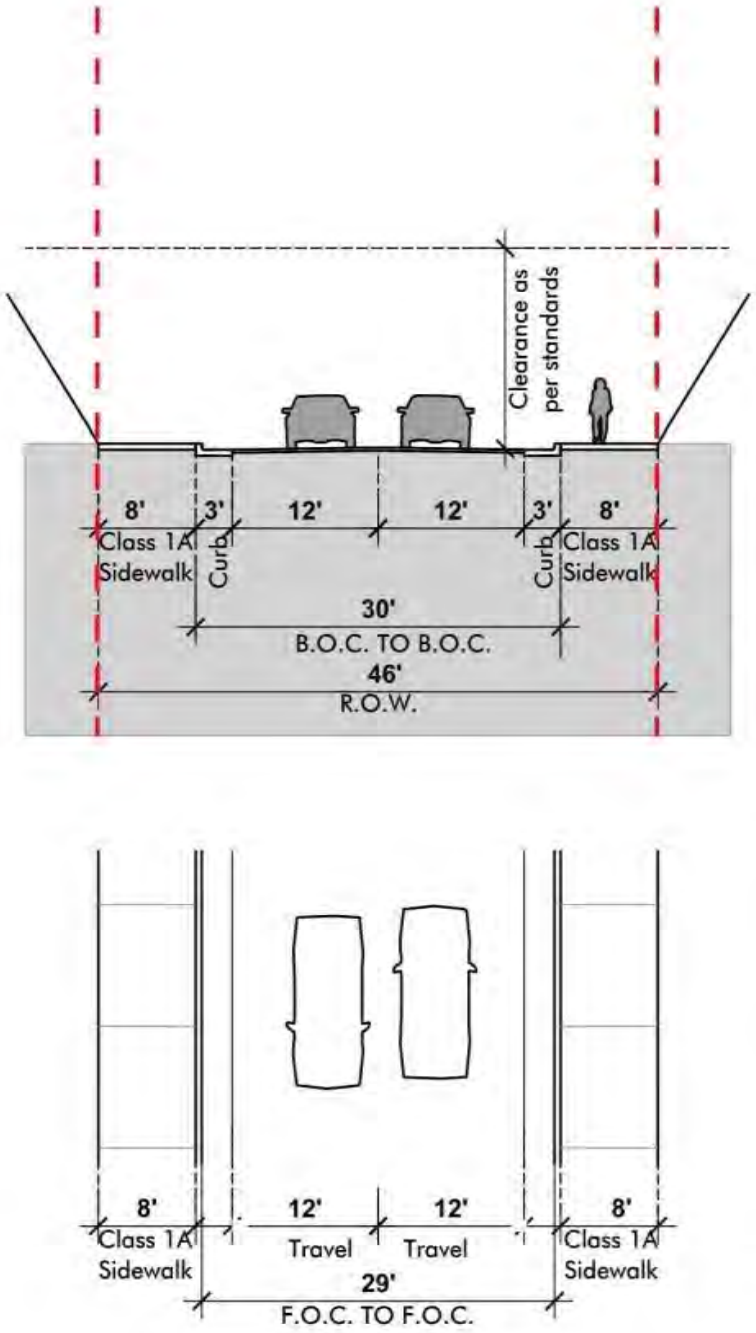
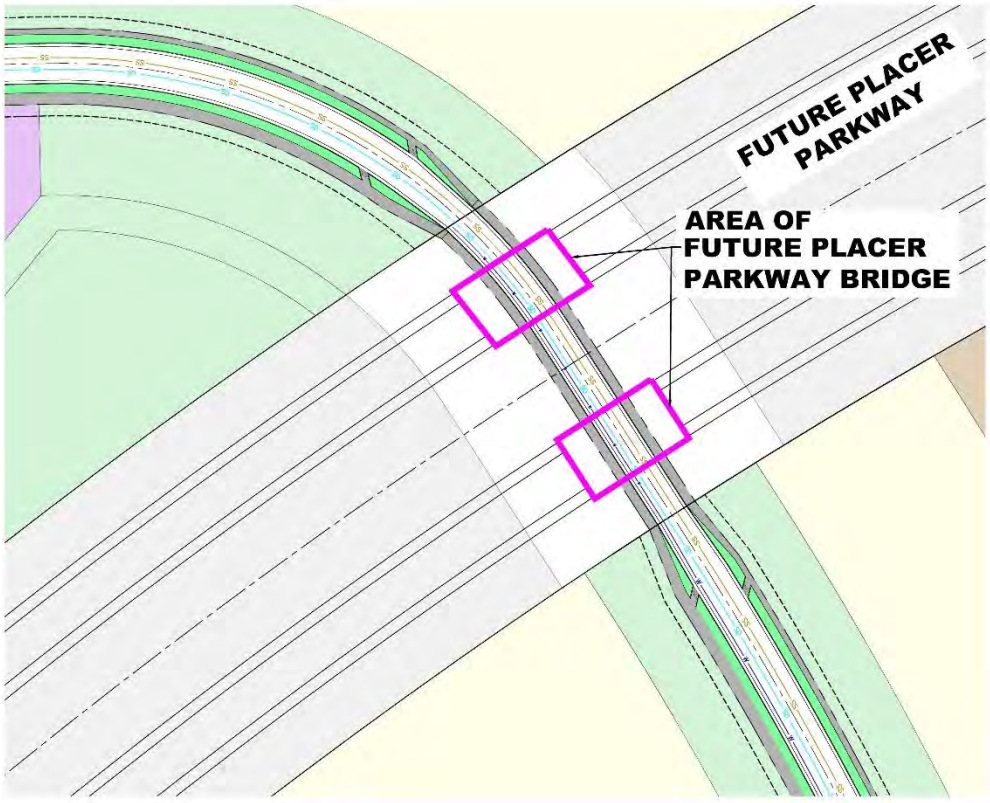


Figure 7.2ia-1: Modified Primary Residential Street at Placer Parkway



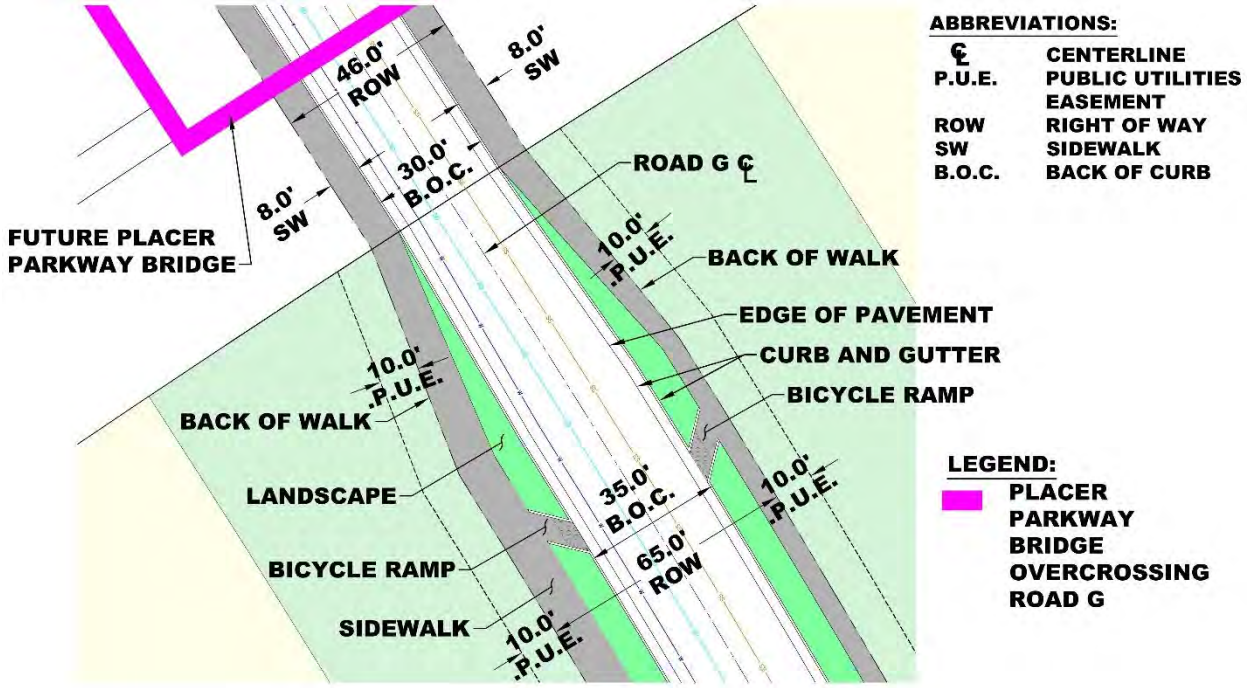


Figure 7.2ia-2: Modified Primary Residential Street at Placer Parkway (Plan and Enlargement)

Modified Primary Residential Street - A

Modified Primary Residential Street - A are streets located adjacent to the school and the parks at AR-62 and AR-67 are slightly wider the internal residential streets. This extra width accommodates the larger volume of traffic on these streets.

A detached 5-foot wide sidewalk and a 5-foot landscaped parkway is provided on both sides of the street. The streets consist of one 11-foot travel lane in each direction and 8-foot on-street parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

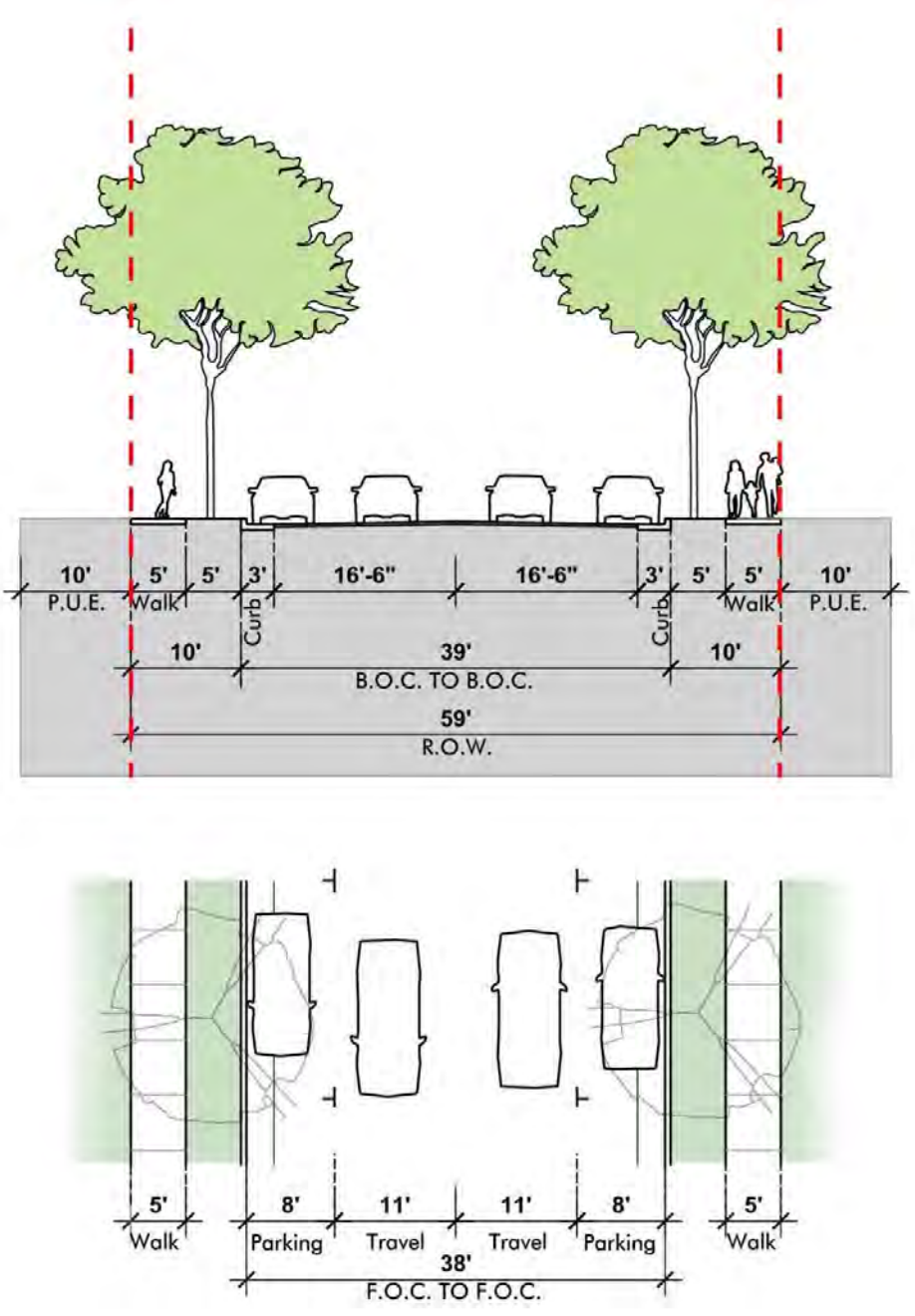


Figure 7.2ib: Modified Primary Residential Street-A

Modified Minor Residential Street

Modified Minor Residential Streets are internal streets, the primary purpose of which is to provide access between individual residences out to the regional network. These are low-volume streets.

Modified Minor Residential Streets consist of one travel lane in each direction and on-street parking along both sides of the street. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

5-foot wide detached sidewalks are provided on both sides of the street and separated from the back of the curb with a 5-foot wide landscaped parkway. Direct vehicular access is permitted from residential lots to the street. Where neighborhood streets cross the Crossing Park or Paseos, the on-street parking is eliminated so that the street is narrowed with wider landscaped parkways and easier pedestrian crossing. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed, and parking restrictions will limit parking.

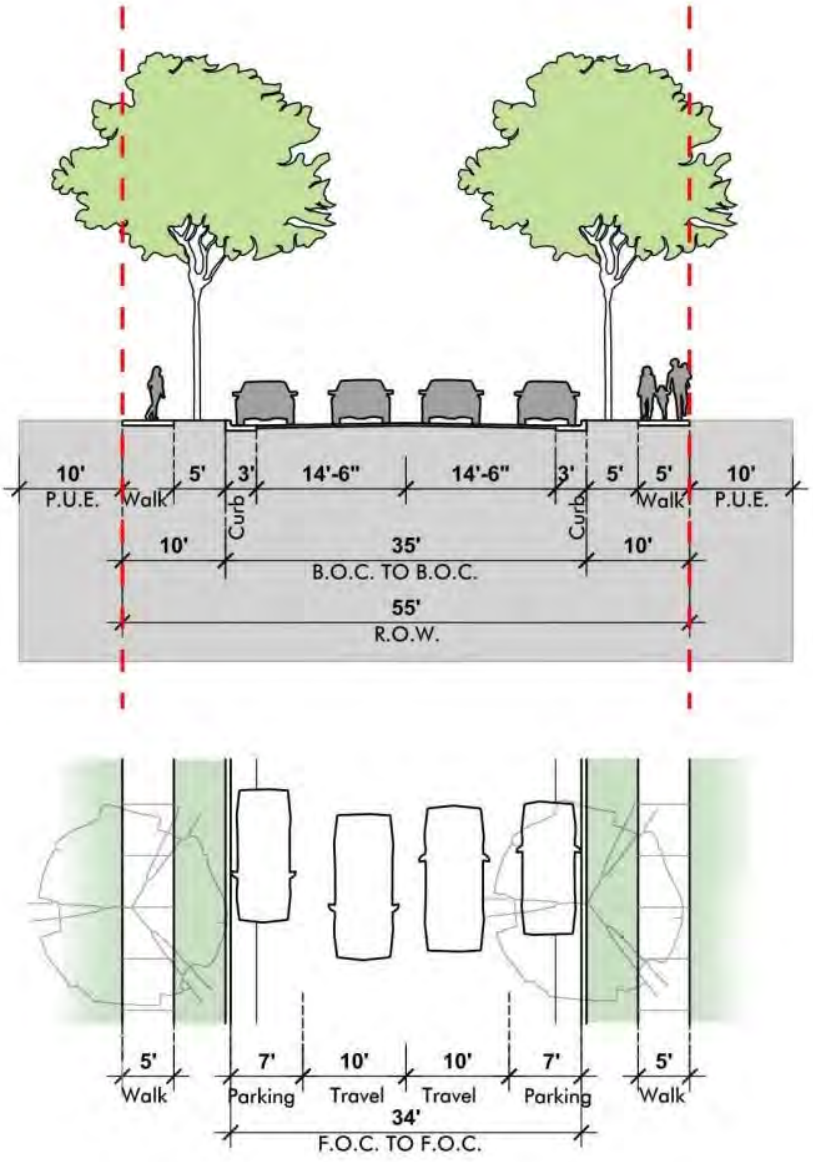


Figure 7.2j: Modified Minor Residential Street

Alley

Alleys are used to provide automobile access and service areas for residential lots with rear-loaded garages. The design standard for the alley provides a 26-foot wide paved area that allows two-way travel. Alley aprons may vary. Perpendicular and parallel parking is permitted within restricted areas outside the curbed areas. City of Roseville Fire Department standards will be met.

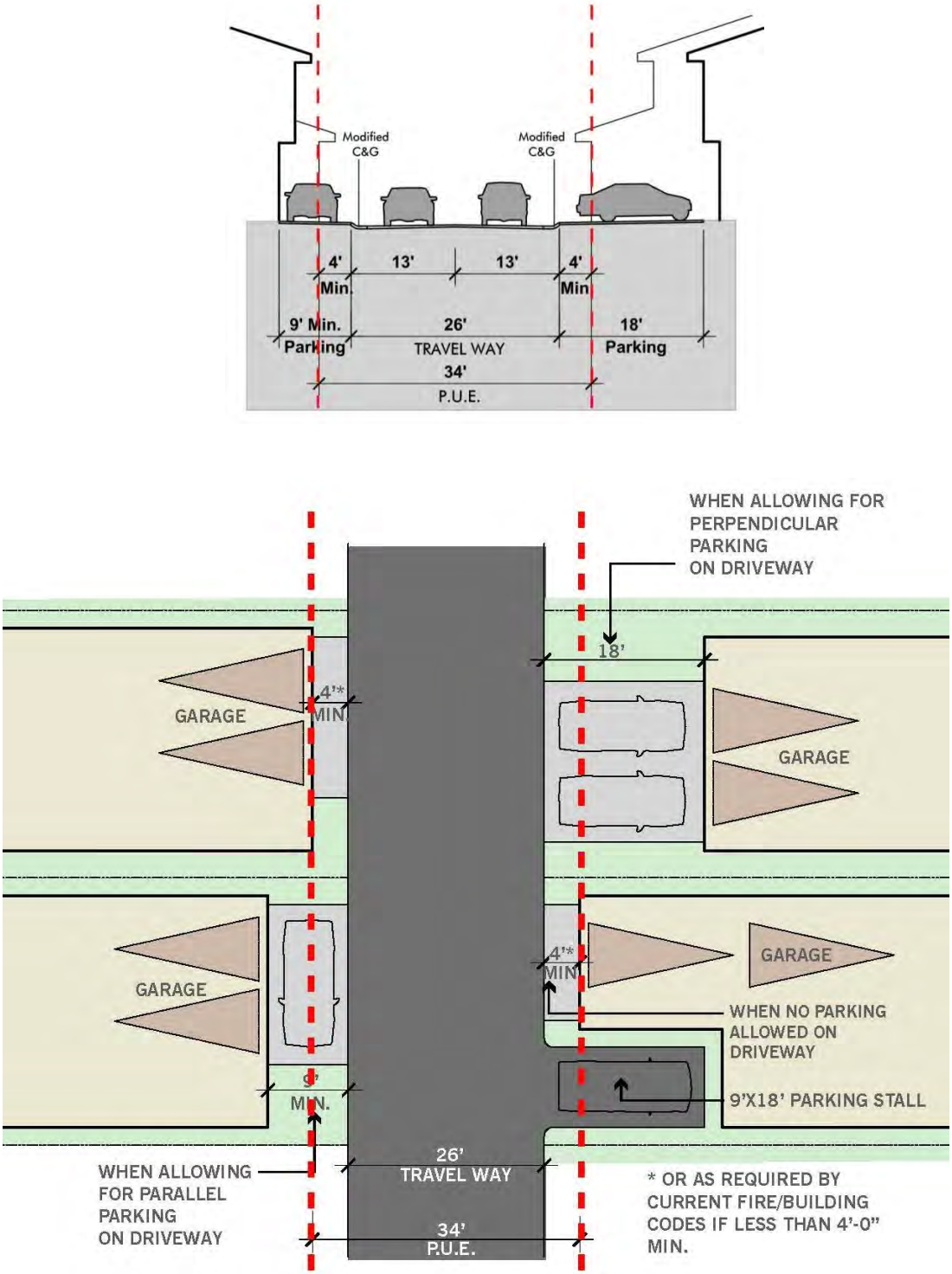


Figure 7.2k: Alley

Roundabouts

Roundabouts are a type of circular intersection in which the traffic moves in a counterclockwise direction around a circular island. Roundabouts are defined by specific design and traffic control principles which include yield control of all entering traffic, channelized approaches and geometric curvature and features to induce desirable vehicular speeds. Roundabouts are designed to make intersections safer and more efficient for both drivers and pedestrians. Speeds within roundabouts are usually significantly slower than typical intersections yet allow a more efficient flow of traffic. They also increase driver safety and reduce injury accidents as they only create angled movements where the possibility of high speed head on or broad-side collisions are eliminated.

Within the ARSP, roundabouts with 110-foot diameters will be constructed at certain intersections on the modified primary residential streets with paseos. These designated intersections are where Roads D and E intersect with Road F as shown on the circulation plan exhibit –In these locations, parking will be restricted on each side of the approaching roadway legs for a distance of 200-feet. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672

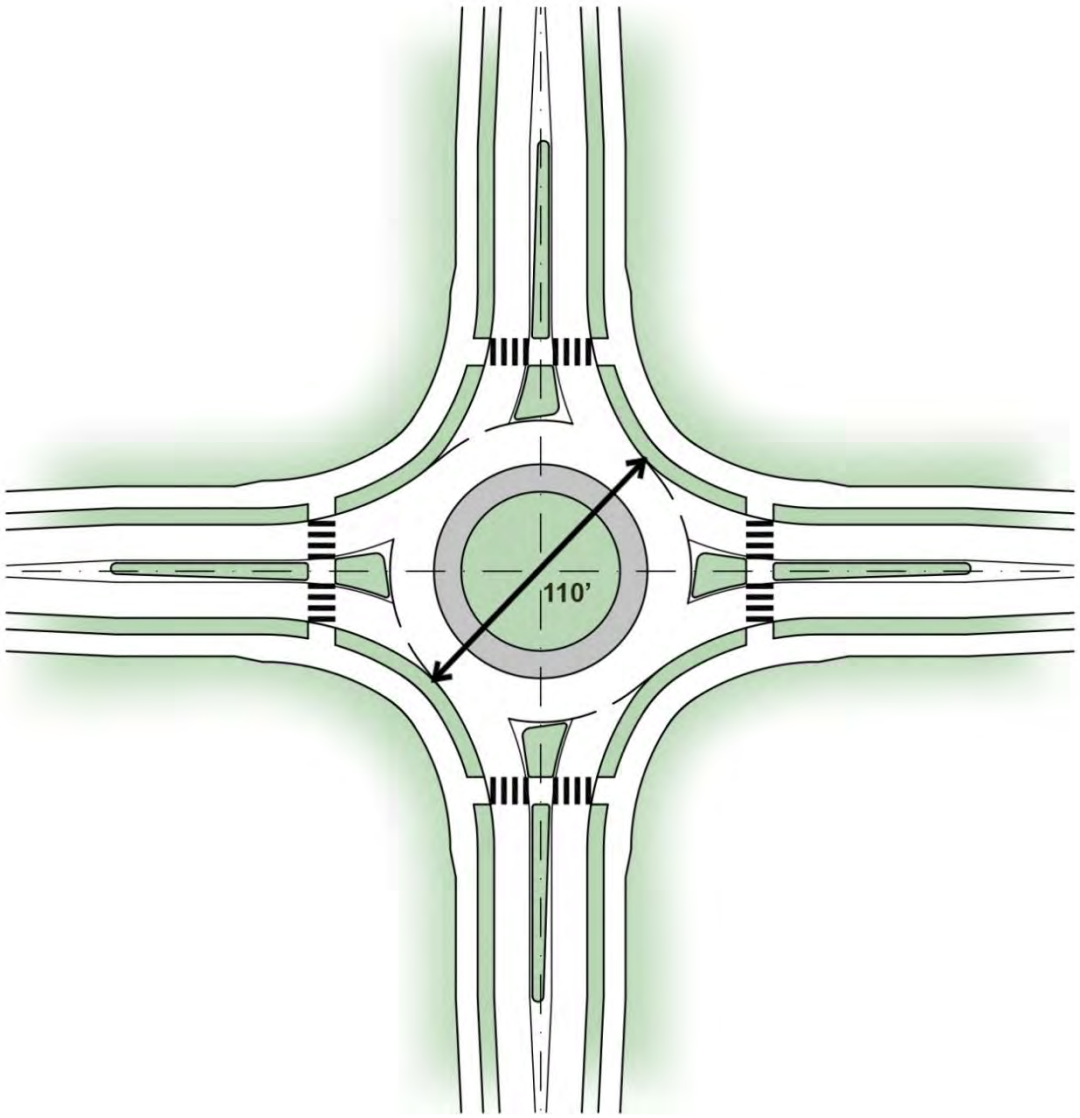


Figure 7.2l: Roundabout 1

(or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA-MUTCD) guidelines.

Traffic Circles

Traffic Circles are small roundabouts that are most commonly used in urban environments with a low operating speed and occur in the same amount of area as a standard intersection. Many times they are used to resolve street intersections where the angle of intersection is significantly deviated from a standard 90 degree intersection, or an odd number of streets come together. The size of the Traffic Circle is very conducive to a pedestrian friendly environment because of the reduced pedestrian crossing widths and low speeds. Traffic Circles also feature a fully mountable central island to accommodate larger vehicles, while being designed to provide for enough space for passenger cars to negotiate the roundabout without the use of that mountable island. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672 (or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA MUTCD) guidelines.

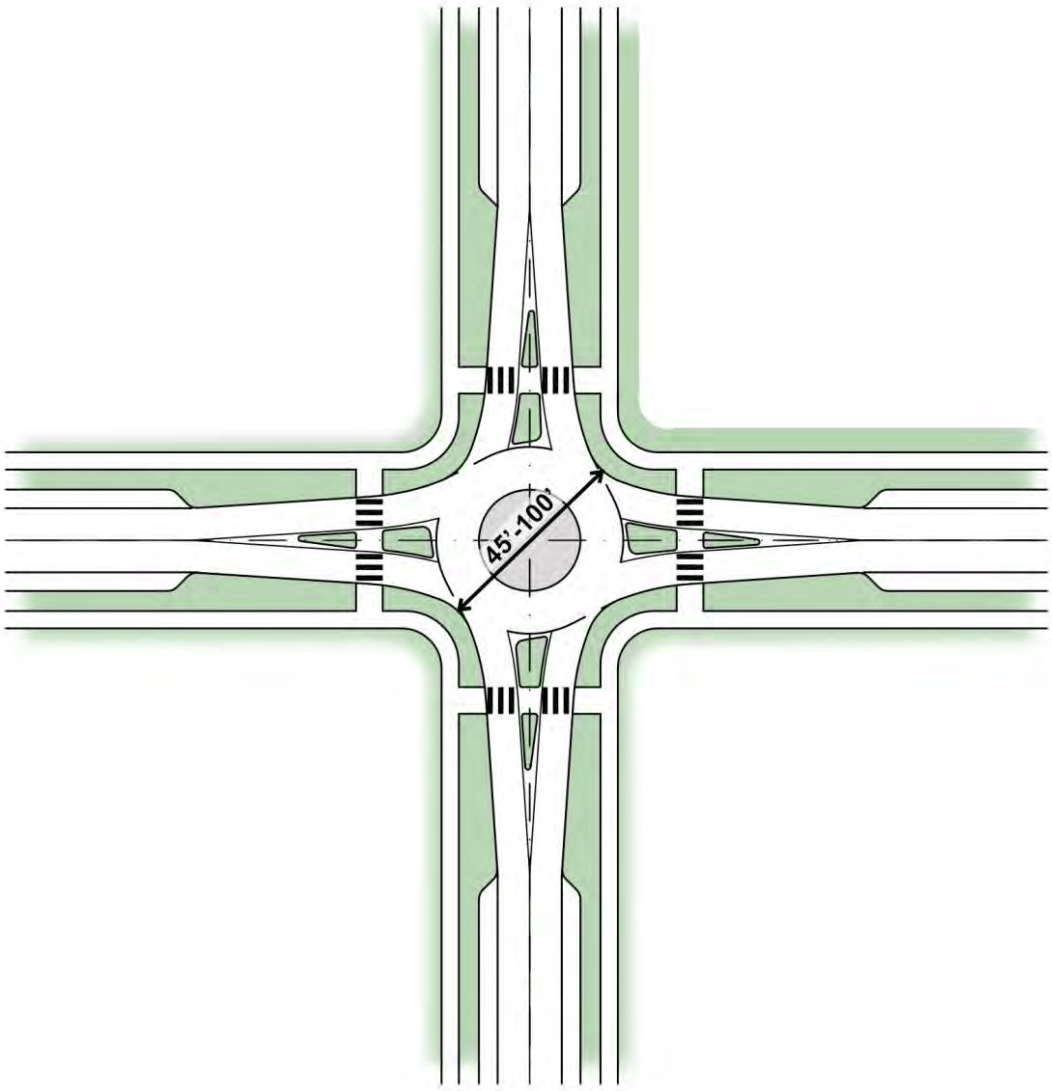


Figure 7.2m: Roundabout 2

Offsite Roadway

West Sunset Boulevard

West Sunset Boulevard is an existing two-lane rural roadway, within unincorporated Placer County, that is located along the northern boundary of the ARSP. The existing roadway will be improved to a Rural Secondary Roadway per Placer County Standards, as dictated by the phased development of the ARSP and County requirements. The proposed West Sunset Boulevard reduces the existing ROW while providing the County with two 12-foot travel lanes, two 4-foot shoulders, a new drainage ditch and the necessary turn lanes for access into the ARSP development. The roadway will also incorporate a 5-foot sidewalk within a 25 foot, City of Roseville owned, landscape corridor along the southern edge of the roadway. Figure 7.n.4 illustrates the intersection of Westbrook Boulevard and West Sunset Boulevard where additional turn lanes are used to accommodate for traffic flow.

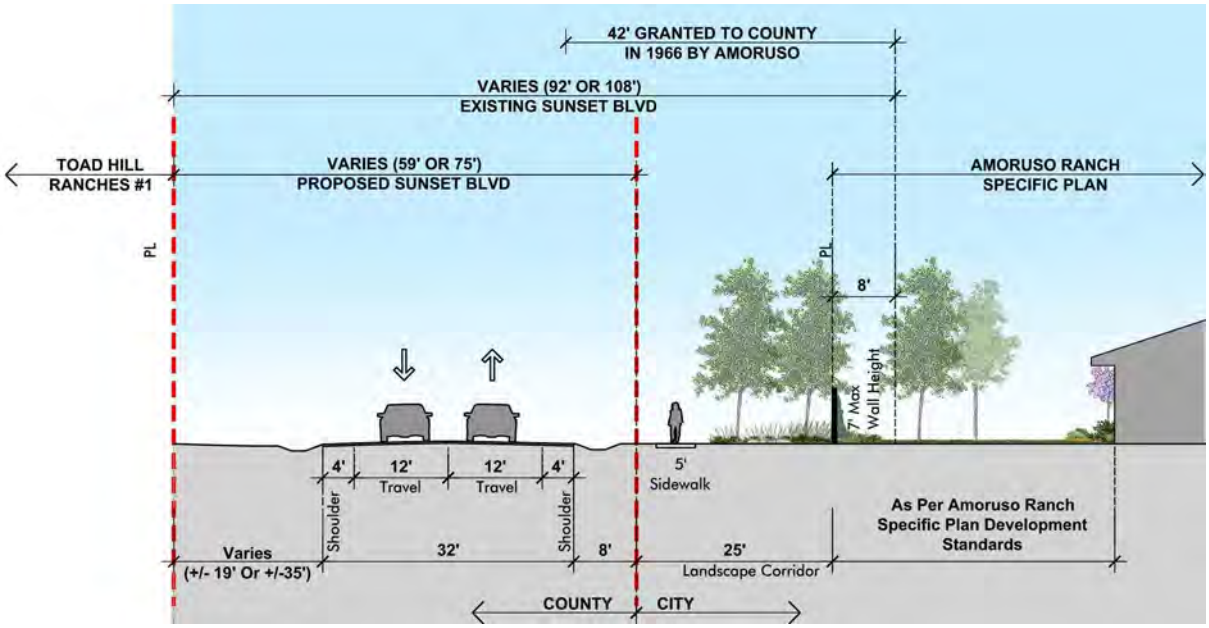


Figure 7.2n1: West Sunset Boulevard (County Street) Section 1-1

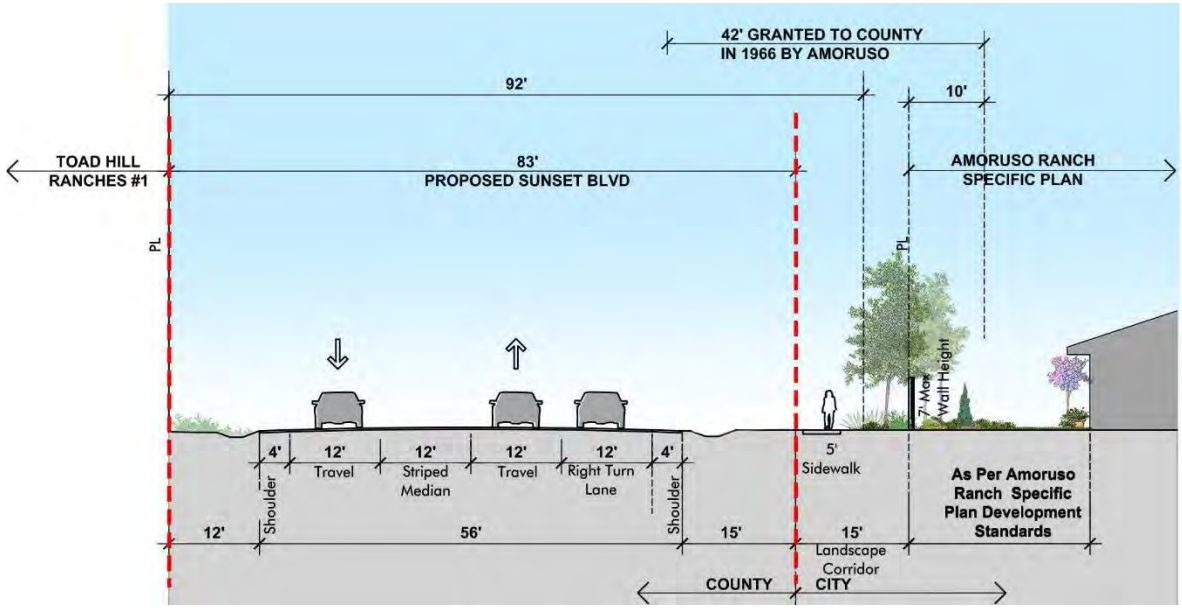


Figure 7.2n2: West Sunset Boulevard (County Street) Right Turn Lane Section 2-2

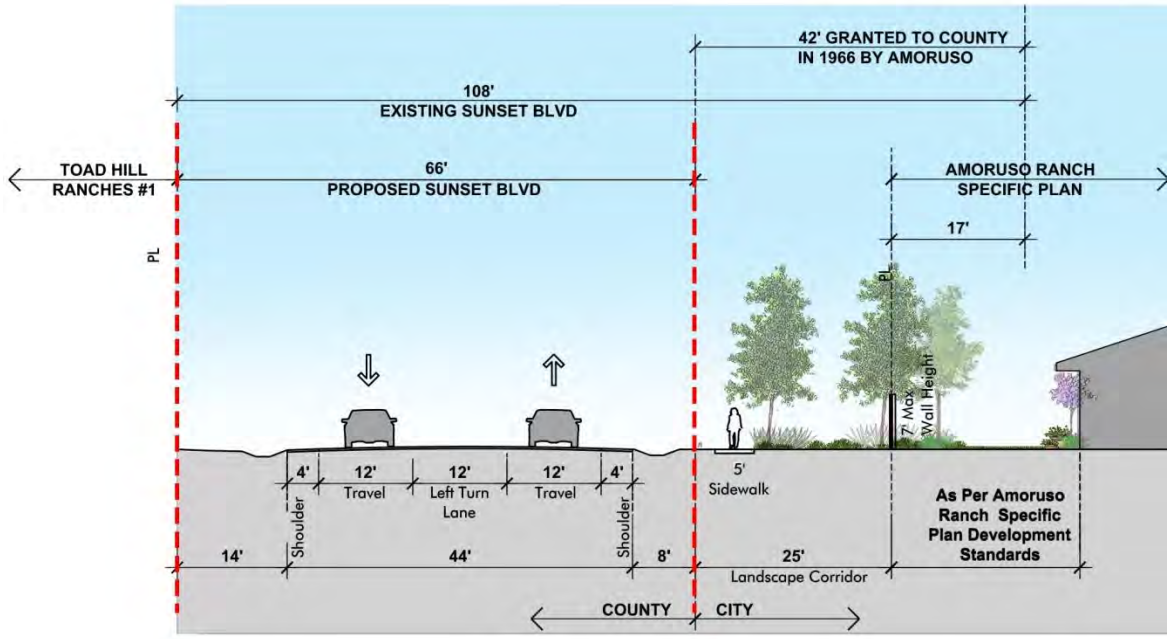


Figure 7.2n3: West Sunset Boulevard (County Street) Left Turn Lane Section 3-3

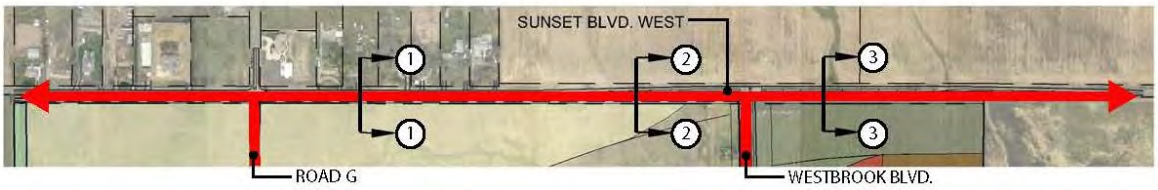


Figure 7.2n4: West Sunset Boulevard (County Street)- Key Map

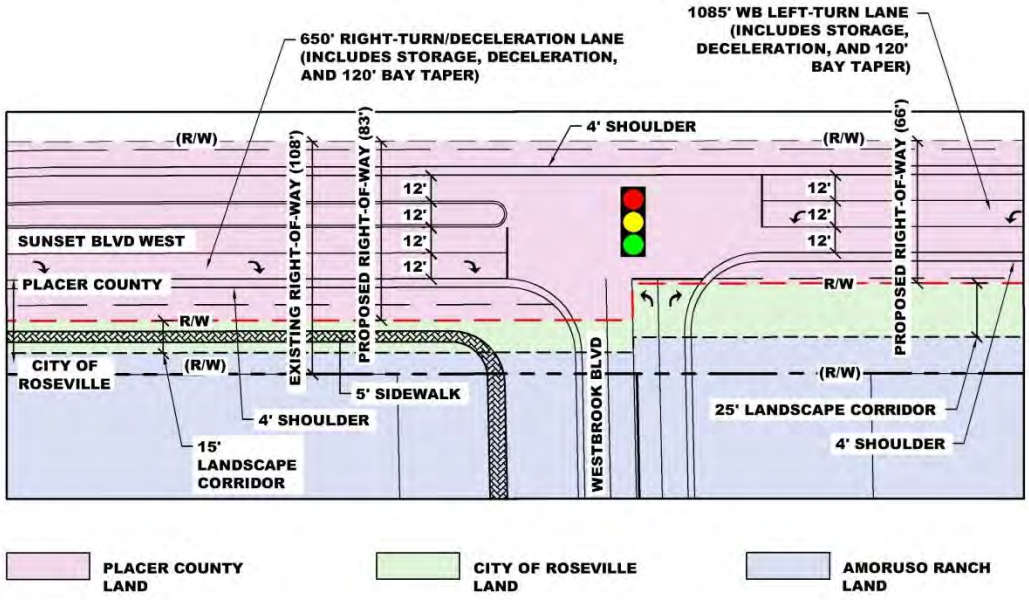


Figure 7.2n5: West Sunset Boulevard / Westbrook Boulevard Intersection (Interim condition)

7.3 Additional Street Design Standards

A. Traffic Signals and Median Breaks along Westbrook Boulevard

Westbrook Boulevard is designed to maximize efficiency for automobiles and enable safe movement for bicyclists and pedestrians. Locations of traffic signals and median breaks are identified to plan for left turn movements along arterial roadways, thereby enhancing the efficiency of traffic flow and minimizing interruptions to landscaped medians. The left turn movements at the median breaks are only permitted for the traffic turning left from the arterial. Left turn movements out from the streets to the arterial at these median break locations are prohibited. Additional median breaks may be allowed without amending the ARSP subject to approval by the City of Roseville Engineering Division and Planning Division per the Design Guidelines. Locations of signals and median breaks are illustrated on Figure 7.3.

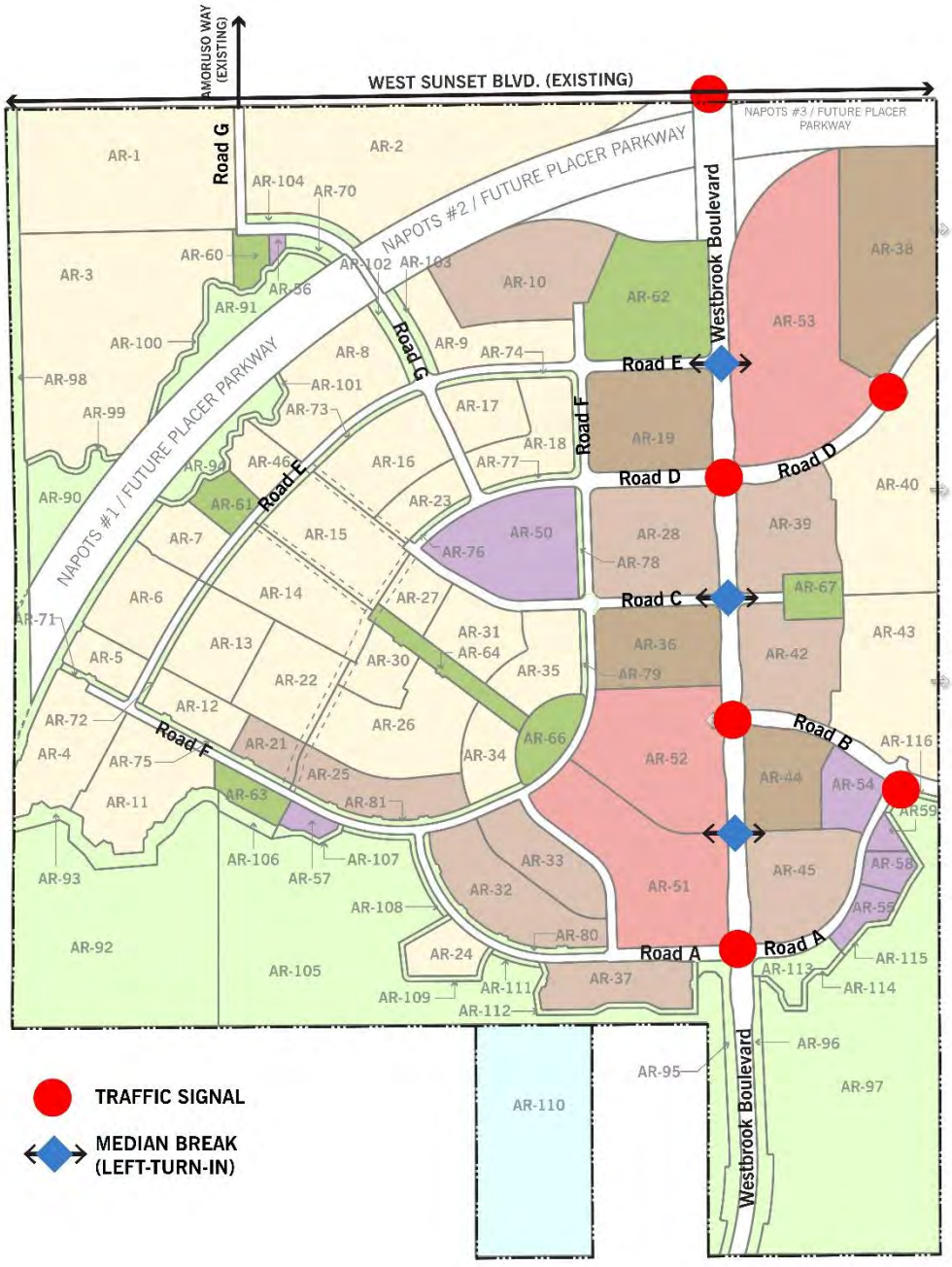


Figure 7.3: Traffic Signals and Median Breaks (updated May 2021)

7.4 Intersection Corner Clips

The intersection corner clip design accommodates landscaping at major roadway intersections to provide a high-quality streetscape, while accommodating for additional lanes needed for efficient automobile travel. A design standard for corner clips will compensate for width reduction of landscape corridors at street intersections. The corner clip design accommodates landscaping at major roadway intersections to ensure a high-quality streetscape, while accommodating the additional lanes needed for efficient automobile travel. The minimum design standard for intersections, including a typical design for a corner clip is provided in the Corner Clip Design Standard figure below.

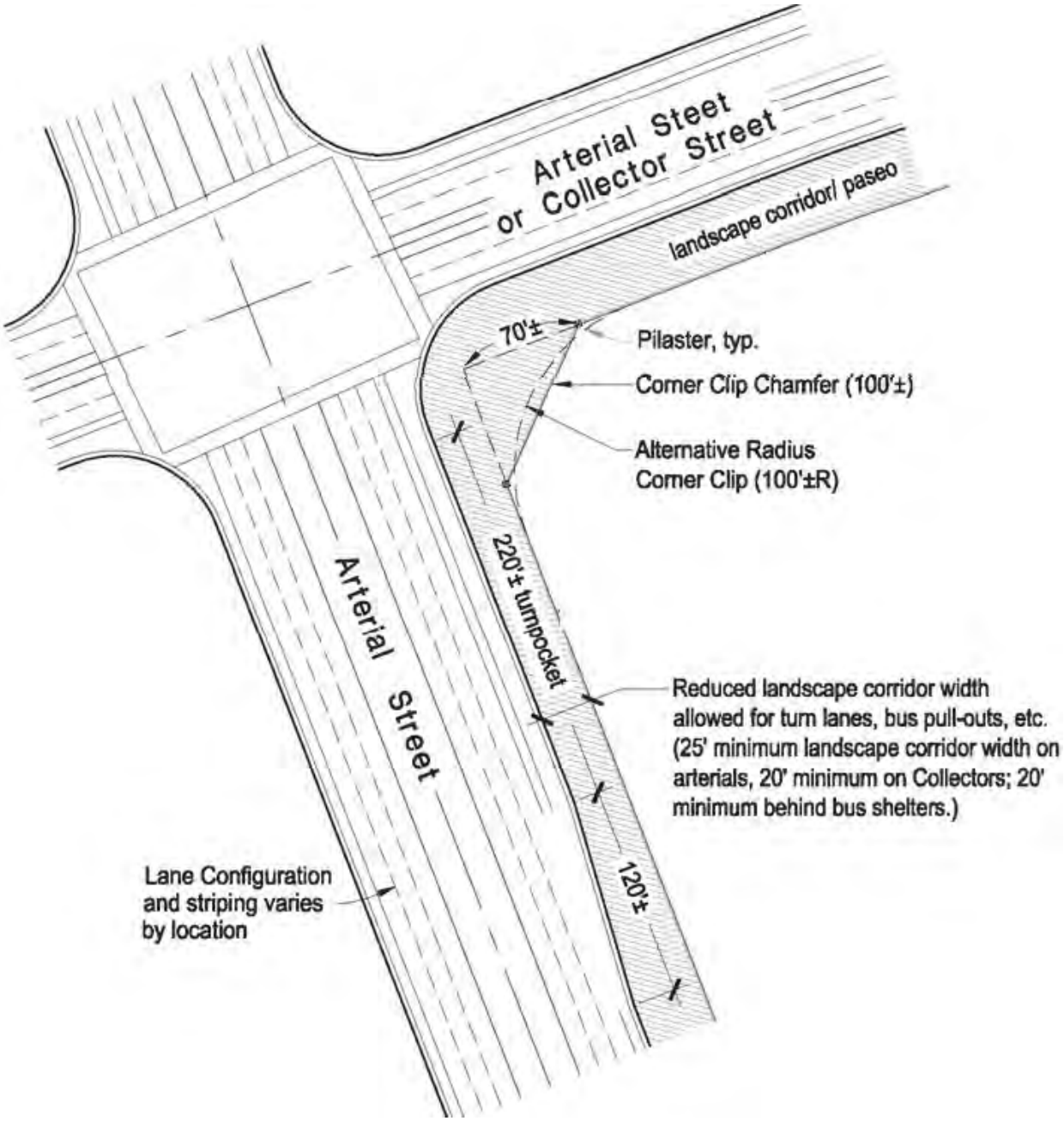


Figure 7.4: Intersection Corner Clip

7.5 On-street Parking

On-street parking is allowed on various streets per the street standards within this chapter. Parking is accommodated in either striped or non-striped parking bays. On streets that have striped parking bays, the bays shall be 22 feet x 8 feet as indicated in the graphic below. On residential streets where non-striped parking bays are provided, the bays shall adhere to the street sections within this chapter.

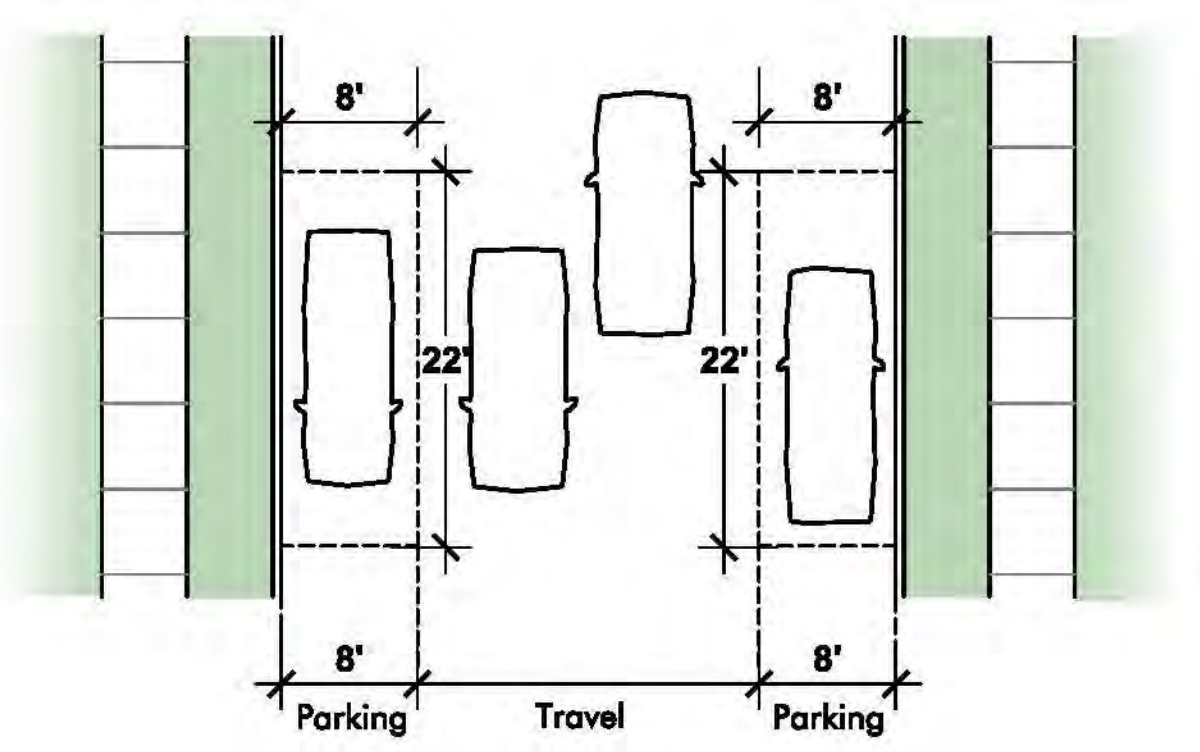


Figure 7.5: Typical On-street parking

7.6 Pedestrian Pathways, Bikeways, & Trails

The pedestrian and bikeway network is an important component in ensuring connectivity and promoting non-vehicular travel to and within the ARSP area. The network has been designed as an integral part of the community, providing easy and efficient access to the Village District, the elementary school, and parks.

This network of bicycle, multi-purpose trail, sidewalk and paseo connections within the community link the neighborhoods together, provides connections to the surrounding areas, and provides local and regional connections to the existing City of Roseville.

Pedestrian connection opportunities are provided to adjacent uses and allow for easy access to the regional trail and bicycle network that is currently present or planned in the City. Planned connections to adjacent land uses include: A Class I trail connection along Westbrook Boulevard south to the Creekview Specific Plan area; a Class IA trail connection along Road A and Road B to the east property boundary; and opportunities at the west end of the site for a connection(s). The streetside paseo system, which contains a Class IA sidewalk, connects to the Class I trail along the open space which will allow the City to connect to the future trail system within the Al Johnson Wildlife Area to the Amoruso Ranch trail network. For these trail and bicycle path locations, please see Figure 7.6 in this Chapter.

Sidewalks
Sidewalks form the day to day linkages throughout the community for the majority of pedestrians. All streets within Amoruso Ranch will have sidewalks on both sides, or a sidewalk on one side and a multipurpose trail on the other. The character of the sidewalks should reflect their adjacent land uses. For example, sidewalks within residential neighborhoods will be predominantly five feet wide and separated from the street by a landscaped parkway strip. In locations where a more urban character is desired such as in front of brownstone style row town homes, or adjacent to retail or commercial uses, the sidewalks may widen and become curb adjacent with street trees located in tree grates. This flexibility will create a community where the pedestrian experience responds to its context. Bicycle riding is allowed on all public sidewalks. Sidewalk bicycling on the privately owned Main Street, the Main Street Promenade and the Modified Primary Residential Street-Village Street may be prohibited if desired by the private property owner.

Pedestrian Paths and Bikeways
Pedestrian and bicycle circulation forms the backbone of the Amoruso Ranch community plan. This network creates linkages to all portions of the community as well as connection opportunities to the regional system. This network contains the following components:

- *Class I Bike Trails:* A Class I Bike Trail is provided within open space as illustrated in Figure 7.6 and provides a link to the City owned Al Johnson Wildlife Area from ARSP. Additional trail connection opportunities may be available if maintenance roads adjacent to drainage channels are used as bike trails.

- *Class IA Sidewalks:* These sidewalks are located within a landscaped paseo or adjacent to modified primary residential road along key roads and link together the parks within the ARSP area. Here, casual cyclists and pedestrians share the path. Individual residential driveways are not allowed on the paseo side of the street to reduce conflict with vehicles.

- *Class II Bike Lanes:* Class II Bike Lanes are on-street striped lanes that enhance the community connectivity for more avid cyclists. They also occur on the regionally serving arterial streets thus connecting to the greater City of Roseville bike lane network.

- *Class III Bike Routes:* Class III bike routes are designated on roads that provide key connections between destinations, but do not include on-street bike lanes. Class III bike routes may be enhanced with “Share the Road/ Bicycles May Use Full Lane” signs, Shared Use Markings (arrows), directional signs or other features to inform the motoring public that bicycles are to be expected.

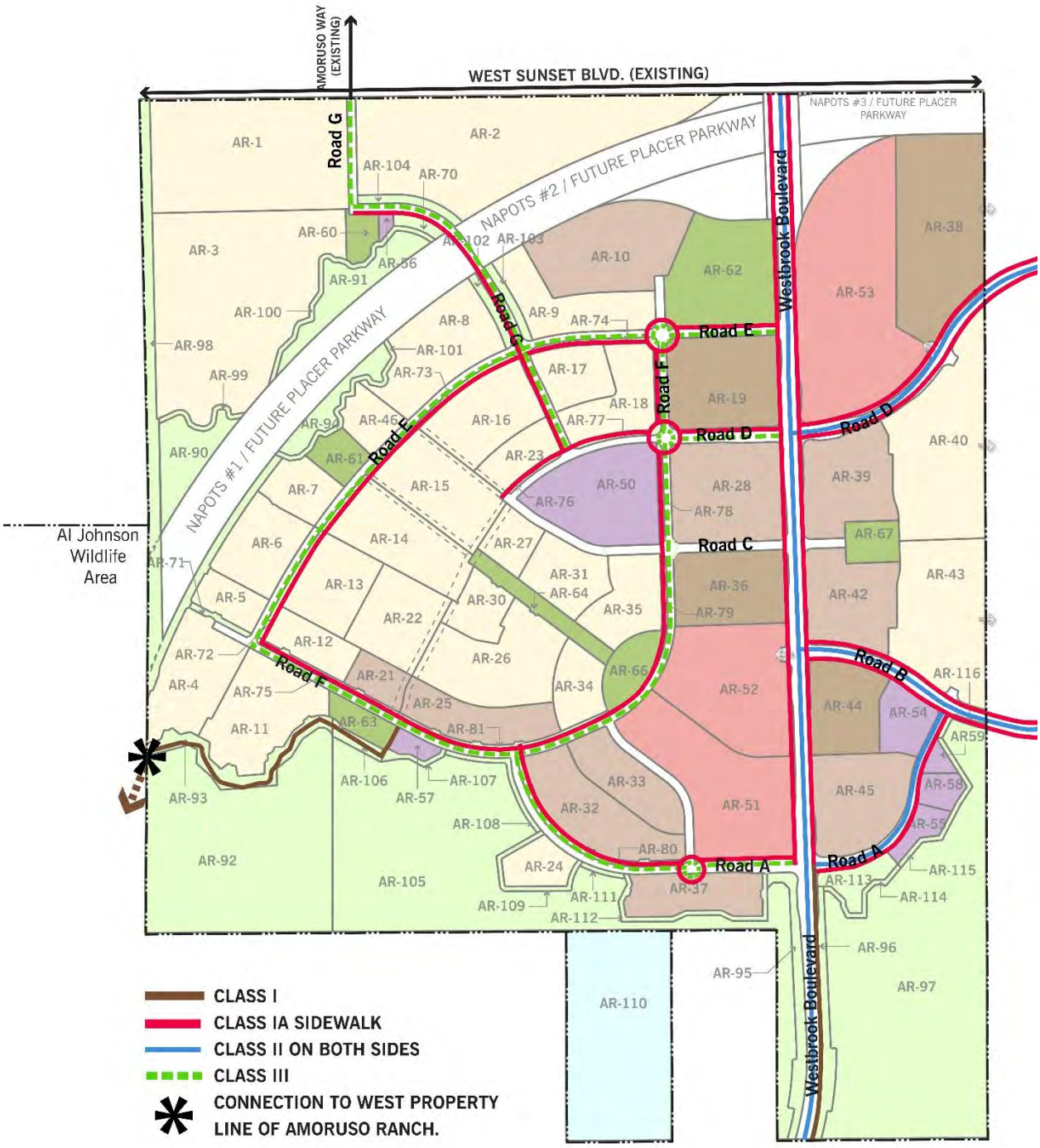
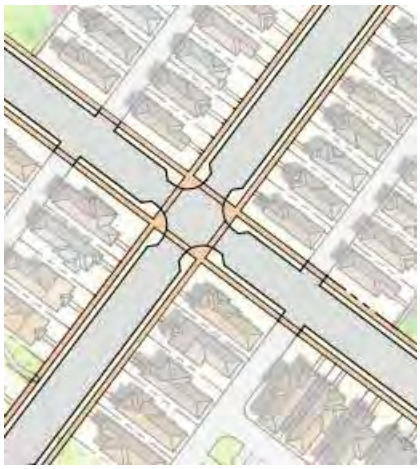


Figure 7.6 Bikeways (updated May 2021)

7.7 Traffic Calming

As a pedestrian and bicycle friendly community, traffic calming at intersections and key pedestrian crossings is an important element of street design.

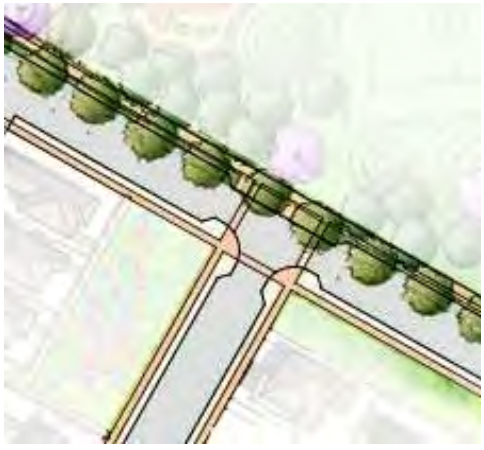


Traffic calming is intended to occur at all internal neighborhood street intersections to slow traffic and is achieved by eliminating the on-street parking lane, allowing the curbs to "bulb-out" at intersections and therefore shortening the crossing distance for pedestrians. These bulb-outs also provide clearly identified parking locations which keep parked cars from encroaching into pedestrian crossings at intersections.

Figure 7.7a: Conceptual Bulb-Out Intersection

This condition occurs where key pedestrian routes cross streets. Here, the parking lane is dropped from both sides of the street, narrowing the pedestrian crossing distance and slowing traffic. The pathway material and surface treatment is carried across the street to reinforce the pedestrian route and as an additional alert to drivers to watch for pedestrians. This allows pedestrian connectivity to flow throughout the community as uninterrupted as possible. "Table Topping" or raising the crosswalk area may also occur at key pedestrian route locations.

Figure 7.7b: Conceptual Midblock Crossing



At important "T" intersections, dropping the parking where one road "T's" into another creates enhanced landscaped areas and focal points within the community, and slows vehicular traffic. Where these occur along a streetside paseo, they become ideal locations for artwork or monumentation that becomes part of the way-finding for the community. These bulb-outs may be a combination of concrete, enhanced paving such as pavers and landscape. Landscaping at intersections must meet sight distance requirements.

Figure 7.7c: Conceptual "T" Intersection

The following graphic Figure 7.7d shows a typical residential bulbed intersection. Streetside landscape, signage and furniture shall maintain minimum standard sight distances as per the City of Roseville Design and Construction Standards.

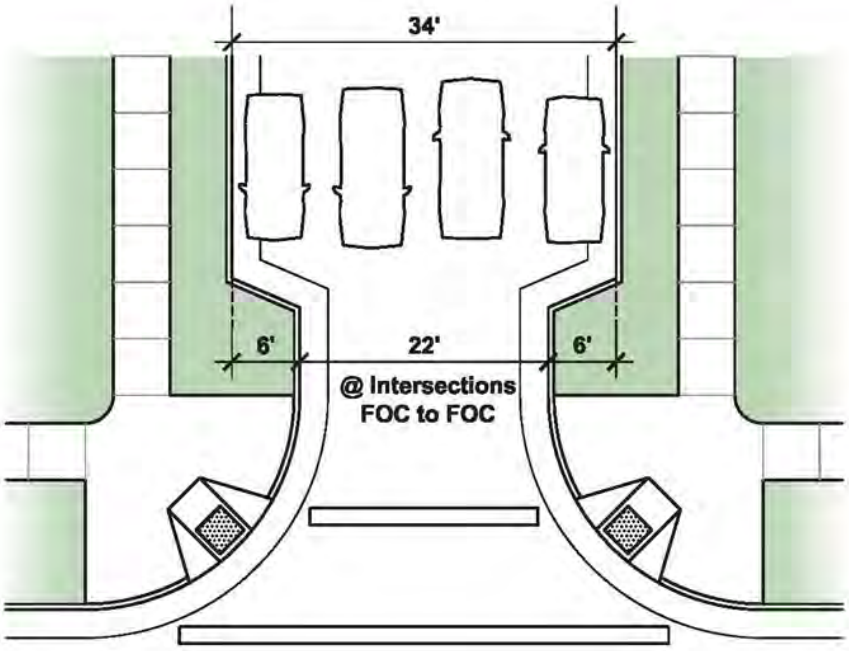


Figure 7.7d Typical Residential Intersection

7.8 Public Transit

Roseville Transit provides local fixed-route and Dial-A-Ride services within the City, as well as a fixed-route commuter service between Roseville and downtown Sacramento. The fixed-route local and commuter systems operate on regularly scheduled routes. The Dial-A-Ride system provides on-demand transit services to ADA paratransit customers and the general public. Roseville Transit users can connect to both Placer County Transit (PCT) and Sacramento Regional Transit (RT) at designated transfer points.

A proposed Bus Rapid Transit (BRT) route may extend from Sacramento Regional Transit's Light Rail Station at Watt Avenue/I80 north along Watt Avenue. North of Baseline Road, Watt Avenue has been renamed to Santucci Boulevard as it extends through the Sierra Vista Specific Plan (SVSP). Santucci Boulevard is planned to continue north to an intersection with Blue Oaks Boulevard. The proposed BRT route would extend along Blue Oaks and then north within Westbrook Boulevard through the CSP into the ARSP. BRT service is anticipated along Westbrook Boulevard to Future Placer Parkway. Alternatively, BRT may use Roads B and D.

Bus turnouts and shelters shall be located as shown on Figure 7.8 and constructed in accordance with City Improvement Standards. The BRT stops will include bus shelters and other appurtenances such as ticket vending machines, bike parking and other amenities. Easements for BRT stops shall be provided to facilitate future construction and operations in accordance with standards established by the City of Roseville and/or regional operators of the BRT service. BRT stops may also be utilized as local fixed-route transit stops. Twenty five parking spaces within the commercial uses of Parcel AR-53 will be designated for park and ride users as shown on Figure 7.8.

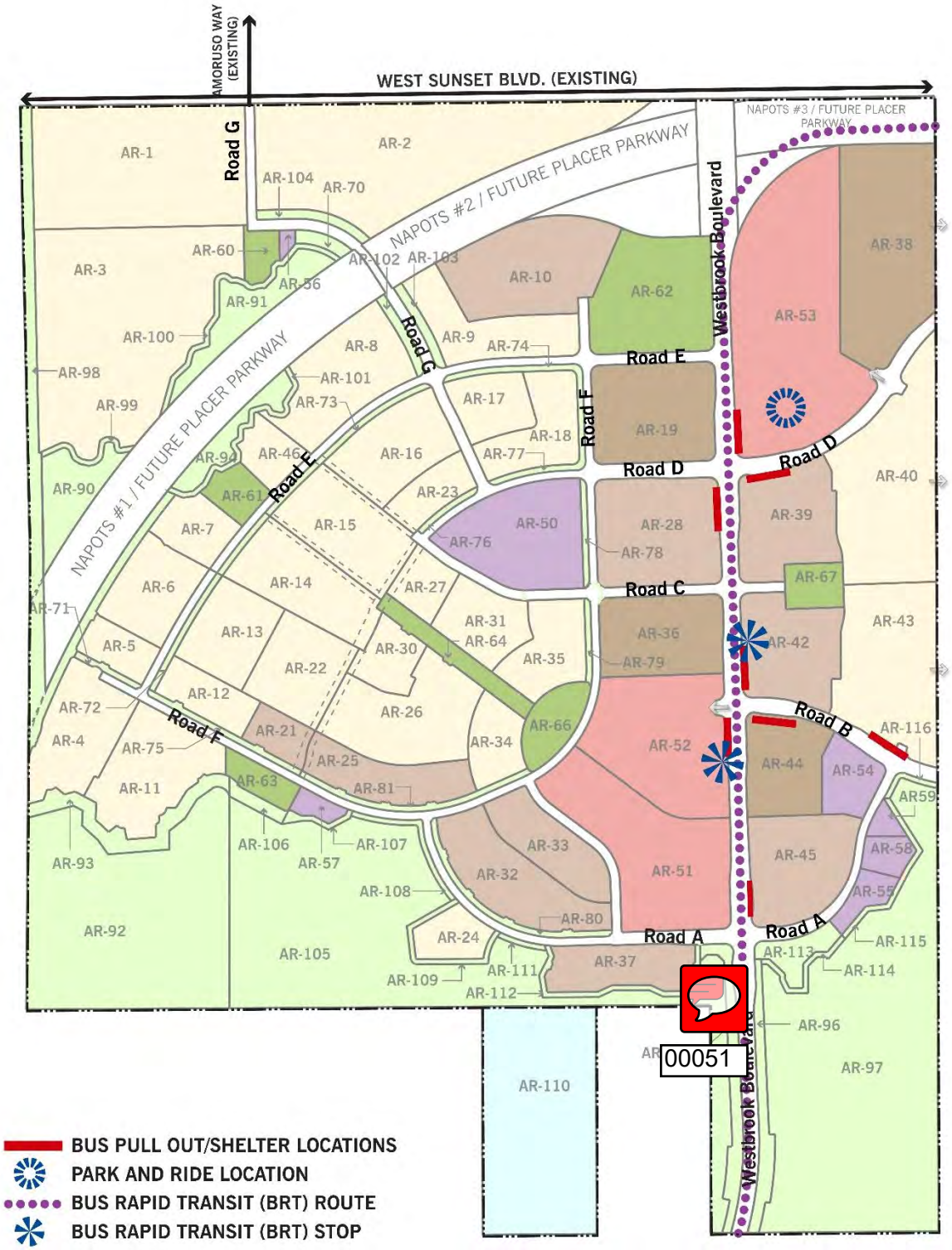


Figure 7.8: Transit Facilities (updated May 2021)

7.9 Transportation System Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ride-sharing, flexible work hours and support of public transportation. Any project site, common work location or employer with 10 or more employees is required to comply with the City of Roseville TSM ordinance and shall incorporate TSM measures to the degree required by the ordinance. Additionally, Major Common Work Locations (those with 50 or more employees) will be required to prepare a TSM Plan and Agreement to document their trip reduction efforts.

7.10 Vehicle Trip Reduction

The ARSP strives to create a truly walkable community. Walkable communities not only promote healthier lifestyles, but encourage residents to leave their vehicles at home and enjoy the environment they chose to live in. Elements within the ARSP that support a walkable bicycle friendly community include:

- The streetside paseos that link most of the neighborhoods to the parks, school, and Village District. Here, individual residential driveways are prohibited to minimize interruptions.
- The Crossing Park that fully extends the direct access to the activities at the Urban Park and Village District into the neighborhoods.
- By centrally locating the elementary school, most homes are within a 10 minute walk via the streetside paseo or Crossing Park.
- Most homes are within a five minute walk to a neighborhood park.
- The Village District, which is linked to the neighborhoods via the streetside paseo and Crossing Park, provides local services, entertainment, and employment opportunities.

CHAPTER 8 – PUBLIC SERVICES

8.1 Public Facilities

The following is an overview of the public services necessary to meet the needs of the Amoruso Ranch Specific Plan (ARSP) area residents and employees in accordance with the policies of the City's General Plan. Phasing and financing obligations relating to public services are outlined in the Amoruso Ranch Development Agreement and in Chapter 10, Implementation and Administration. Table 8.1 summarizes the public service providers to the ARSP Area.

Figure 8.1 illustrates an approximate location for the public facilities that are a part of the ARSP.

Table 8.1
ARSP Service Providers

Service	***Provider***
Fire and Emergency Services	City of Roseville
Police Protection	City of Roseville
Schools	Roseville City School District Roseville Joint Union High School District
Parks & Recreation	City of Roseville
Library	City of Roseville

8.2 Fire and Emergency Services

The Roseville Fire Department will provide fire protection, suppression, emergency medical services and hazardous materials management to the Plan Area. A three-acre fire station site is located in the southeast portion of the Plan Area (Parcel AR-54). This station will provide first response within the Plan Area. Timing of construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study. Stations located outside the Plan Area will provide interim and secondary response determined by the fire department.

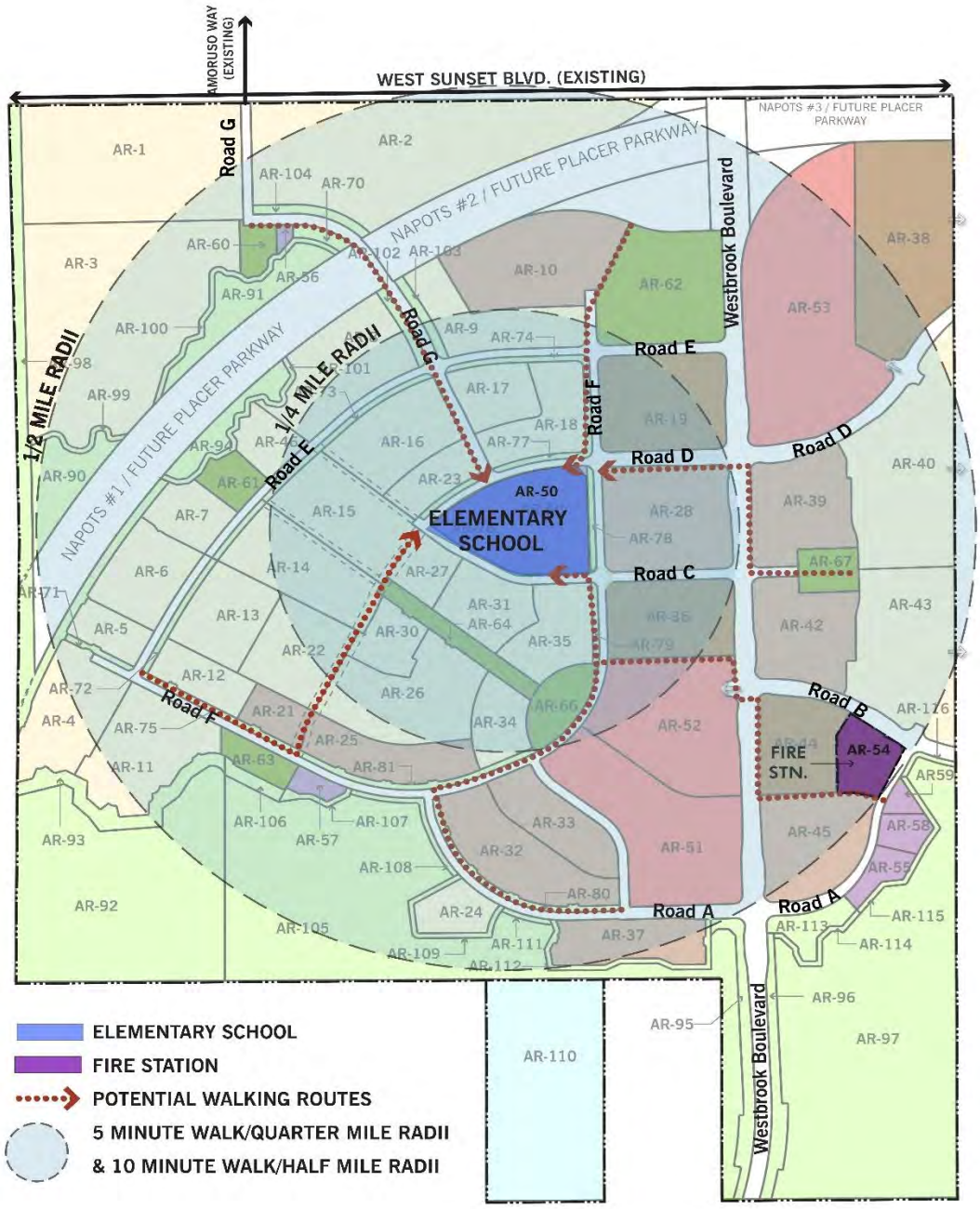


Figure 8.1: Public Facilities Map (updated May 2021)

Police Protection
The Roseville Police Department will serve the ARSP Area. The Police Department provides all operations and patrols out of its central station located on Junction Boulevard.

8.3 Schools

A. School Requirements

The ARSP Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The Plan Area will generate an estimated 745 elementary school students (K-5), 319 middle school students (6-8) and 485 high school students (9-12), as shown on Table 8.2. Location of the Elementary School site can be seen on the previous page in Figure 8.1; Public Facilities Map.

Table 8.2
Student Generation

	LDR/MDR Factor	***HDR Factor***	***Students Generated***	***School Capacity***	***Schools Required***
Roseville City School District					
Grades K-5	0.365	0.073	730	800	0.91
Grades 6-8	0.158	0.028	319	1000	0.31
Roseville Joint Union High School District					
Grades 9-12	0.227	0.067	485	1800	0.26

B. School Facility Provided

The number of elementary school students generates the need for one elementary school in the ARSP area. One 9-acre elementary school (parcel AR-50) is planned in the Central District of the ARSP. The school is located south of Road D. It is anticipated the school will be a two-story urban school that supports the community character of an urban village. The location of the elementary school is central to most neighborhoods and thus a focal point for the community. Middle school and high school students will attend schools outside of the ARSP area, such as Cooley Middle School or Chilton Middle School. High School students will attend the Roseville Joint Union High School District (RJUHSD) high school planned in the West Roseville Specific Plan (WRSP) area, on Hayden Parkway.

The elementary school site within the ARSP is reserved for the Roseville City School District. Facility planning and the sequencing of development of this site is to be determined by the District. The ARSP is required to enter into mutual benefit impact fee agreements and to fully mitigate school impacts in accordance with the ARSP Development Agreement and funding agreements with the applicable school districts.

8.4 Library

The City of Roseville operates a public library system that consists of three individual facilities. The City's original main library is located in the downtown Roseville area, a branch library facility is located in Maidu Regional Park and the Martha Riley Community Library is located at Mahany Park which provides services to the western portion of the City. Public Facilities Fees will be required to ensure the increase in population created by the ARSP meets the one library per 40,000 service population standard.

8.5 Parks & Recreation

The ARSP provides recreation facilities, parkland and open space areas that comply with the policies and requirements of the City's General Plan and Recreation Element.

A. City of Roseville Park and Recreation Requirements

The 2,827 dwelling units in the ARSP will generate an estimated population of 7,379 residents based on an average household size of 2.61 residents for conventional (not age-restricted) housing development. The City's General Plan requires the provision of nine acres of parkland per 1,000 residents comprised of three acres of city-wide park, three acres of neighborhood and community park, and three acres of credited open space. The City's policy of nine acres of parkland and open space per 1,000 residents requires a total of 66.42 acres of parkland and open space in the ARSP. This parkland dedication requirement is detailed in Table 8.3.

Table 8.3
Parkland Dedication Requirements

Type of Park/Open Space Required	*General Plan Standard*	*Acreage Required*
City-wide Park	3 acres per 1,000 residents	22.14 acres
Neighborhood/ Community Park	3 acres per 1,000 residents	22.14 acres
Open Space	3 acres per 1,000 residents	22.14 acres
Total Parkland	**9 acres per 1,000 residents**	66.42 acres

B. Credited Parkland and Open Space

The ARSP designates a total of 177.~~07~~ 7391 acres of park and open space uses. This includes 22.~~14~~ 1921 acres of active neighborhood parkland, 144.~~19~~ 5969 acres of open space uses and ~~10.74~~101.9501 acres of streetside paseos. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of ARSP open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, open space amenities or natural features. Parkland credits for park and open space parcels are outlined in Table 8.4. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 8.4
Summary of Park and Open Space Land Credits

Parcel	*Type*	*Acreage*	*Credit Ratio*	*Credited Acreage*
City-wide Parks	City-wide Park	0 acres	1:1	0 acres
	Subtotal	0 acres		0 acres
Neighborhood/ Community Park	AR-60	1.28 acres	1:1	1.28 acres
	AR-61	1.87 acres	1:1	1.87 acres
	AR-62	10.~~11acres~~34 acres	1:1	10.3411 acres
	AR-63	1.~~72~~ 71 acres	1:1	1.712 acres
	AR-64	2.12 acres	1:1	2.12 acres
	AR-66	~~3.04~~2.867 acres	1:1	2.863.04 acres
	AR-67	2.~~00~~ 02 acres	1:1	2.020 acres
	Subtotal	**22.~~14~~ 19 acres**		**22.~~14~~ 19 acres**
Open Space	Open Space	144.~~19~~5969	1:1	144.~~19~~5969
	Paseos	~~10.74~~10.951.01	-	-
TOTAL		**177.~~07ACRES~~734 91ACRES**		**~~166.33 79~~8990 ACRES**

As shown on Table 8.4, the ARSP satisfies the City's open space and neighborhood parkland dedication requirements. The Citywide parkland dedication requirement will be satisfied using the City's park in-lieu fee, pursuant to General Plan policy and the In-Lieu Park Fee Ordinance.

In addition to park and open space areas, the ARSP includes a comprehensive system of paseos. Paseos are landscaped features with walkways and bike paths in an enhanced pedestrian environment. The ARSP includes adequate open space to meet the General Plan open space parkland requirement. Paseos are described in Chapter 7, Circulation and in the ARSP Design Guidelines (Appendix B).

C. Open Space

The ARSP contains four types of open space totaling approximately ~~155~~ 156 acres. These types include open space preserve (109 acres), general open space – avoided area (10 acres), transition zone open space (~~25~~ 26 acres), and paseos (11 acres).

Each type of open space has been designed to accommodate specific functions and activities, from very limited use to active recreation and infrastructure. The on-site **open space Preserve** will be permanently preserved to protect Waters of the U.S. and habitat for federally listed species. This protection will be provided by either a declaration of covenants and restrictions and/or a conservation easement to restrict access and activities within the preserve. The area would be managed in accordance with the City's Open Space Preserve Overarching Management Plan (OSPOMP). **General open space – avoided area** also contains Waters of the U.S. and species habitat. While these areas will be avoided by the Project development, they may be impacted by the future Placer Parkway and therefore are not currently proposed for protection by a deed restriction and/or conservation easement. The ultimate management strategy for the General open space – avoided areas will be determined during future Placer Parkway project federal permitting process. During the interim period the avoided area would be managed as General Open Space in accordance with the City's OSPOMP. **Transition Zone open space** consists of the parcels that boarder the open space Preserve and General open space – avoided areas. These parcels provide a buffer to the Preserve open space and will be utilized for activities such as slope grading, outfall/stormwater structures, bike trails, weed abatement activities, open space maintenance, and health and safety vehicle access. The Transition zone open space area will not be protected by conservation easement and all wetlands within this area will be permitted for fill. Examples of typical infrastructure elements within Transition Zone open space areas can be found in Figure 6.3 and 6.4 with additional details contained Appendix A, Development Standards. **Paseos** are linear parcels of open space that provide pedestrian trails and green space within development areas. Paseos will not be protected by conservation easement and all wetlands within this area will be permitted for direct fill (note: a list of the parcels in each open space type is provided in Table 6.1).

The southern open space is planned for permanent preservation as open space Preserve. This includes open space Preserve parcels 92, AR-97 and AR-105 which are separated by the Westbrook Boulevard corridor, including the roadway and landscape corridor (which include AR-95 and 96). The southern open space Preserve will contribute to a much larger regional open space area when combined with open space at the Al Johnson Wildlife Area, open space parcels preserved within the Creekview Specific Plan (CSP) and West Roseville Specific Plan (WRSP). Management of open space preserve areas is discussed in Chapter 6, Resource Management.

D. Park and Open Space Concept Plans

The ARSP park and open space system is designed to provide linkages and recreational opportunities within proximity to all residents and employees. Park designs include reduced turf areas as water conservation considerations focus on active recreational uses. Park designs will increase the use of water conserving landscapes, utilize recycled water for irrigation and include water efficient irrigation systems and controls.

E. Neighborhood Parks

The primary focus of a neighborhood park is to provide recreational space within immediate walking distance to the neighborhood it serves for, shaded seating areas, play areas, picnic areas and other passive and active recreation. Neighborhood parks are central to the area intended to serve and link together by the paseo network.

The ARSP includes seven neighborhood park sites distributed throughout the Plan Area. These sites range in size from one acre to ten acres and include a variety of facilities to accommodate the local recreation needs of the community. Each neighborhood park is intended to create unique experiences and have individual character. Below is a figure that illustrates the park distribution within the ARSP (Figure 8.2; Park and Open Space Distribution) and walking distances from residences to each park in quarter-mile radii (Figure 8.3; Walking Distances to Parks).

F. Conceptual Park Plans

Conceptual plans for the neighborhood parks, along with a description of the potential activities and amenities are as follows. The programming of each park is conceptual and final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance

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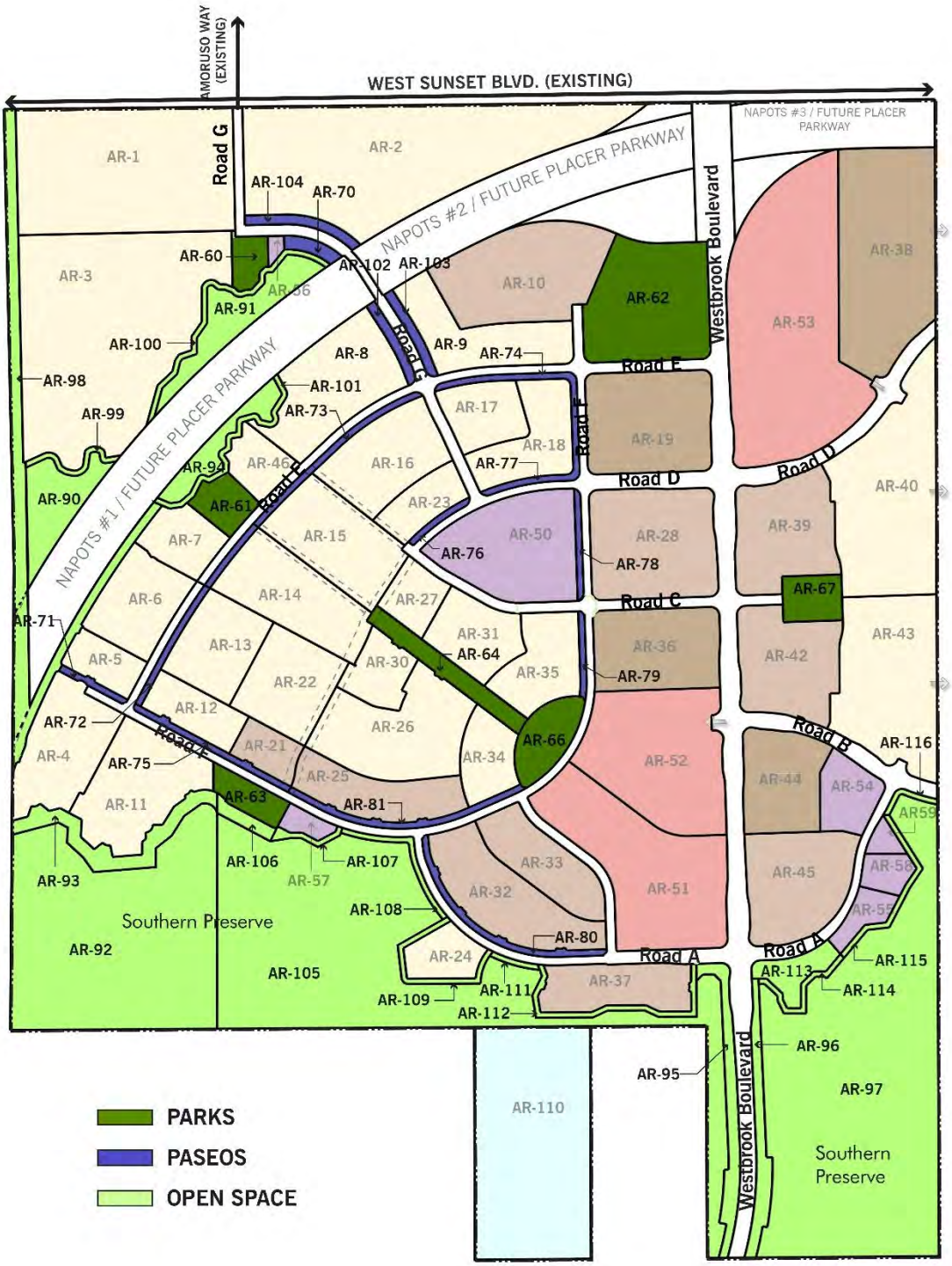

Figure 8.2: Park and Open Space Distribution Map (updated May 2021)

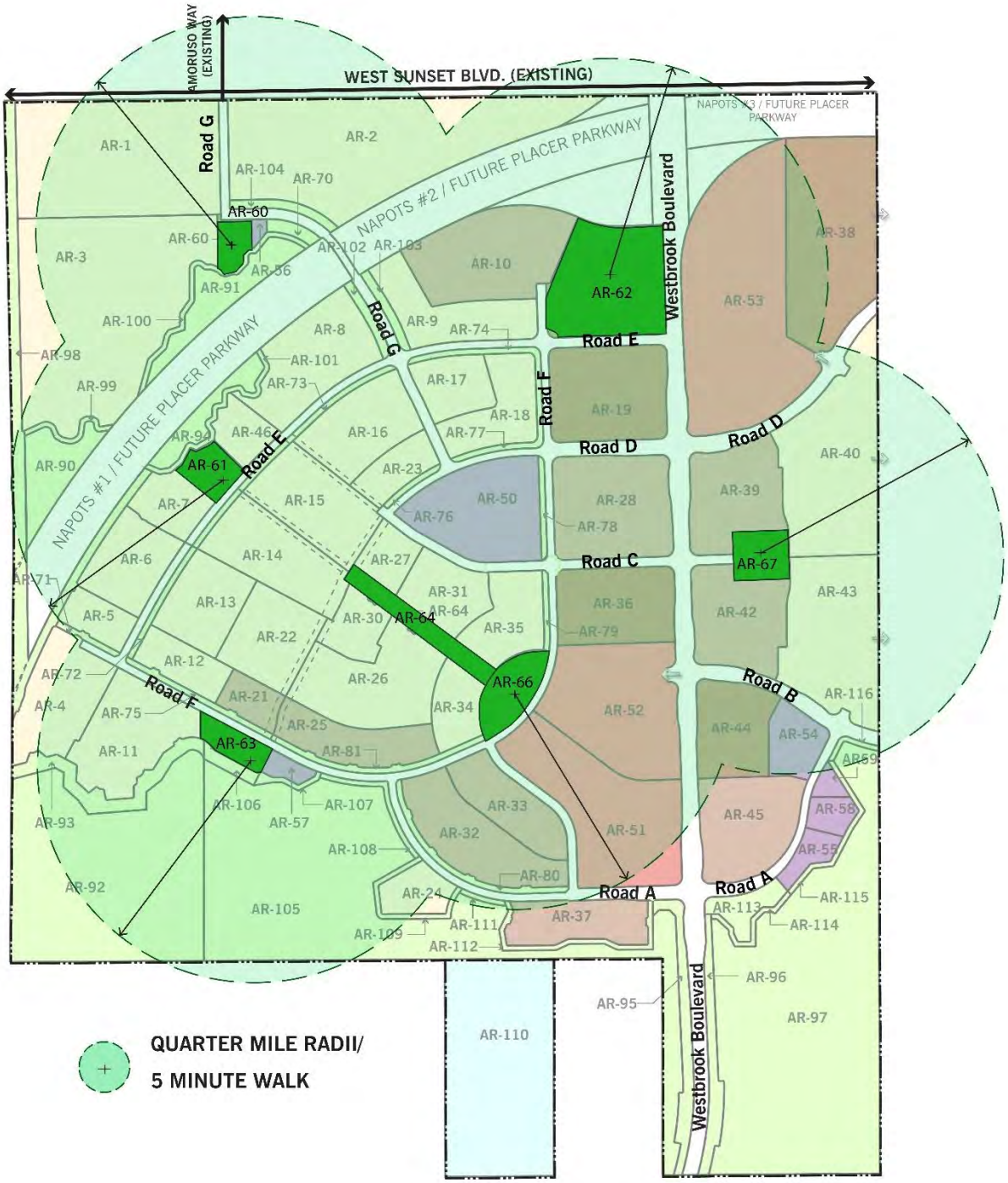

Figure 8.3: Walking Distances to Parks (updated May 2021)

AR-60:
The park is located in the northwest area of the community. This area is characterized by large lot homes with ample yards for daily family recreation. For this reason, the park is envisioned as a simple, passive park with a few small active spaces for children's play. Landscape is characterized by grasses and native plants. The large play area in the middle with grassy mounds add interest to the park and to create more opportunities for interpretive play.

The edge of the park borders one of the designated open spaces of Amoruso Ranch, similar to the AR-63. Against this edge there is opportunity for educational interpretive signage and quiet seating areas to enjoy the outdoors.

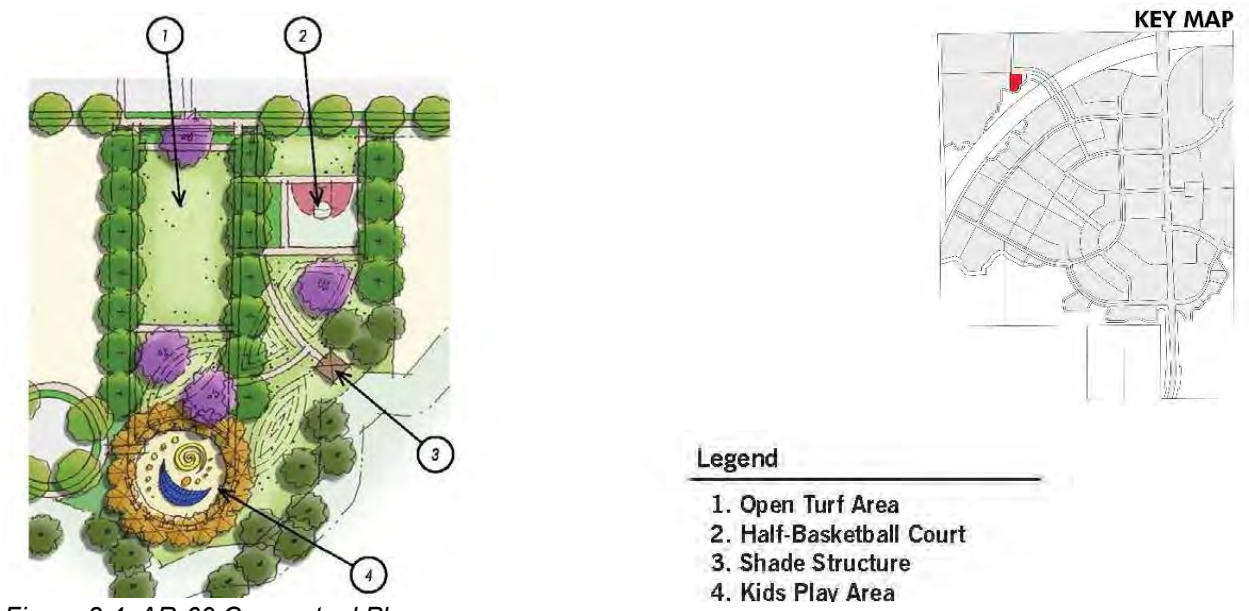

Figure 8.4: AR-60 Conceptual Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-61:
This park is located at the western edge of the community. It will serve as the local social gathering space for this neighborhood.

The park is divided into three distinct spaces. The front portion of the park is split into a small children's play area. The children's play area would contain a shade structure along with some picnic tables and benches for seating. The landscape area could include a low water use planting. Along the back portion of the park is a large open turf area that can be used for informal play or picnicking.

Figure 8.5: AR-61 Conceptual Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-62:
The largest neighborhood park is the 10-acre park (AR-62) which is intended to serve as the active/programmable recreational hub of the community. It provides for multiple active and passive uses for all ages. This site focuses on programmed sports fields clustered into one larger park, and includes support facilities and minimize the impacts to the surrounding neighborhoods.

The primary use at the park will be field sports which may include soccer, baseball and/or softball. Sports Fields may be lit. The park can accommodate various sized fields as well as a central concession and restroom building. As illustrated, promenades provide ample room for informal game viewing, formal bleacher set-up, and team staging areas.

Other amenities in the park could include a tot lot, half-court basketball courts, and multiple shade and picnic areas throughout the park. The park also includes on and off-street parking, to serve the intended uses and similar to parking provided at other active parks throughout Roseville.

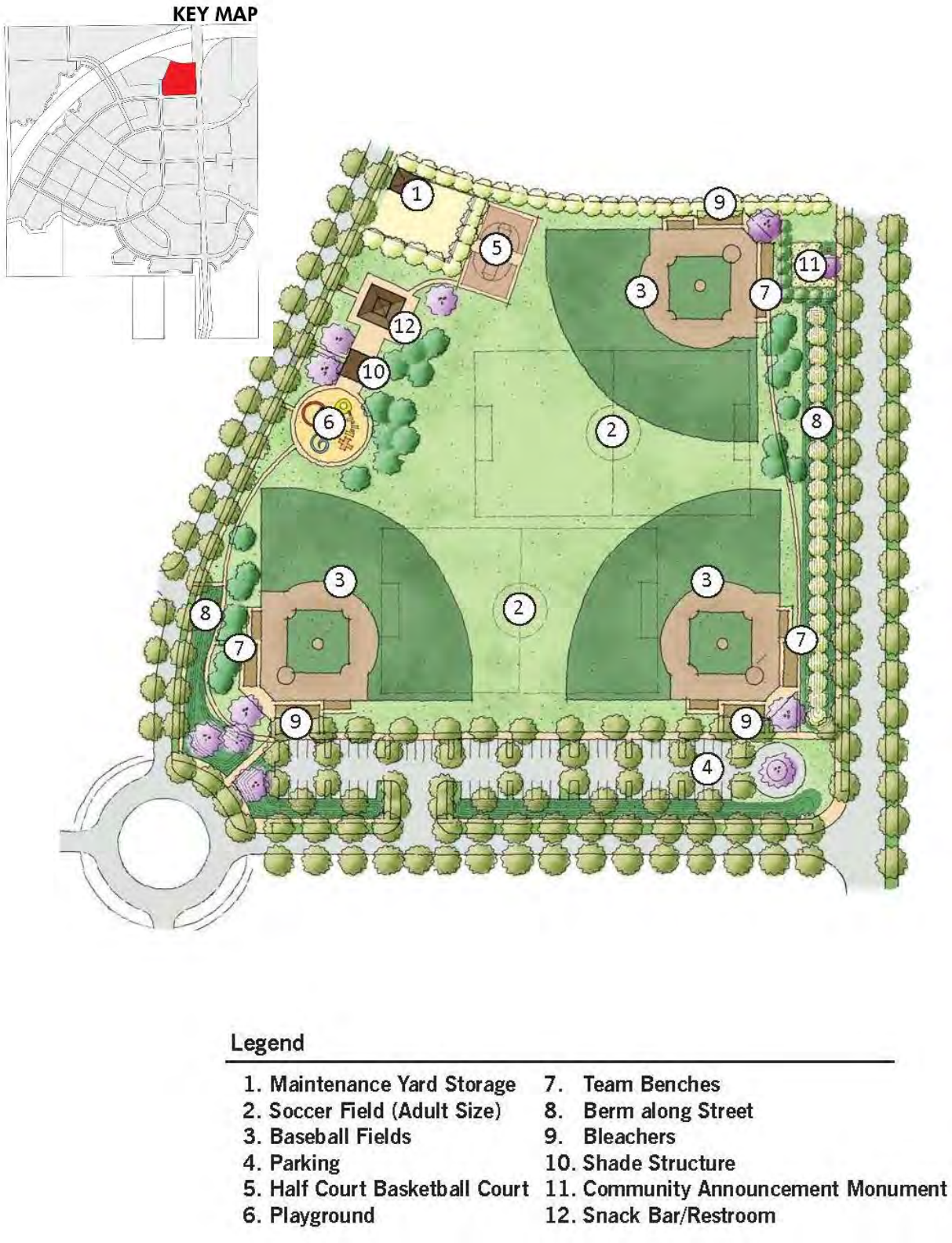

Figure 8.6: AR -62 Conceptual Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-63:
The park is located along the southern development edge of ARSP adjacent to the open space to the south of Amoruso Ranch. The character of this park should draw upon that of the adjacent open space with native or naturalized plantings and soft informal forms.

The main amenity for this park may be a dog play area that could include a large shade structure with benches and seating. The area within the enclosed space of the park could also include large shade trees for relief from the sun on hot summer days.

Other amenities within this park could include small passive play areas with shaded seating and open lawn areas. The park also serves as the connection from the community to the bike trail along the open space.

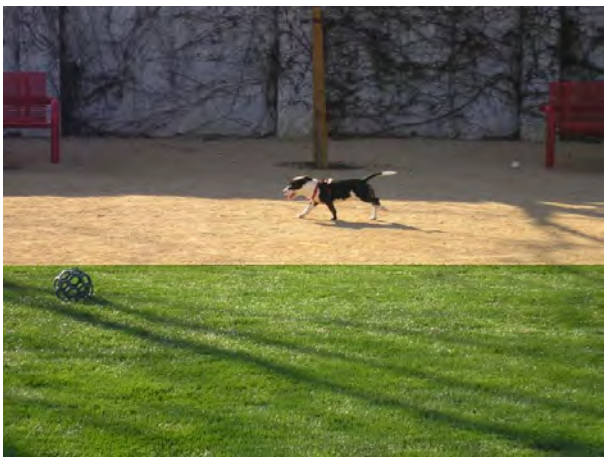

Figure 8.7: AR-63 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-64:
This long linear park is envisioned as a series of outdoor rooms that are linked from one to another to create a variety of experiences. Widths of these outdoor rooms will accommodate a variety of uses.

Located within this park are expanses of turf which could be used for passive activities such as, tossing the ball around. Other areas within this park contain shaded seating for picnicking. These could occur adjacent to the open turf areas. Where cul-de-sacs or side yard conditions occur, children's play areas or similar uses could be planned to minimize conflicts with adjacent residences. Additional uses in this park could be a series of small landscaped areas with benches for reading or quiet reflection.

Figure 8.8: Park Rendering (AR-64)

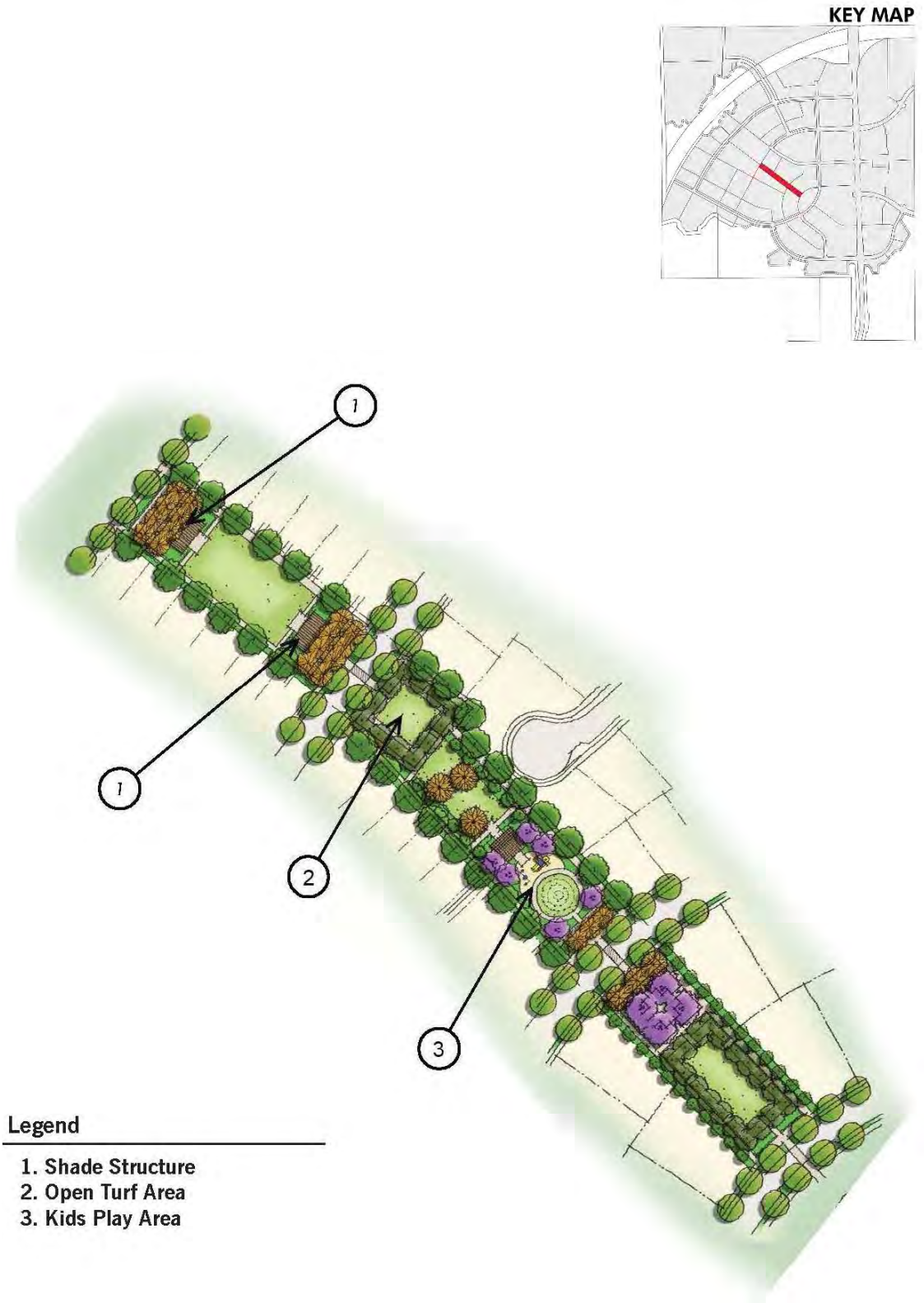

Figure 8.9: AR-64 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

.***AR-66:***
The park is located at the terminus of the Main Street Promenade. It is planned as the social gathering hub of the community. It is intentionally not over-programmed to provide the flexibility to accommodate many different types of gatherings. The park may also be utilized for events in conjunction with a Village District restaurant or retail events.

The focal point of the park is the Grand Lawn. This open expanse of turf borders the Village District. This multipurpose turf area serves as the main gathering spot for organized events. A Property Business Improvement District or Business Improvement District may be formed to support event and recreational programming.

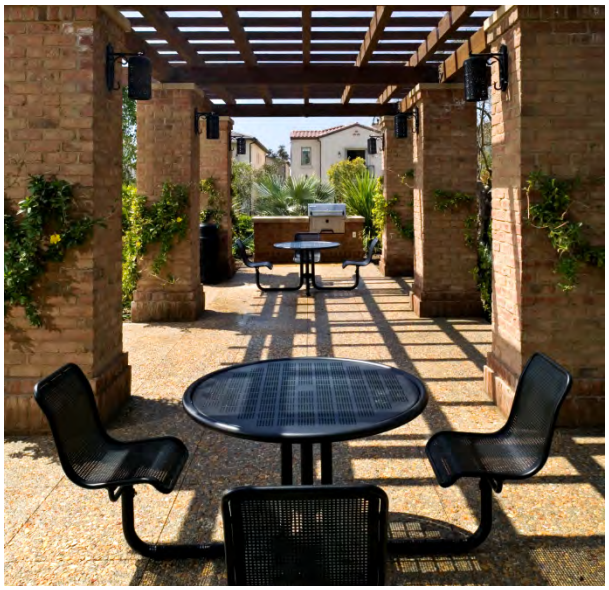

Figure 8.10: AR-66 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-67:
The Park is located on the eastern edge of the community and mainly serves the neighborhoods east of Westbrook Boulevard. The park is separated into two areas by a long, promenade style walk under an alley of trees linking the two ends of the park.

The west portion of the park contains a tot lot with shaded seating, benches and picnic tables. The east portion of the park contains an open lawn area that could contain a tot lot and can be used for passive play or as a place to picnic, or throw frisbees.

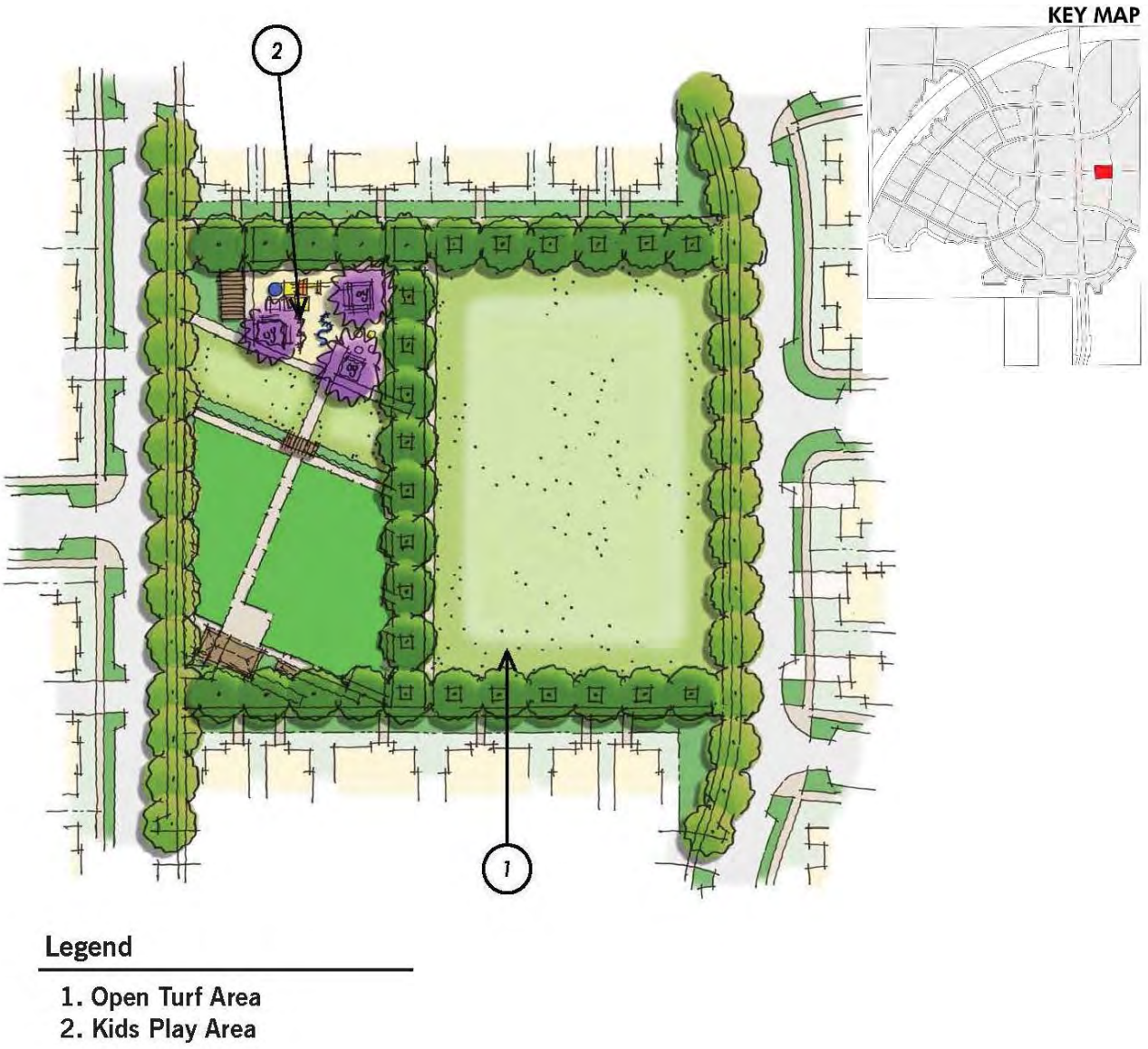

Figure 8.11: AR-67 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

Pocket Parks

Within each of the residential neighborhoods, there may be smaller green spaces that provide urban relief. They are intended to create focal points within the individual neighborhood and may contain informal children's play areas, benches, open grassy areas, or garden art. Residential units may front onto these parks. It is anticipated that these small pocket parks will be owned and maintained by the neighborhood that surrounds them.

Figure 8.12: Pocket Park Concepts

Streetside Paseo

The Streetside Paseo links most of the neighborhood parks together and creates a strong pedestrian and bicycle amenity throughout the community. Places where the Paseo intersects with neighborhood parks, the Village District or other community features become focal points. These focal points may be highlighted with monumentation, art, signature landscaping elements, benches, drinking fountains or other amenities.

The Streetside Paseo will be a key component of the Amoruso Ranch fitness course that runs throughout the community. Fitness stations will be located intermittently along this loop as well as placards that show the distance traveled along the route.

The Streetside Paseos are specially designed landscape corridors along key roadway, which form a plan-wide network of street separated pathways for bicycle and pedestrian circulation. Situated within the paseo corridors are 10 foot wide Class IA sidewalk that serve both pedestrians and bicycles. The paseos are a significant component of ARSP's open space and network.

Paseos

A community wide system provides a street adjacent environment for walking, jogging, and bicycling, free from automobile interference. These paths may be used for casual bicycling, in-line skating, strolling and jogging. Benches and other amenities are available along the way and individual residential driveways are prohibited across these streets. In addition to the community wide network of paseos, smaller internal paseos provide a block level connection for residents and their guests.

Paseo Examples

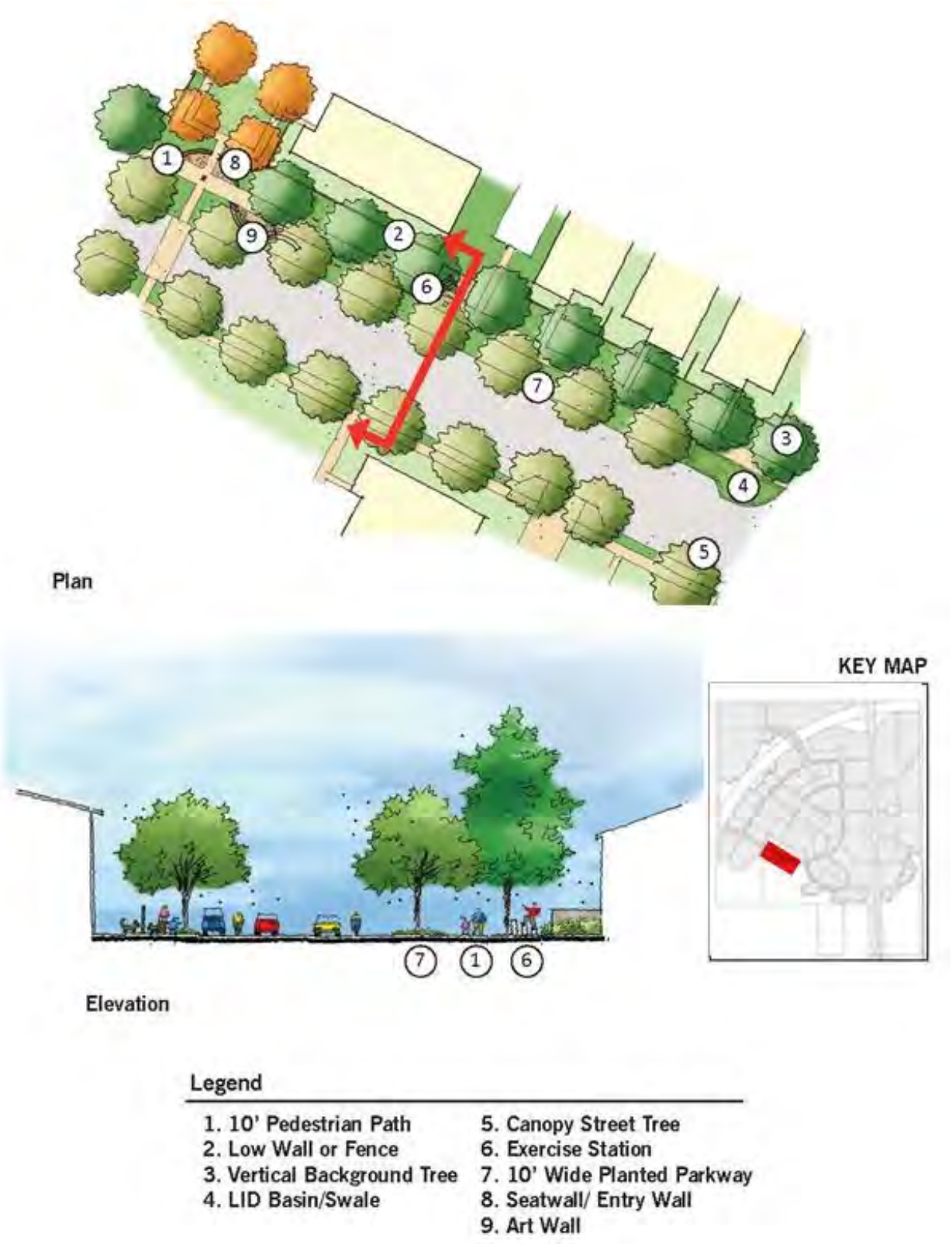

Figure 8.13: Streetside Paseo

Main Street Promenade

The Main Street is a private street that serves as the urban activity hub within the Amoruso Ranch community. The Main Street Promenade functions as the outdoor living room both for immediately adjacent neighbors and visitors. It will have an urban character that mixes uses and spaces with materials, color, architecture and pedestrian scale amenities. It can incorporate retail and dining experiences into public spaces and create comfortable urban lounging for people to mingle and relax. Art pieces can help to create visual points of interest and can be incorporated into the landscape and hardscape elements to capture the spirit and vitality of the Village District. The one-way streets on either side can be blocked off to vehicular traffic for community events such as a farmers market or street fair.

Amenities within the Main Street Promenade can include open plaza spaces, interactive gathering spaces for events, oversized chess sets and game tables and interactive children's play areas, comfortable seating areas, outdoor cafes and restaurant spaces, decorative planting pots, shade trees and focal heritage trees, community art and water features.

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CHAPTER 9 – UTILITIES PLAN

The Amoruso Ranch Specific Plan (ARSP) includes utility infrastructure required to serve the Plan Area. Each component of the utility infrastructure system is designed to accommodate build-out of the ARSP in a phased approach, generally moving from south to north, adjacent to Westbrook Boulevard. Phasing of infrastructure improvements and funding obligations are detailed in the Specific Plan development agreements. Table 9.1 summarizes the utility providers to the ARSP.

Table 9.1
Utility Providers

Utility	***Provider***
Potable Water	City of Roseville
Wastewater	City of Roseville
Recycled Water	City of Roseville
Drainage & Flood Control	City of Roseville
Electric Service	City of Roseville Electric
Natural Gas	Pacific Gas & Electric
Communications	AT&T, Comcast, Wave Broadband
Solid Waste Disposal	City of Roseville

Utility infrastructure will be constructed, dedicated, and easements provided consistent with this Specific Plan, the project development agreements, and other applicable standards and requirements of the City of Roseville.

9.1 Potable Water

The City of Roseville will provide potable water service (supply through wholesale water from the Placer County Water Agency (PCWA), and treatment, and conveyance to the ARSP. Water will be delivered to the site via the City's existing backbone system through the Creekview Specific Plan (CSP) along Westbrook Boulevard.

A. Water Supply and Demand
The water demand for the ARSP is approximately 1,503 acre-feet per year (AFY). With full implementation of water conservation measures described in Section B, below, the ARSP's overall water demand will be reduced by approximately 165 AFY. Water demand, after conservation measures, will be satisfied with a combination of potable and non-potable (recycled) water sources. Non-potable (recycled) water will be utilized for irrigation purposes with a semi-aggressive approach in both wet and dry years. Section 9.2 of this document discusses the proposed recycled water system and recycled water use plans in more detail. To supplement water supply the ARSP includes provisions for one onsite aquifer storage and recovery (ASR) groundwater well on Parcel AR-58. The well will be capable of providing a minimum total supply capacity of 1,800 gallons per minute (gpm).

B. Water Conservation Measures
The ARSP includes significant water-saving measures aimed at reducing overall water demands for potable and recycled water to the extent feasible. The following water conservation measures will be implemented in the ARSP in an effort to meet the City's water conservation goal:

Turf Reductions in Residential Areas
This measure involves limiting the amount of turf in the front yards of residential properties and using a higher percentage of low water use plant species in lieu of turf. Typically, about 75% of a total residential front yard is assumed to consist of landscaping, with the balance consisting of driveways, planters, or walkways. For the ARSP, limitations will be placed on the landscaped portion of each front yard, allowing up to 42% of the total landscaped area to be turf (instead of the typical 75%), with the remaining landscaped area comprised of low water use plant species. For the Roseville area, low water use plantings on average use approximately 65-75% less water than used on a typical turf lawn.

Turf Reductions in Non-Residential Areas (Parks, Paseos, and Landscape Corridors)
This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiencies at parks, paseos, and landscape corridors. For these areas, landscape design will reduce the area of turf and increase the area of low water use plant species. To achieve the desired water conservation, the following criteria will be implemented:

- Parks. It is assumed approximately 80% of a typical park's square footage consists of turf. The ARSP parks will have a maximum aggregate turf area of 60%, with the remaining 20% area comprised of low water use plant species. Less than 60% turf is acceptable provided it is compatible with the amenities planned for the park.

- Paseos and Landscape Corridors. It is assumed paseos and landscape corridors are typically comprised of 80% turf area. The ARSP paseos and landscape corridors will have a maximum of 60% turf area, with the remaining 20% of the area comprised of low water use plant species.

Smart Irrigation Controllers
Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. In the ARSP, smart irrigation controllers will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels. It is anticipated that these controllers could result in approximately 20% total irrigation water demand reduction.

Re-circulating Hot Water Systems
Re-circulating hot water systems feature a pump on a residential hot water line system which reduces time necessary to receive hot water at any hot water faucet. This type of system will be included on all residential units to generate additional water conservation. It is anticipated that these systems could result in approximately 1.5% total potable water demand reduction.

With full implementation of the water conservation measures outlined above and the recycled water system, as described in Section 9.2, the ARSP will reduce the potable water demand by approximately 437 AFY, resulting in a total potable water demand of approximately 1066 AFY.

C. Water Transmission System

Water will be supplied to the ARSP area via a 24-inch main line extended from the south property line from the proposed CSP area. Within the ARSP, water will be distributed through an infrastructure system that parallels the collector and arterial roadway systems. The transmission and distribution system will consist of 6-inch to 24-inch diameter mains. Connections with neighboring proposed and existing neighborhoods and specific plans will be provided at the south terminations of Westbrook Boulevard, and the eastern terminations of Road “B” and Road “D”. All water improvements will be constructed to the City’s standards using a phased approach.

Figure 9.1 also depicts the overall backbone water distribution system and points of connection. Additionally, the ARSP includes provision for a groundwater well. The water distribution infrastructure will be designed to the City’s standards and constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

Details regarding the water facilities are contained in the ARSP Water Master Plan and the ARSP Environmental Impact Report (EIR) on file with the City.

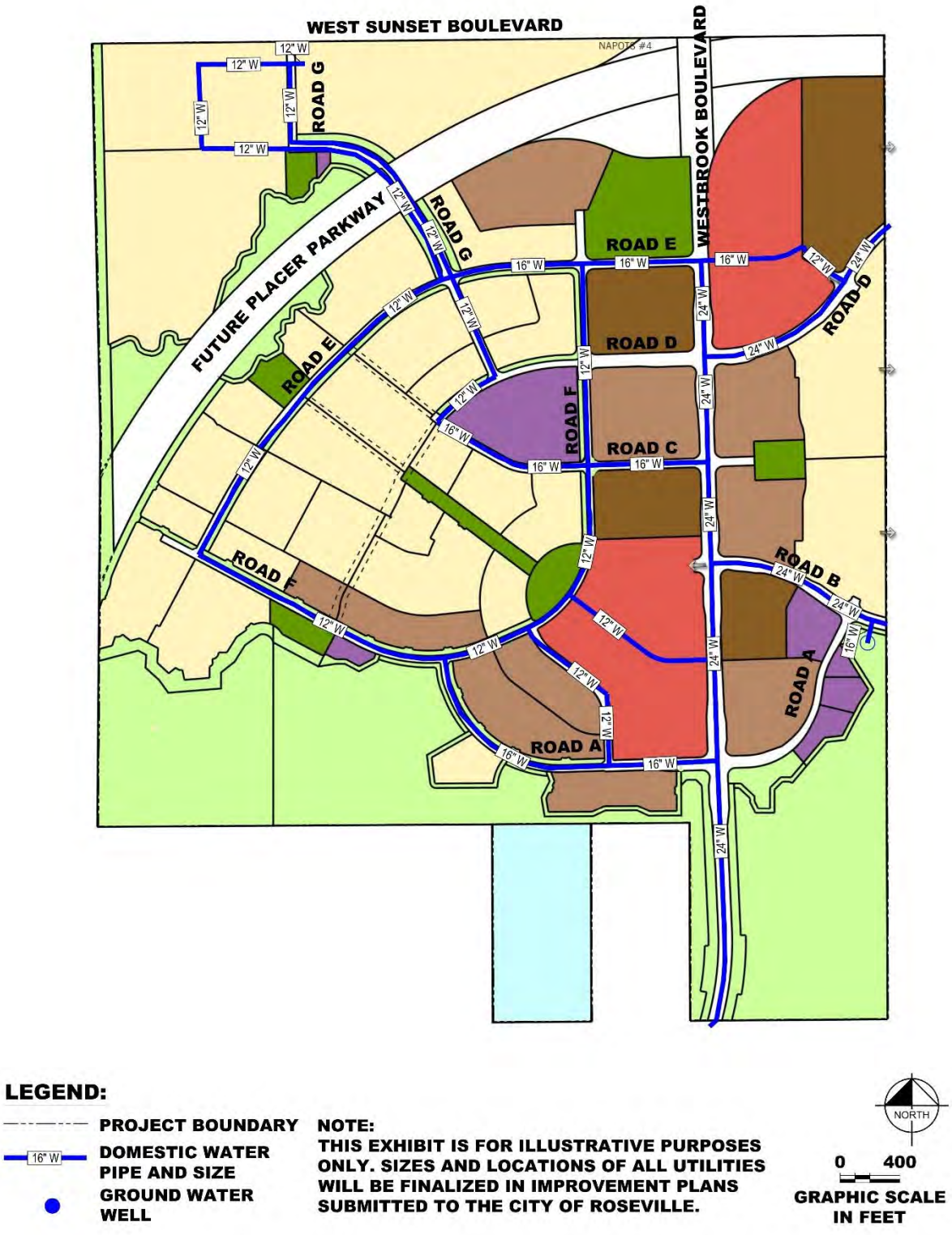

Figure 9.1: Water Distribution System & Facility Locations (updated ~~May 2021~~ January 2022)

9.2 Recycled Water

The City's recycled water system currently delivers approximately 3,000 AFY of recycled water to parks, street landscaping areas and golf courses within the City limits. The City has evaluated the ARSP as one of several Urban Growth Areas (UGAs) that will require additional recycled water.

The City will ultimately provide the ARSP with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The ARSP will use recycled water to irrigate landscaping at the proposed community pocket parks, sports fields, the proposed school parks/sports fields, the commercial and village center areas, as well as publicly landscaped areas such as the organic and traditional paseos and other landscaped medians. Recycled water will also be used to irrigate landscaping within multi-family residential parcels. The estimated annual recycled water demand in the ARSP is approximately 272 AFY. Through implementation of water conservation measures described in Section 9.1B, above, this demand is reduced by approximately 50 AFY. The use of recycled water for irrigation purposes offsets potable water demand typically needed for irrigation.

Recycled water will be supplied to the ARSP via infrastructure within the West Roseville Specific Plan and the Creekview Specific Plan. In order to provide capacity to serve the ARSP's demand that may exceed the City's available committed supply, the ARSP will be required to provide storage facilities capable of storing recycled water demand during one peak day, which has been determined to be a 24-hour period in July. . The storage of recycled water for ARSP is planned to be located within an Infill Area adjacent to the City's existing Roseville Energy Park just north of Phillip Road at the intersection with West Park Drive. This proposed facility would also serve the storage needs of the Creekview Specific Plan. The ARSP onsite backbone system of dedicated non-potable water lines ranging in size from 6 inches to 12 inches will be constructed running parallel to the collector and arterial roadway system, and is depicted in Figure 9.2.

The recycled water distribution infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP. All recycled water improvements will be constructed to the City's standards using a phased approach. Specific details regarding the recycled water facilities and supplies, including technical analysis, are contained in the ARSP Recycled Water Study and the ARSP EIR on file with the City.

9.3 Wastewater / Sanitary Sewer

Sanitary sewer service will be provided by the City of Roseville. Wastewater generated within the ARSP will be treated at the City's Pleasant Grove Wastewater Treatment Plant (PGWWTP) The PGWWTP is located west of Phillip Road and south of Blue Oaks Boulevard, within the WRSP. The ARSP is estimated to generate approximately 0.61 million gallons per day (mgd) average daily wastewater flow.

The backbone wastewater collection system is illustrated on Figure 9.3. Wastewater flows from the ARSP will be directed to the PGWWTP through the southern portion of the site, where it will connect with an existing transmission line to be provided by the proposed CSP. Infrastructure within the CSP area was planned and sized to accommodate flow from the ARSP. On-site sewer collection pipes will range in size from 6 inches to 24 inches. Two lift station facilities will also be required. One small lift station (located on Parcel AR-56) will be needed to pump wastewater under the proposed Placer Parkway alignment from the northwest property corner. The second, and larger, lift station (located on Parcel AR-57) will be needed in order to pump the wastewater from the ARSP to a connection point within the CSP. The wastewater collection infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

All sewer improvements will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to the City's standards using a phased approach. Details regarding the sanitary sewer system are contained in the ARSP Sanitary Sewer Master Plan and the ARSP EIR on file with the City.

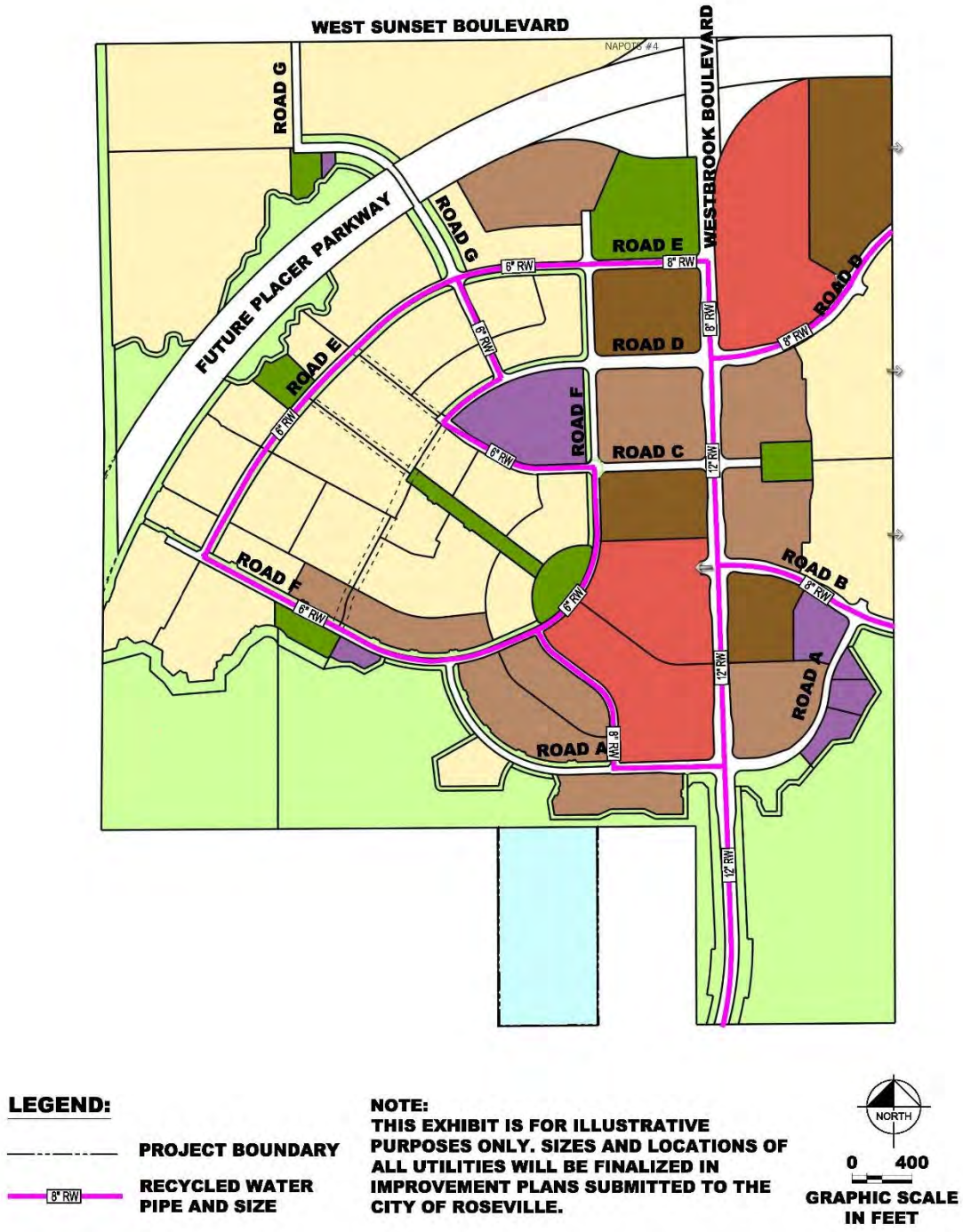

Figure 9.2: Recycled Water Distribution System & Facility Locations (updated May 2021)

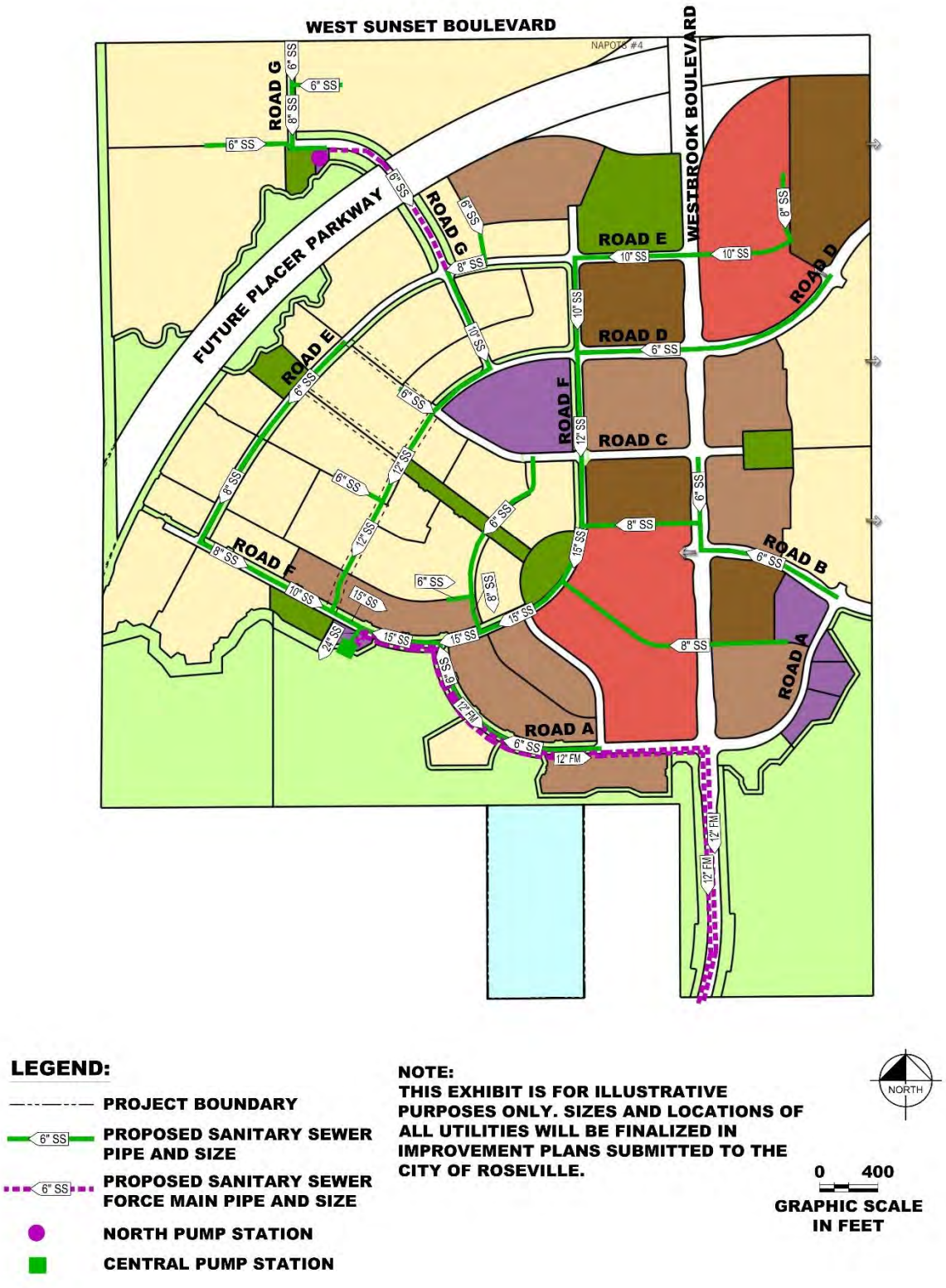

Figure 9.3: Sanitary Sewer Distribution System & Facility Locations (updated ~~May~~ ~~October~~ ~~2021~~ January 2022)

9.4 Drainage & Flood Control

A. Existing Conditions

The ARSP is entirely contained within the Pleasant Grove Creek watershed, which is located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, to the Natomas Cross Canal, and then to the Sacramento River.

Most of the ARSP drains to Pleasant Grove Creek by overland flow or through a few man-made agricultural channels.

University Creek, a tributary to the Pleasant Grove Creek, meanders westerly near the southern boundary of the ARSP, crossing both the southeast and southwest corners of the ARSP before and after passing through the Creekview Specific Plan (CSP) area (immediately south of the ARSP). An area around and including this tributary is covered by Zone A on the currently effective Flood Insurance Rate Map (FIRM) panel 06061C0400F dated June 8, 1998. The approximately four square mile University Creek drainage shed is relatively undeveloped. Rainfall within this drainage shed influences the peak flows of University Creek as it traverses through the Plan Area. The ARSP area is comprised of multiple drainage sheds that drain from the site in several directions, with the southern portion of the Plan Area draining directly into University Creek.

As a result of past farming practices, immediately downstream and to the west of the Plan Area, University Creek has been channelized and redirected to the south around agricultural (rice) fields before turning due west to its confluence with Pleasant Grove Creek. The property to the southwest of the project site is part of the City of Roseville's flood control Retention Basin Project designed to mitigate downstream volumetric impacts resulting from development within the City as described in the City of Roseville Retention Basin Project final Environmental Impact Report (EIR) dated January 10, 2003. The Final EIR refers to University Creek near the southern boundary of the project site as "Northern Tributary Two." The channeling of the natural creek system west of the Plan Area creates a bottleneck which restricts downstream conveyance of floodwaters resulting in an unnatural and expanded 100-year floodplain which results in raising water surface elevations higher than the historic floodplain conditions.

Further, existing County residents to the northwest and north have experienced flooding due to man-made alterations. The ARSP proposes to alleviate a portion of the existing off-site flooding by redirecting flows from the northern portion of the Plan Area that in the pre-project condition drain off the site to the north, to the south, and through the drainage system (Figure 9.4) with ultimate discharge into University Creek.

B. Proposed Site Grading

The project site will be graded such that the base building pad elevation will exceed the regulatory flood elevation by a minimum of two feet.

The project site will be generally graded from a high point in the northeast property corner to a low point in the southwest property corner, which generally follows the existing site topography. The major roadways will generally follow existing grades and connect with existing edge conditions at the south (Creekview Specific Plan), and at the north (Placer Parkway and West Sunset Boulevard.)

C. Drainage System

The Drainage Master Plan (DMP) for the project describes and evaluates a drainage system that collects on-site storm water and conveys it to two discharge points. Storm water generated from the northerly 300 acres of the site is redirected southward within open channels and combined with stormwater generated from portions of the southern area of the site to discharge into University Creek at the southwest corner of the site. The remaining storm water generated from the eastern portion of the site will be directed to the second discharge location and into University Creek.

The open channels within the plan are will be designed to convey 100-year flows with a minimum of 1-foot of free-board. A utility maintenance road will be constructed adjacent to the channels to provide future maintenance vehicle access and inspection. Ramps from the adjacent utility maintenance roads and into the bottom of the channels will be constructed to facilitate easy access into the channels. The bottom of the channels will be designed and constructed in a manner that will provide channel stability, maintenance vehicle stability, opportunity for infiltration, and vegetative growth that can be credited towards the overall water quality objectives. Maintenance costs for the channels will be assessed through the Community Facilities District for maintenance.

Peak flow rate increases resulting from the proposed development will be mitigated through such features that include vegetated treatment swales, and creation of additional conveyance with a created channel system located on the western boundary, and along the southern open space. Traditional permanent detention basins for peak stormwater flow-attenuation are not planned.

Onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, construction of pipe conveyance systems and construction of culverts and bridges at roadway and trail crossings of creeks and tributaries. Where applicable, outfall structures will be extended past any planned bikeway alignments in the open space areas.

Prior to the collection and conveyance of the storm water into the drainage system, all storm water flows will be directed into low-impact-development (LID) and other storm water Best Management Practice (BMP) features throughout the site. The use of storm water LID's and BMP's is a requirement of the State Issued MS4 permit, further discussed below, which establishes the criteria that promotes improving the water quality discharges before entering the traditional underground storm drain network. The storm drain system will have a network of underground storm drainage pipes ranging in size from eight inches to 72 inches in diameter, as illustrated in Figure 9.4. The stormwater will then outfall either to a conventional outfall within open space parcel AR-96 (with a constructed swale to direct outfall flows to University Creek, or to one of the three open channels that converge into one discharge point that will ultimately discharge directly into University Creek near the southwestern corner of the ARSP. If detention basins are located on site they would be sized for hydromodification management of the development.

The City of Roseville Retention Basin project mitigates downstream volumetric impacts resulting from development projects constructed within the City. A drainage impact fee is assessed to all new development at the time of building permit issuance for the construction cost of the future facility. The retention facility is located on the City of Roseville's Al Johnson Wildlife Area site, immediately southwest of the ARSP. Per the Retention Basin Final Environmental Impact Report dated January 10, 2003 the retention facility will mitigate for the hypothetical 8-day, 100-year flood event. Although the ARSP was not contemplated as a contributing land mass as part of the MOU area subject to the drainage impact fee and the mitigations provided by the retention facility at the time it was established, the City will annex the ARSP into the MOU and assess a drainage mitigation fee to the ARSP for its contribution towards the construction of the retention basin. Therefore, the facility will be used to mitigate the ARSP volumetric increase.

The location and sizes of the drainage facilities are based on the best available information and is subject to refinement during the subdivision map and improvement plan approvals. Drainage facilities will be designed and constructed in conformance with the City of Roseville Improvement Standards and other permit criteria applicable at the time of development.

Specific detail regarding the drainage system is contained in the ARSP Drainage Master Plan and ARSP EIR on file with the City.

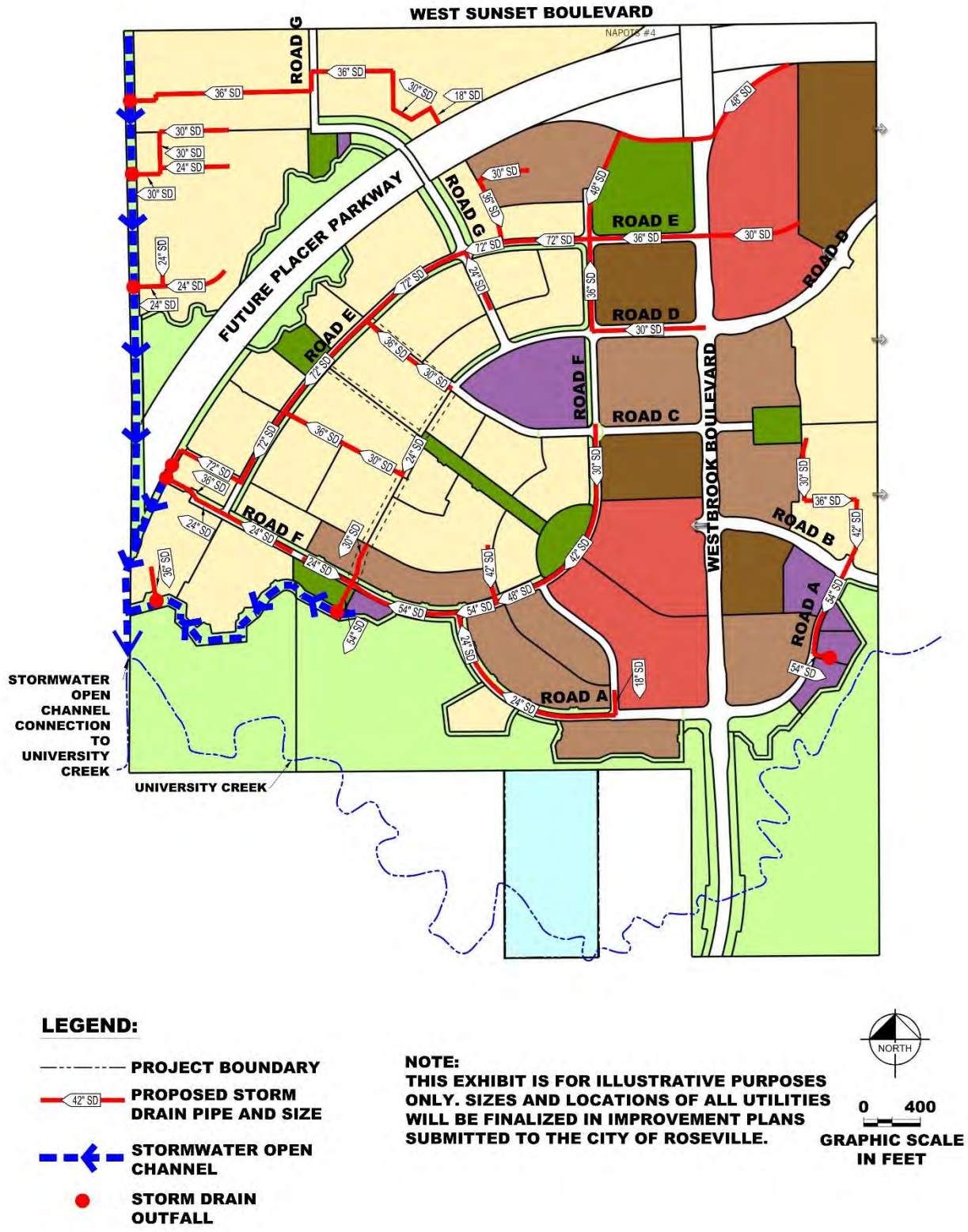

Figure 9.4: Storm Drainage System & Facility Locations (updated ~~October~~ ~~October 2021~~ January 2022)

9.5 Stormwater Quality

The ARSP provides a comprehensive plan for the management of urban runoff for flow control and water quality improvement. The integrated stormwater management system plan is reflected, in part, in specific design criteria contained in this section. The objectives of the stormwater management plan are intended to fulfill the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit, as issued by the State Water Resources Control Board, and to minimize the negative effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

The ARSP design will be in accordance with permit criteria applicable at the time of development. The stormwater management plan provides the framework for stormwater treatment during two components of the development process. First, during the construction phase while infrastructure is being built to support the community, and, then during the post-construction phase which will be part of the improvements that make up the community and continue to protect the natural resources in perpetuity. Each phase of the development will have specific stormwater quality features integrated for the construction and post-construction states, ensuring that water quality is maintained to agency standards even when the full development has not been built out.

A. Stormwater Management During Construction Activities
The release of on-site stormwater runoff during construction activities is regulated by the State General Construction Permit issued by the Regional Water Quality Control Board for all construction sites. The General Construction permit requires a Storm Water Pollution Prevention Plan (SWPPP) address how stormwater from the construction site will be maintained and treated prior to being discharged from the site. The SWPPP is an evolving document which changes with the dynamics of the site development.

The use of Best Management Practices (BMPs) during the construction process will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. The final sizing and selection of nonmechanical BMPs will consider requirements specific to the Pleasant Grove watershed and proposed development activities.

B. Post Construction Stormwater Management
Post construction stormwater management is intended to treat the urban runoff generated on-site in perpetuity. The BMP techniques within the site will reduce and/or eliminate the pollutants from the urban stormwater runoff and prevent the contamination of receiving waters. The ARSP will work with the permit criteria applicable at the time of development and in conformance with the City of Roseville Improvement Standards, the City's Stormwater Quality Design Manual, the Placer County Flood Control Agency's Stormwater Management Manual, and the City's Open Space Preserve Overarching Management Plan, to design and address post construction stormwater treatment.

Post construction stormwater treatment is composed of three general elements: source control, runoff reduction (hydromodification) and treatment of runoff. All three elements will be used in the ARSP. The basic practice of source control is to minimize the potential for constituents to enter runoff at the source with the general premise of keeping clean water clean. LID and bio-retention measures are the main tool the ARSP will employ for runoff reduction and hydromodification attainment. Implementation of LID and bio-retention facilities includes construction of decentralized small-scale improvements designed to provide local infiltration and treatment opportunities that reduce the quantity of runoff entering the storm drain systems during the design rainfall events specified in the State Permit. LID and bio-retention will be implemented to offset runoff increases which occur with the development as a matter of the conversion of native ground surfaces to impervious cover. Additional treatment control BMPs may be located as end of the pipe treatment to provide further treatment of the stormwater before it enters into the natural creek system. The open channels will be designed to provide a certain level of treatment. Depending on the effectiveness of the above referenced strategies to reduce runoff of the design storm events, retention facilities will be incorporated to ensure that hydromodification objectives have been met.

C. Low Impact Development (LID) and Bio-retention

Low impact development (LID) and bio-retention is an approach to stormwater management emphasizing the use of small scale, natural, constructed and proprietary drainage features integrated throughout a project site to capture urban runoff and precipitation of the design storms. LID measures can slow, clean, infiltrate, and evaportranspire runoff, improving the quality and reducing the quantity of urban runoff entering the city storm drain systems. This is an integral runoff reduction strategy to achieve the hydromodification objectives of the permit. The added opportunities for infiltration offered by the use of LID can add water to local aquifers, increasing water reuse. It is a sustainable practice which benefits water quality protection, stream stability and can contribute to water supply.

The intent is to incorporate the systems of natural processes into a built environment and to mimic the natural environment in its capacity to absorb the storm water generated from the design storm events. In addition to traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID and bio-retention within the ARSP will take a different approach by using site design elements and stormwater management to minimize changes to the site's predevelopment runoff rates and volumes.

Key principles of low impact development include:

- Decentralize and manage urban runoff to integrate stormwater management throughout the watershed;
- Preserve the ecosystem's natural hydrological functions and cycles;
- Account for a site's topographic features in its design;
- Reduce directly connected impervious surfaces to slow runoff and provide additional infiltration opportunities; and
- Reduce impervious ground cover and maximize infiltration on-site.

As the ARSP develops, specific LID techniques, tools, and material, specified in construction documents, will control the amount of impervious surface, increase infiltration, and improve water quality by reducing runoff from the developed sites.

A number of LID elements may be implemented into development plans with ARSP to achieve an overall reduction in stormwater runoff. The selection and use of these elements may vary by development project, depending on the runoff reduction needed. The various LID options may include, but are not limited to, the following:

- Disconnected roof drains;
- Disconnected and separated pavement;
- Bio-retention facilities, rain gardens, and bioswales;
- Tree Planting;
- Grass swales and channels;
- Curb cuts and vegetated filter strips;
- Impervious surface reduction – permeable pavements and porous pavements;
- Stream Buffers;
- Soil Amendments; or
- Pollution prevention and good housekeeping practices.

An additional project design element within the open space areas will also provide benefits. The onsite open channel will provide additional floodplain storage capacity which will be factored into the project hydrology analysis. The channel will also provide LID and treatment potential including: added infiltration opportunities, evapo-transpiration opportunities, nutrient uptake, biological filtering, and stream buffers.

D. End of Pipe Stormwater Treatment Control

In addition to the implementation of the above-referenced LID and bio-retention measures, the storm drain system will be designed to provide additional protection of the natural environment and receiving water of Pleasant Grove Creek by providing nonmechanical end of pipe treatment techniques. This element adds to the treatment train and consists of final treatment elements such as grass treatment swales.

Special consideration will be taken to capture, convey and release the urban stormwater to the creek system. The treatment and conveyance of storm runoff in and through the open spaces will be made part of the Corp of Engineers 404 permitting process. Standard practices include the use of headwall structures, directly at the outfall location, to stabilize and protect the outlet pipe, surrounding topography and aid in velocity attenuation while minimizing future maintenance costs.

A conveyance "grassy swale" consistent with the City's Open Space Preserve Overarching Management Plan (OSPOMP) which directs stormwater from the pipe outlets to receiving waters while avoiding sensitive habitat will be used at each outfall. Depending on the size of and frequency of particular storm events, and the actual drainage area being conveyed, the conveyance swales will be armored with geo-synthetics to minimize the potential for future erosion and rilling of the open space. Soft-armoring will provide opportunities to create grassy swales and additional wetland habitat to aide in stormwater filtration and infiltration. Based on the LIDs planned, the need for additional filtration units is not anticipated. However, additional structural BMPs can be added to the treatment train and end of pipe treatment if needed. These may include such devices as:

- Installation of "fossil filter" or equivalent petroleum absorbing insert assemblies in the project drop inlets;
- Trash screen vaults; or
- Other structural BMPs as approved by the City.

The final selection of BMPs will consider requirements specific to the Pleasant Grove Creek watershed and proposed development flows. Other BMPs will involve prompt re-vegetation of disturbed areas and proper erosion protection per the NPDES permit during construction.

9.6 Dry Utilities

Electric, natural gas and telecommunications facilities will be extended in joint trenches and made available to all parcels in the ARSP. This will be accomplished by placing the joint trenches in public utility easements (PUEs) or road rights-of-way when appropriate as depicted in the Circulation Plan – Chapter 7. Reduced PUE's may go through the Design Review for Residential Subdivision (DRRS) during small lot tentative map process and be approved by the City so that homes with front porches close to the sidewalk are encouraged in a Plan Area.

A. Electric Service

Roseville Electric, the City's electric utility, will provide electric service to the ARSP. Roseville Electric operates the Roseville Energy Park (REP), a 160-megawatt natural gas-fired, electric power plant, which uses state-of-the-art equipment to locally generate approximately half of the City's electricity needs. The Roseville Energy Park is located south of the ARSP. Additional electricity resources needed to serve the ARSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities. As required by state regulations, Roseville will use energy efficiency programs and initiatives to meet electricity demand, before acquiring new electricity sources.

Electric Energy Efficiency and Conservation

The ARSP includes implementation of cost-effective energy efficiency, load management, and renewable energy programs to meet electricity demand, before new electricity sources are acquired.

Peak Electric Demand and Distribution

Peak electric demand for electrical service is estimated to be 21 mW per year at full build out. Currently, an electric substation is planned to be constructed within the Creekview Specific Plan Area. This substation is expected to be approximately 0.9 to 1.0 acres.

Underground electrical distribution will be extended to the ARSP area through a 12 kV system to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages

as part of the overall roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards at the time of construction.

B. Natural Gas

Pacific Gas & Electric Company (PG&E) will provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service will be provided to the ARSP through extensions planned by the CSP. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of proposal.

C. Communication

The ARSP is within the service areas of AT&T, Comcast, and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the ARSP in accordance with the infrastructure Phasing Plan for dry utilities. The providers will review delivery of telephone, cable television, and high-speed data line services to individual projects in the ARSP at the time of proposal.

D. Locations of Above Ground Utility Structures

As an Urban Village, development within the Plan Area will be more integrated without the separations created by subdivision walls. This makes coordination between buildings, landscaping, and the necessary infrastructure components even more critical. As the design framework and guidelines are established by this Specific Plan, guidelines for locations of above ground utility structures are also established. Refer to Section 11.17 for guidelines related to siting and screening of above grade structures.

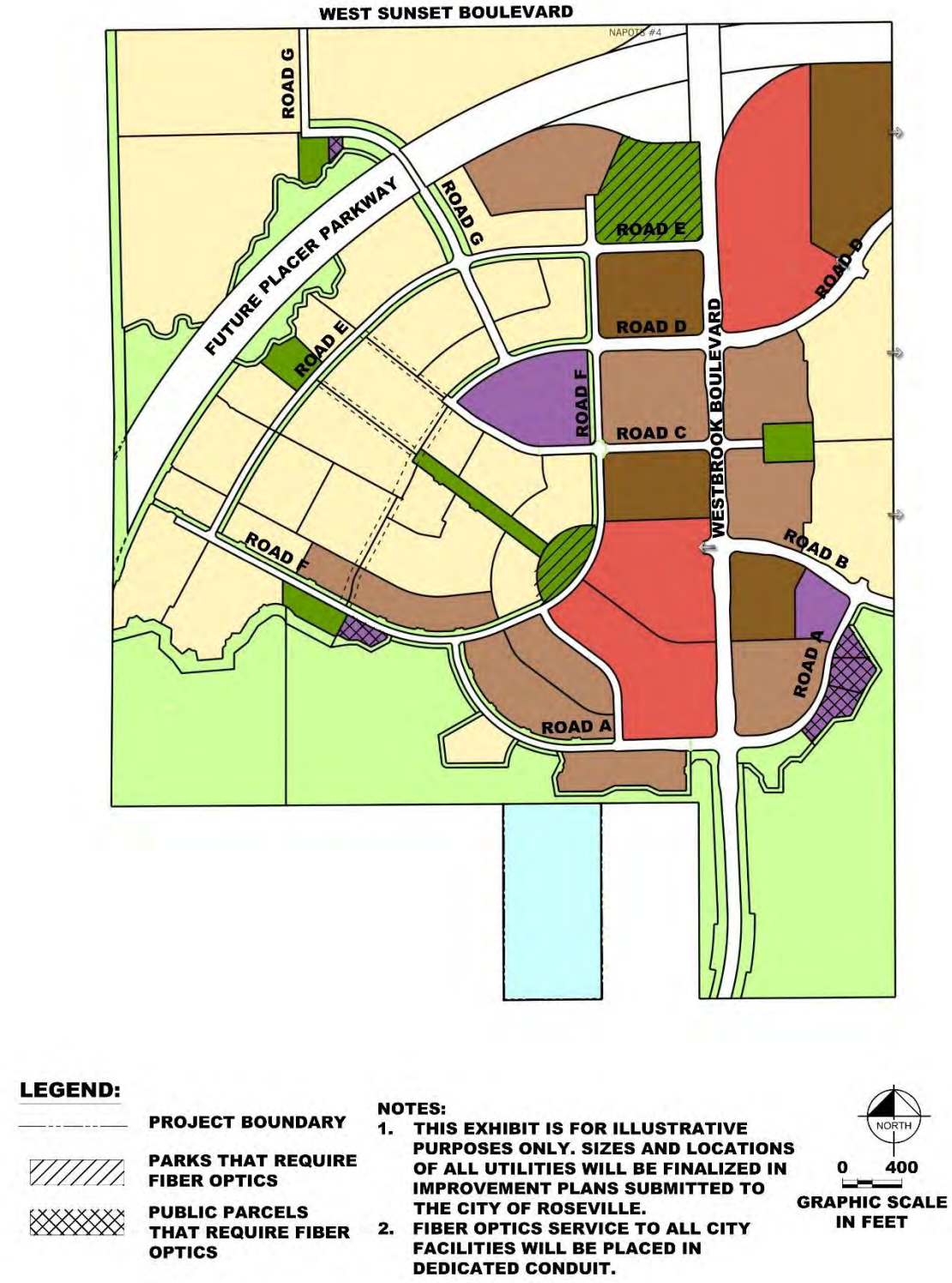

Figure 9.5: Dry Utilities Locations (updated May 2021)

9.7 Solid Waste

The City of Roseville will provide solid waste services to the ARSP. Solid waste will be collected and delivered to the Western Placer Waste Management Authority facility located north of the City at Athens Avenue and Fiddyment Road. The Authority owns a Material Recovery Facility (MRF) which receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority's Western Regional Sanitary Landfill located on the same site.

At full buildout, the ARSP is anticipated to generate approximately 8,660 tons of solid waste annually. A solid waste recycling area is planned within the ARSP on AR-55. This site will provide residents with a location to off-load recyclable materials.

CHAPTER 10 – IMPLEMENTATION & ADMINISTRATION

10.1 Overview

Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria. Implementation of the Amoruso Ranch Specific Plan (ARSP) is to be administered by the City of Roseville and carried out in accordance with the terms and conditions of several related planning and program documents. These include project-related and approved development agreements, phasing plans, management plans, a financing plan, and an environmental impact report, which augment the policies and regulations set forth in the City's General Plan and Municipal Code. Additionally, implementation of the ARSP would be consistent with State and Federal permit conditions and the federal environmental review document. It is intended to result in the systematic and orderly development of the Plan Area. To achieve this intent, the Specific Plan includes a conceptual program for the phasing of infrastructure to support development, financing and construction of public improvements, review of individual development projects, transfer of residential units, and a process for Specific Plan amendments/minor modifications. These programs are summarized in this chapter, with details and specific requirements included in the above referenced documents.

Relationship to City Plans and Policies

A. General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The ARSP implements the goals and policies of the City's General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area. At the time of Specific Plan approval, the City's General Plan and incorporated documents were amended to reflect Amoruso Ranch's land uses and development program. The ARSP is consistent with the City's General Plan and incorporated documents as amended.

B. Municipal Code

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. For new development areas, the Municipal Code's key components are the City's Zoning Ordinance, Subdivision Ordinance, Storm Water Ordinance, and Tree Ordinance, which are used in tandem with this Specific Plan to implement the development program. In some instances, this Specific Plan modifies the permitted uses, development standards, or other regulations for some zoning districts within the Plan Area where unique development patterns are expected. In these cases, the zoning regulations provided in this Specific Plan (and attached Development Standards and Design Guidelines) supersede the City's Zoning Ordinance. However, where the ARSP is silent, the Zoning Ordinance's regulations will prevail.

10.2 Specific Plan Related Documents

A. Environmental Impact Report

An Environmental Impact Report (EIR) was certified concurrent with the approval of the ARSP. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examined the potential direct and indirect environmental effects associated with development of the ARSP and identified appropriate mitigation measures to reduce impacts determined to be significant. The EIR analyzed the ARSP at a project level, and serves as the base environmental document for purposes of evaluating subsequent Plan Area-related entitlements.

B. Development Agreement

The property owners of the ARSP have executed development agreements with the City of Roseville to vest the development rights of their property. The development agreements were approved by the City in accordance with applicable State and local codes, and as such, function as legal and binding contracts between the City of Roseville, the property owner, and their successors-in-interest. The development agreements outline the specific development rights, establish obligations for infrastructure improvements and land dedications, secure the timing and methods for financing improvements, and specifies other performance obligations for development of the Plan Area.

C. Development Standards & Design Guidelines

Concurrent with the approval of the ARSP, the Amoruso Ranch Development Standards and Design Guidelines (appendices to the Specific Plan) were approved by the City of Roseville. The Development Standards constitute the zoning regulations for the Plan Area, establishing its permitted uses and development regulations. In many cases the Amoruso Ranch Development Standards modify the City's typical regulations in a manner to achieve a development pattern that would not be otherwise permitted by standard application of the City's Zoning Ordinance. Therefore, these standards are intended to be used in conjunction with the City's Zoning Ordinance. For matters where the Development Standards are silent, the City's Zoning Ordinance prevails.

Amoruso Ranch's Design Guidelines work in tandem with the Specific Plan and Development Standards documents, and provide additional detail in the design, review, and approval of individual projects within the Plan Area. Elements addressed include site design, architecture, landscaping, streetscapes, entries, lighting, signage, and low impact development concepts. All development within the Plan Area is required to comply with the ARSP Development Standards and Design Guidelines.

10.3 Phasing Plan for Public Facilities

The ARSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. Three infrastructure construction phases (Phases 1, 2, and 3) are anticipated as the ARSP builds out. The conceptual geographic boundaries of each phase are reflected on Figure 10.1, with anticipated residential unit and land use allocations by phase summarized in Table 10.1.

In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements.

Infrastructure phases identified in the phasing plan may be modified at the discretion of the Developer, in consultation with all affected City departments, subject to their approval and to criteria established in the Development Agreements for the project.

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase. These include roadways, sewer, water, recycled water, storm drainage, dry utility, paseos, schools, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as part of local project improvements. Furthermore the Development Agreements will have further limits that trigger infrastructure phasing requirements, both on-site and offsite.

Table 10.1
Phasing Breakdown by Land Use Type

LAND TYPE	PHASE 1		PHASE 2		PHASE 3*		TOTAL	
	Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units
LDR	114.1671 34.47	6257 98	32.76649	2109	72.1308	2545	2139.0534	1099252
MDR	48.5429. 26	4282 75	20.701.01	267	-	-	69.2450.2 7	69542
HDR	13.4558	263	24.4055	610	-	-	37.868.13	873
P/QP	7.26533	-	9.5962	-	0.28	-	17.12132	-
P/R	10.5775	-	10.3411	-	1.28	-	22.1914	-
OS	130.883. 66	-	5.604.22	-	19.067.05	-	155.70546 54.93	-
CC	-	-	23.7185	-	-	-	23.7185	-
CC-VC	27.1227	159	-	-	-	-	27.1227	159
BACKBONE ROADS							51.99492. 09	0
URBAN RESERVE							20	1
NAPOTS (PLACER PARKWAY)							50.5849.1 6	0
TOTAL	**3516.985 34**	**1479 5**	**1276.105**	**10986**	**920.7659**	**2545**	**694.3940**	**2827**

* Note: Phase 3 includes improvements to West Sunset Boulevard. West Sunset Boulevard improvements are not included in the acreage totals in the table above.

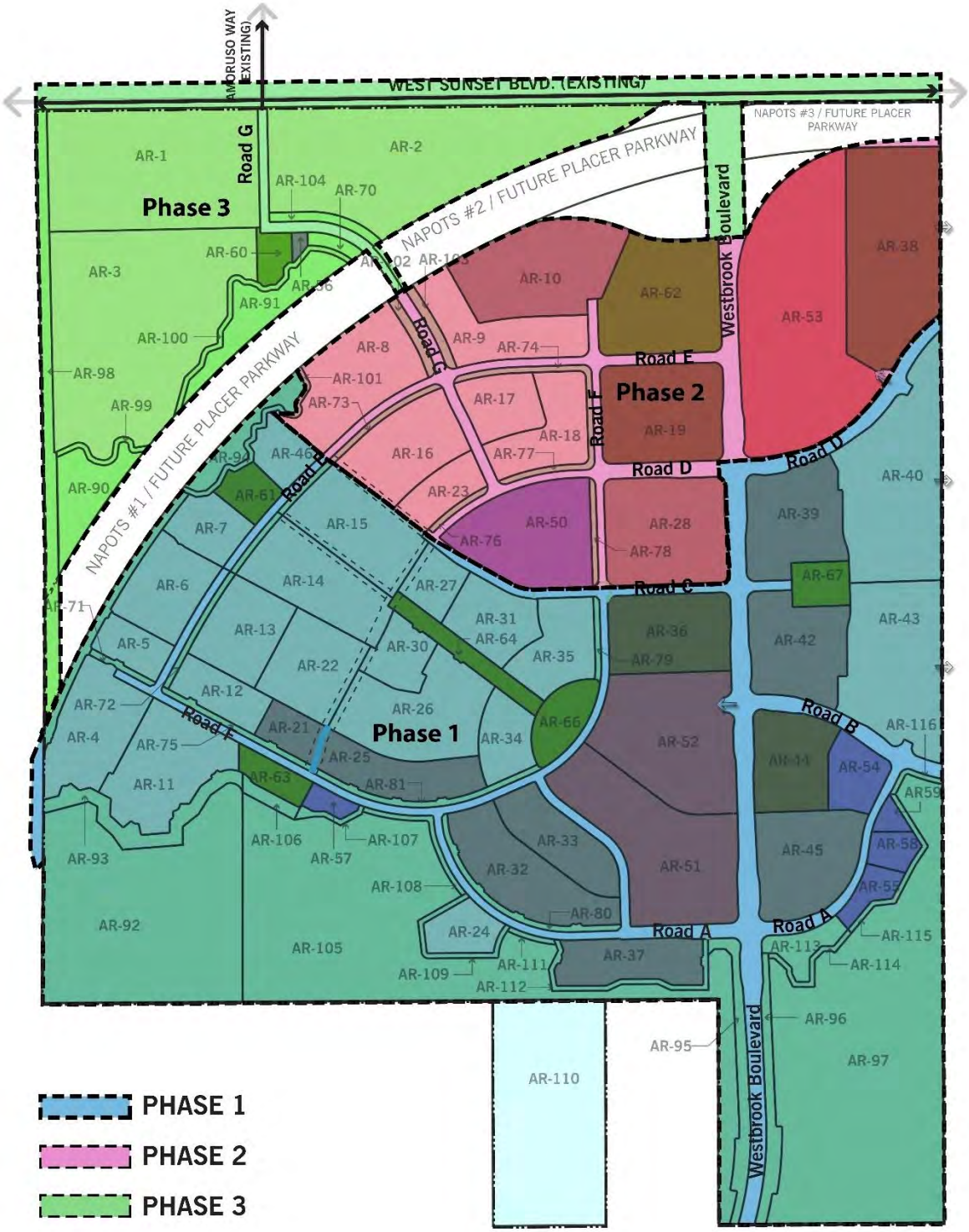

Figure 10.1: Phasing Plan (updated May 2021)

10.4 Financing of Public Improvements

Construction of public improvements to serve Amoruso Ranch will be funded by a variety of mechanisms including establishment of one or more Community Facilities Districts (CFD's), City Impact Fees, School Impact fees, developer financing, and other methods. A Financing Plan has been prepared for the project, and hereby incorporated by reference, which identifies the funding mechanisms that can be used to construct the Plan Area's public facilities. These various financing mechanisms are summarized on Table 10.2 and are described in general terms below. For specific details on the funding strategy, please refer to the Amoruso Ranch Financing Plan, available at the City of Roseville Finance Department.

Table 10.2
Public Improvement Financing Mechanisms

Improvement/Facility	***Financing Options***
Roadway Improvements	CFD/Traffic Fees/Developer Financing
Storm Drain Infrastructure	CFD/Developer Financing
Drainage Mitigation Structures	Drainage Fee/Developer Financing
Water Infrastructure	CFD/Water Connection Fee/Developer Financing
Sewer Infrastructure	CFD/Sewer Fee/Developer Financing
Recycled Water Infrastructure	CFD/Developer Financing
Electric Facilities	CFD/Developer Financing
Parks	Park Fees/Developer Financing
City-wide Parks	Park Fees / In-lieu Land Fee
Paseos	Paseo Fees/CFD/Developer Financing
Bike Trails	Bike Trail Fee/CFD/Developer Financing
Open Space Amenities	CFD/Park Fees/Developer Financing
Library	Public Facilities Fee
Fire Facilities	Fire Construction Equivalent Fee
Schools	School Impact Fees/State Funding
Other City Facilities	General Fund/CFD/Developer Financing/City Public Facilities Fee
County Facilities	County-Wide Facilities Fee
Maintenance Services[1]	CFD
Governmental Services[2]	General Fund/CFD

[1] Landscape corridors and medians on roadways, neighborhood parks and related facilities, paseos, open space areas, bike and pedestrian paths and/or trails, detention facilities.
[2] Police, Fire, Library, or general governmental services.

- ***Developer Financing*** – Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.

- ***Community Facilities District*** – One or more Community Facilities Districts (CFD's) may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities that serve Amoruso Ranch. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to service debt. A separate CFD for Public Services will be established for maintenance of a variety of public facilities that provide special benefit to the ARSP. Such facilities may include landscape corridors and medians, open space preserves, paseos, bike paths, storm water treatment and detention facilities, and neighborhood parks. In addition, the ARSP shall either establish a separate Municipal Services CFD or annex into

the City's existing CFD #3 to fund general fund services as provided in the ARSP Development Agreements.

- ***City Impact Fees*** – The City of Roseville has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects park fees, drainage fees, sewer fees, solid waste fees, water connection fees, traffic mitigation fees, public facilities fees, and the fire service construction tax.

- ***School Impact Fees*** – The school district for the Plan Area has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

As noted, other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within the ARSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the development agreements for the Plan Area.

Turn-Key Parks
The neighborhood park system within the ARSP is intended to create a series of unique experiences across the community. The neighborhoods adjacent to these parks focus on each park as a memory point and way-finding within the neighborhood. Because they are such strong design elements within the neighborhoods, the timing of their construction is critical to the community's success. Therefore, the Developer may elect to construct certain parks and turn them over to the City.

10.5 Subsequent Entitlements and Approvals

A. City Processing

Individual development projects within the ARSP are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g., tentative subdivision maps, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan.

All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and accompanying Development Standards and Design Guidelines, the Specific Plan development agreements, all applicable City of Roseville policies, requirements, and standards and all State and Federal permit conditions, management plans and environmental review documents (CEQA and NEPA). In acting to approve a subsequent project or permit, the City may impose conditions that are reasonably necessary to ensure that the project is in compliance with the Specific Plan and all then applicable plans and regulations.

B. Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The ARSP project EIR, which was certified concurrent with the specific plan, serves as the base environmental document for subsequent entitlements within the Plan Area. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if it is determined that a subsequent project is consistent with the Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of the State CEQA Guidelines provide that no EIR or negative

declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application or City infrastructure, utility and/or facility improvement is inconsistent with the Specific Plan and/ or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document. A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.6 to ensure implementation of EIR mitigation measures.

C. Approvals from Other Agencies

Appropriate Local Agency Formation Commission (LAFCO), state, and federal approvals and permits are required prior to any development activity within the Plan Area. Plan implementation will be carried out consistent with all applicable permit conditions and federal environmental review documents.

10.6 Amendments & Minor Modifications

Proposed changes to a specific plan may require approval of a Specific Plan Amendment (SPA). SPAs are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council.

It is understood that the Plan Area will build out over many years. However, it is anticipated that in some instances the ARSP may need to be amended. To provide a degree of flexibility in SPAs, the ARSP allows for administrative approval of minor revisions to the Specific Plan, including the development standards and design guidelines in Appendices A and B. The Development Services Director or designee, shall determine whether a proposed revision is minor and maintains the intent and design character of the specific plan, and may act upon a minor revision to the Specific Plan and appendices administratively, as specified below.

A minor revision may be processed and acted on administratively if determined by the Development Services Director or designee to be in substantial conformance with:

1. The overarching vision and community design principles intended for the ARSP, including applicable development standards and design guidelines;
2. The applicable Specific Plan development agreement(s);
3. Applicable state and federal permits and the City's Open Space Preserve Overarching Management Plan (OSPOMP);
4. The City of Roseville General Plan; and,
5. The Specific Plan EIR.

Examples of minor revisions include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan.
- Minor adjustments to land use boundaries of residential, commercial, or park parcels, or to open space edges between developed and non-developed land, or to street alignments, where the general land use pattern is maintained.
- Minor modifications to, and interpretations of, the development standards, as permitted by Section 19.74.020 of the Roseville Municipal Code for Administrative Variances, if it is determined that such changes are equal to or better than the original intent of the ARSP.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area.
- Modifications to the Design Guidelines, (such as revisions to design treatments, changes in specified plant materials, alterations of site concept plans, etc.), if it is determined that the design intent is maintained.
- Modifications to the provisions for infrastructure and construction timing that do not change the ability to provide adequate infrastructure for the development.

Any proposed minor revision to the Specific Plan may, at the sole discretion of the Development Services Director or designee, be referred to the Planning Commission and City Council for action. Determinations and actions by the Development Services Director or designee may be appealed to the Planning Commission.

If the Development Services Director or designee determines that a proposed amendment does not meet the above criteria, a SPA shall be required.

10.7 Minor Residential Unit Transfers

The large lot parcels on the ARSP land use plan are assigned a residential dwelling unit allocation, with associated gross land use density. These assignments were made at the time of Specific Plan approval based on an assessment of the constraints and opportunities of each large-lot parcel and anticipated long-term demand for various housing types. As individual residential small-lot parcel maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It is anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

This Specific Plan includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels. The Development Services Director or designee may administratively approve a residential unit transfer/density adjustment between any Specific Plan large lot parcels provided that the following conditions are satisfied:

1. The transfer and receiving parcels are located within the ARSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20 percent of the units to either the transfer or receiving parcel, as established at the time of the original approval of the Specific Plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided the resulting density of either parcel does not fall below 25 units per acre.

Minor density adjustments, if consistent with the above criteria, are contemplated by and consistent with the intent of this Specific Plan and the ARSP EIR and will not require an amendment to the Specific Plan, Development Agreements, or the City's General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director or designee that (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by Development Services Director or designee to determine compliance with the above unit transfer criteria; and (d) includes a revised Specific Plan Table 4.1, Plan Area Land Use Summary and Table 4.2, Land Use, Zoning, and Acreage by Parcel, reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot

residential parcel (this information shall be submitted per the City's Electronic Digital Submittal requirements).

If the Development Services Director or designee determines that the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission for action. Any determination of consistency may, at the discretion of the Development Services Director or designee, be forwarded to the Planning Commission for review.

The applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the ARSP through a SPA entitlement.

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review for Residential Subdivision Permit for any residential large lot parcel within the Plan Area. Any units assigned to a large lot parcel that are not used by a tentative map/Design Review for Residential Subdivision Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

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APPENDIX A – DEVELOPMENT STANDARDS

A.1 Standards Overview

The zoning and development standards listed below shall guide development within the ARSP development parcels. Where the ARSP is silent the City of Roseville's Zoning Ordinance and Community Design Guidelines shall prevail.

A.2 RS Development Standards

The ARSP provides a framework to guide the development of a unique urban village.

The City of Roseville's Residential Zone General Development Standards shall apply to the residential development within ARSP. To encourage a range of housing types and densities that can respond to a wide variety of household needs and market segments, deviations from the prescribed Zoning Ordinance Residential Development Standards are allowed pursuant to approval of a Design Review Permit for a Residential Subdivision (DRRS).

A Design Review for Residential Subdivision (DRRS) entitlement, consistent with the City's Community Design Guidelines is also required for housing products that are 7 dwelling units per acre and above.

A. Parking Requirements

Parking standards for the RS parcels shall be as per the City of Roseville Standards.

B. Residential Garages

Where private garages are provided, there may be a variety of configurations including single car garages, standard two or three car side-by-side, tandem garages, split garages or common garages, as appropriate to the product type. Individual private garages should provide adequate space for storage of trash recycling containers outside of the minimum parking dimensions required by the City's Zoning

Ordinance. Minimum space requirements for garages shall be as per the City of Roseville's Zoning Ordinance.

C. Carriage Houses / Expanded Living Areas

The ARSP encourages a wide range of housing options and opportunities within the Plan Area. To meet the needs of changing demographics, carriage houses/expanded living areas are encouraged throughout the plan. ~~These units are allowed on certain parcels as indicated on Figure A.1 and on lot sizes that accommodate the proposed structures that comply with all required development standards.~~

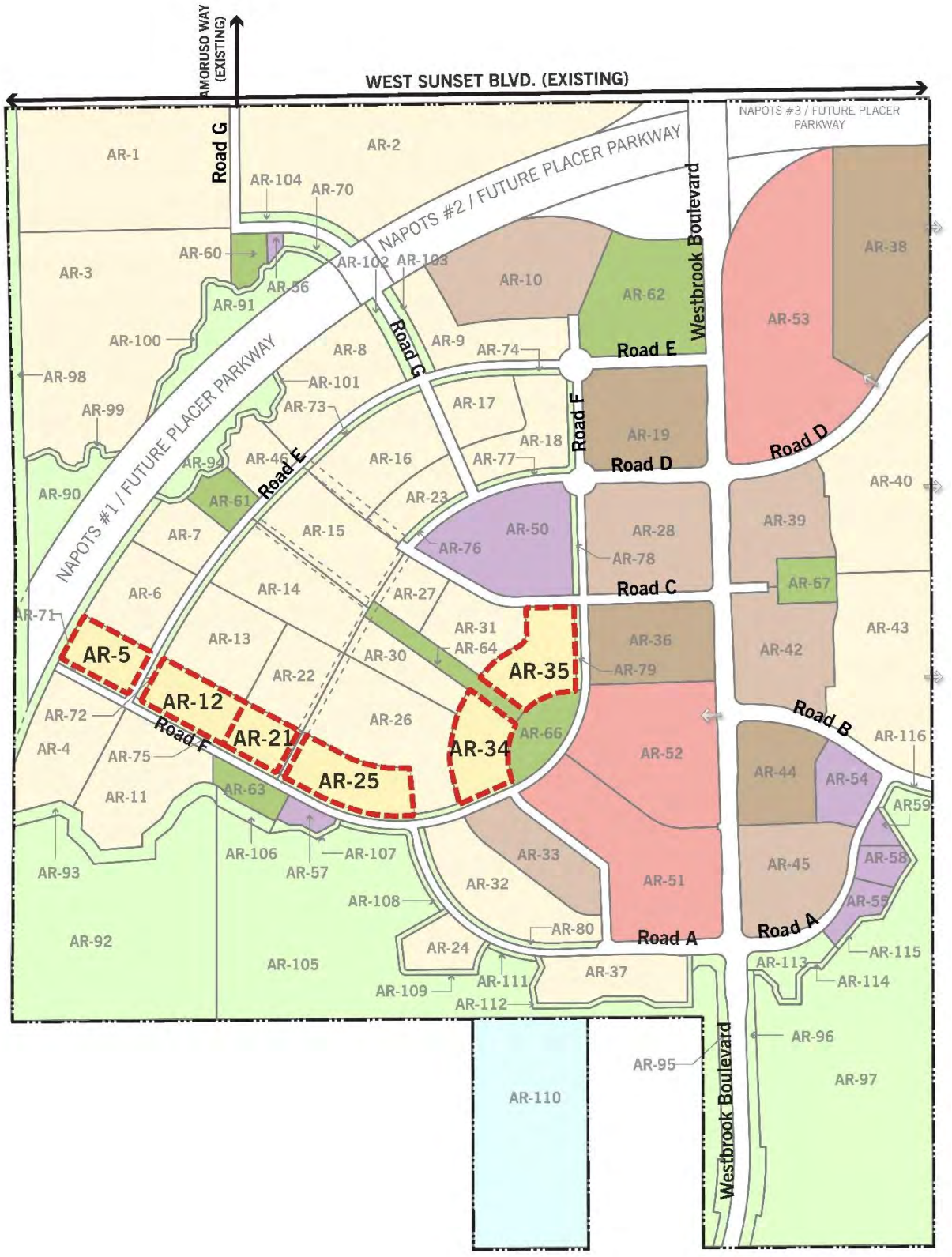
The carriage unit living areas generally range from 400-600 square feet and are either a studio or 1-bedroom configuration. They may be free-standing or attached to the main house with a private entrance. They may also be located above a 2 or 3-car garage. This space is flexible and may also be used as a home office or recreation room.

D. Residential Temporary Uses

In addition to the permitted temporary uses in the City Zoning Code, artists/artisans whose studios are located in their home in the Village District may conduct 5 "open studio" events by invitation or open to the public per calendar year.

E. Walls and Fence Standards

Walls and Fences shall comply with the City of Roseville Zoning Ordinance Accessory Structure standards.



~~Figure A.1: Carriage Unit Opportunities~~ (No longer applicable based on state law and current program)

Fencing Restrictions

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcel and include materials such as wrought iron and tubular steel. Depending on interface, open fencing may be used between open space areas and the rear and side property line of residential parcels along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space where a single-loaded street is not located adjacent to open space. Within residential subdivisions abutting open space fencing shall visually open, even if backing onto open space to maintain views.
Figure A.2 illustrates the development parcels that are required to comply with the fencing regulations.

Open fencing

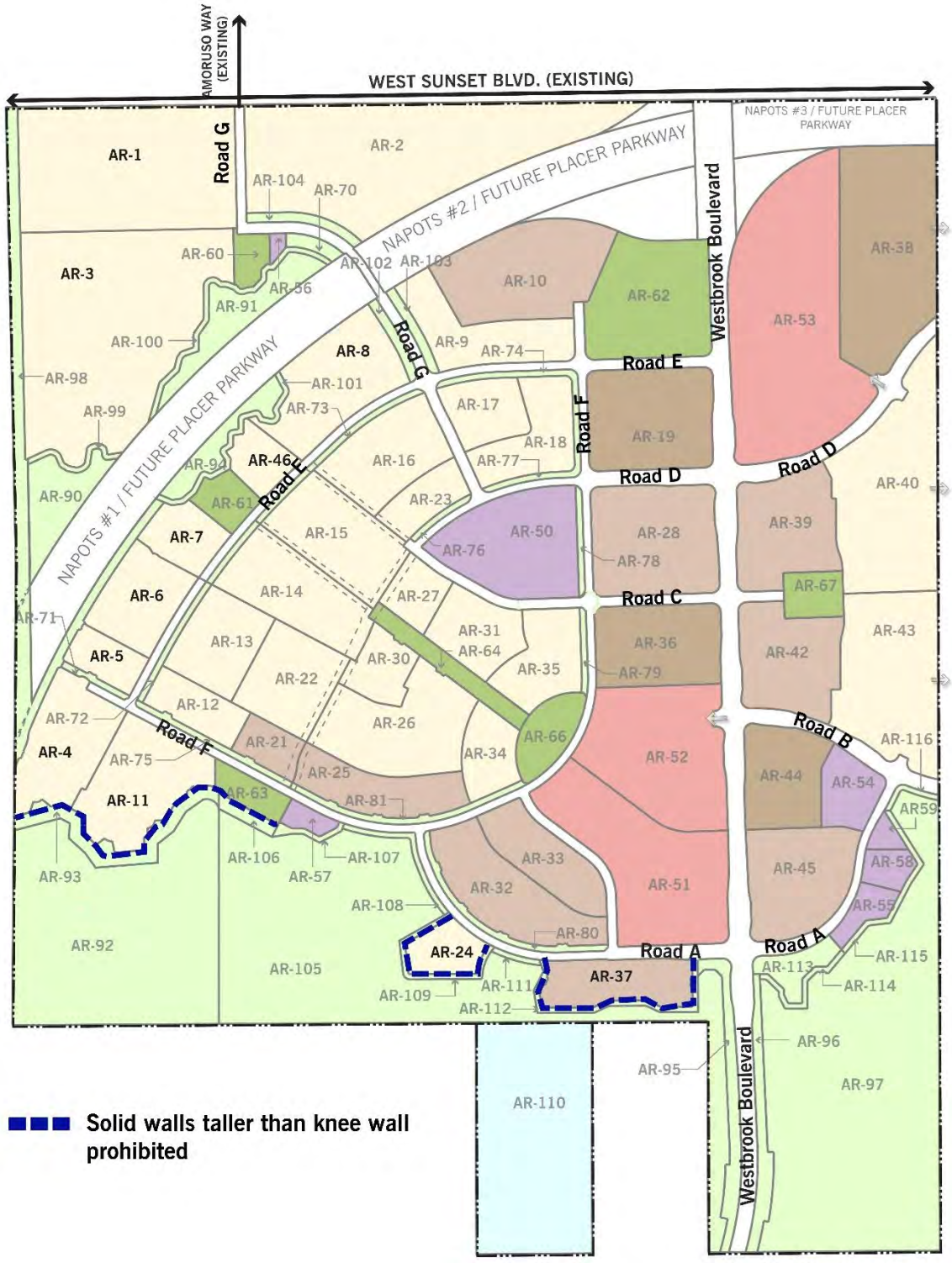


Figure A.~~2~~1: Additional Fence Restrictions (updated May 2021)

A.3 Village District Special Area

A. Introduction

As described in Chapter 3, the Village District is the heart and primary focal point of the ARSP. Made up of parcels AR-51 and AR-52, the Village District is envisioned to be anchored by retail oriented to a Main Street. Higher density row townhomes and mixed-use residential is also anticipated within the Village District.

B. Urban Form

The Village District is organized by a Main Street. It is anticipated that two “cross streets” will cross the Main Street, allowing for access to the parking areas behind the buildings. Off-street parking areas are not permitted directly fronting on the Main Street. These cross streets begin to establish pedestrian scaled blocks. It is intended for one of the cross streets to occur where the Main Street transitions to the Main Street Promenade. Street sections are provided in Chapter 7 Circulation. In addition to the angled parking shown for the Main Street, parallel or a combination of parallel and angled are acceptable parking configurations.

A goal of the ARSP is to create a focal point visible from Westbrook Boulevard, to draw passersby into the Main Street. This may be accomplished by creating a small plaza for social gatherings/events. As a focal point, some sort of vertical element is required. This requirement may be fulfilled by a sculpture, fountain, specimen tree, architectural tower, or any number of other vertical elements. Shared parking areas occur behind the Main Street buildings and do not front directly on the Main Street.

Figure A.~~3~~2: Village District Urban Form

C. Permitted Uses

As the focus of the community, the Village District is intended to create a very active environment. To that end, this Specific Plan modifies the City of Roseville Zoning Code by the following:

- *Live/Work Residential Units:*
  Live/Work Residential Units are permitted within the Village District. While not required, they should have ground floor space with larger windows such as storefront to express their use. Signage for commercial use is permitted and must meet the General and Commercial Mixed-Use Guidelines in Appendix B. Businesses within Live/Work units are allowed direct client contact and on premise sales. Businesses requiring commercial exhaust equipment or grease interceptors are prohibited.

- *Open Air Vending and Food Trucks:*
  The ARSP promotes Open Air Vending and Food Trucks in the Village District. Open Air Vending may occur along the Main Street, the Main Street Promenade, or within the parking areas behind the Main Street buildings. They may occur individually or in groupings, consistent with the City of Roseville's Zoning Ordinance Section 19.50 (excluding Item B of Section 19.50.030). Food trucks are not regulated by the City of Roseville.

  In an effort to promote food trucks and open air vending, they may be allowed on a temporary basis in the parking lot areas behind the Main Street buildings or in events when the Main Street is closed to thru-traffic.

- *Outdoor Restaurant Seating:*
  Outdoor restaurant seating is permitted within the Village District. Outdoor restaurant seating is permitted within the sidewalk area as long as a 6-8 foot wide clear pedestrian zone is maintained or on private streets.

- *Live Music:*
  Live music that is non-amplified (acoustic) and singing is permitted in restaurants, cafes, retail shops, and outdoor plaza areas within the Village District during all hours of operation, consistent with the Roseville Noise Ordinance. This excludes "Nightclubs" as defined by Zoning Ordinance Section19.08.090(T) which would require compliance with Zoning Code requirements.

- *Nightclubs:*
  Nightclub establishments located within the Village District are permitted to operate by obtaining the appropriate permits from the Planning Division and Police Department.

D. Community Commercial - Village District (CC-VC) Development Standards

The City of Roseville Zoning Ordinance and the Community Design Guidelines in conjunction with the appropriate Building Codes shall apply. The following Development Standards shall supersede conflicting City Standards:

- In order to create an urban character, buildings facing the Main Street and Main Street Promenade are not required to increase setbacks for levels above the ground floor.
- As an integrated urban village, masonry walls are not required between the commercial/retail uses within the Village District or adjacent to it. Masonry walls between the Main Street and Main Street Promenade uses and the surrounding residential uses are prohibited.
- No landscaped setback is required along the Main Street or Main Street Promenade.
- A wide variety of sign type and character is encouraged.
- Sidewalk areas will contain trees in grates and other landscape planter areas as well as street furnishings that may include items such as trash receptacles, benches, planters, bike racks, seating,

newsstands and community art and monumentation. A 6-8 foot wide pedestrian zone will be maintained at all sidewalks. The final layout of landscaping and street furniture will be part of a development proposal.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way).

E. Shared Parking

As an urban environment, the Amoruso Ranch Specific Plan has been designed to encourage residents to utilize the extensive pedestrian and bicycle network to access the amenities and services, provided in the Village District. This can create a decrease in the automobile traffic in the Village District that would be generated by the residents. This Specific Plan anticipates a reduction in the need for overall parking required for the non-residential uses within the Village District. Parking within the Village District shall be shared by all of the commercial/retail uses, as well as the required residential guest parking. A shared parking plan will be reviewed as part of the project level approval process to ensure adequate parking is available and that parking will not overflow into the adjacent residential areas. The shared parking plan for the Village District shall follow the Downtown Code requirements.

F. Residential Development Standards

Residential units and live/work units will conform to the City of Roseville's Residential Zone General Development Standards for RS Zoning. Where mixed-use residential units occur above commercial/retail uses, building setbacks shall be governed by the ground floor commercial uses.

APPENDIX B – DESIGN GUIDELINES

B.1 Purpose and Intent

These Design Guidelines are an appendix to the Amoruso Ranch Specific Plan (ARSP) and supplement the City of Roseville Community Design Guidelines. They are intended to describe the unique visual character of the Amoruso Ranch community.

The Guidelines in this Chapter should be used in conjunction with applicable development standards established in Appendix A. Any proposed deviations from the standards outlined in Appendices A and B would be processed through the City's Design Review processes (DRRS Design Review for Residential Subdivision for residential projects or Design Review Permit for commercial and multi-family applications), as well as the various regulations and policy guidance provided throughout the Specific Plan. These elements are to be considered by City staff, Planning Commission, and City Council in their review of individual development projects.

The Guidelines are intended to encourage quality and creativity for individual development projects in ARSP. They are not to be applied as strict standards recognizing there are several design options which can achieve the desired intent. In addition, graphics, photos, and other imagery are used to help illustrate the successful application of guidelines and do not dictate specific styles or architectural character. Through these guidelines, the intent is to allow the community, commercial, neighborhood design elements that respond to market conditions, site constraints and opportunities, and other factors.

B.2 Relationship to Other City Documents

Development within the Amoruso Ranch Specific Plan area will comply with the City of Roseville's Community Design Guidelines. The guidelines in this Appendix are specific to the ARSP and seek to augment the City's Design Guidelines and Sign Ordinance. In instances where the Specific Plan is silent, the Zoning Ordinance, Sign Ordinance, and Community Design Guidelines will prevail. The standards and guidelines applicable to the ARSP, unless expressly called out in the ARSP Design Guidelines, are

set forth in the following documents, which should be referenced in the design of all uses in the Plan Area:

- Roseville Municipal Code- Title 19 Zoning Ordinance
- City of Roseville Community Design Guidelines
- Roseville Sign Ordinance
- Roseville Municipal Code – Title 24 Water Efficient Landscape Ordinance
- Roseville Design and Construction Standards
- Roseville Subdivision Ordinance
- Stormwater Quality Design Manual

Modification to ARSP Guidelines

These Design Guidelines are intended to help direct the design of ARSP's community design elements. It is expected the Plan Area will build out over several years, and conditions may change. The City recognizes the need for flexibility in the implementation of these Guidelines and new conditions affecting the appropriateness of some of the Guidelines may arise. The Specific Plan provides for the administrative approval of minor modifications to these Design Guidelines in Section 10.6. For administrative approval of minor modifications, requested deviations must be determined to be consistent with the spirit and intent of the design guidelines as well as the City of Roseville Zoning Ordinance and Community Design Guidelines.

B.3 Community Form

While the ARSP allows for flexibility in the physical development of the community over time, there are two key elements that form the framework of the plan; Paseos and the park system they connect to. The streetside paseo loop links the central neighborhoods together and to various amenities in the Plan Area. Its intent is to provide a pedestrian/bicycle loop for easy off-street access between neighborhoods, the school and the Village District.

Figure B.1: Streetside Paseo Loop

The strong pedestrian and bicycle linkage is possible by prohibiting individual driveway curb cuts across the paseos, as well as orientation and fencing guidelines for residential units along the paseo. The following examples illustrate how residential units should interface with the paseo.

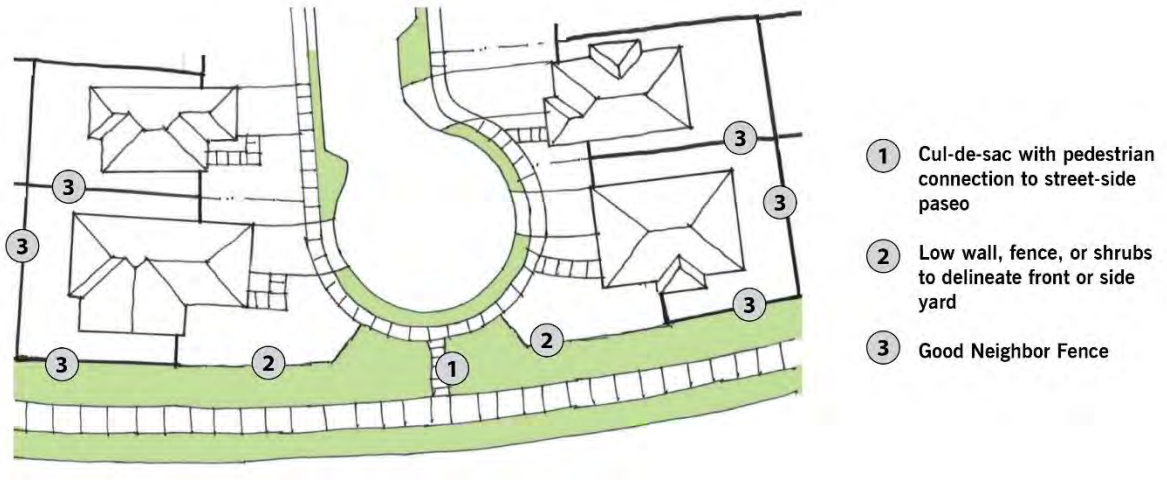


Figure B.2a: Streetside Paseo/Residential Interface (Front Loaded Homes)

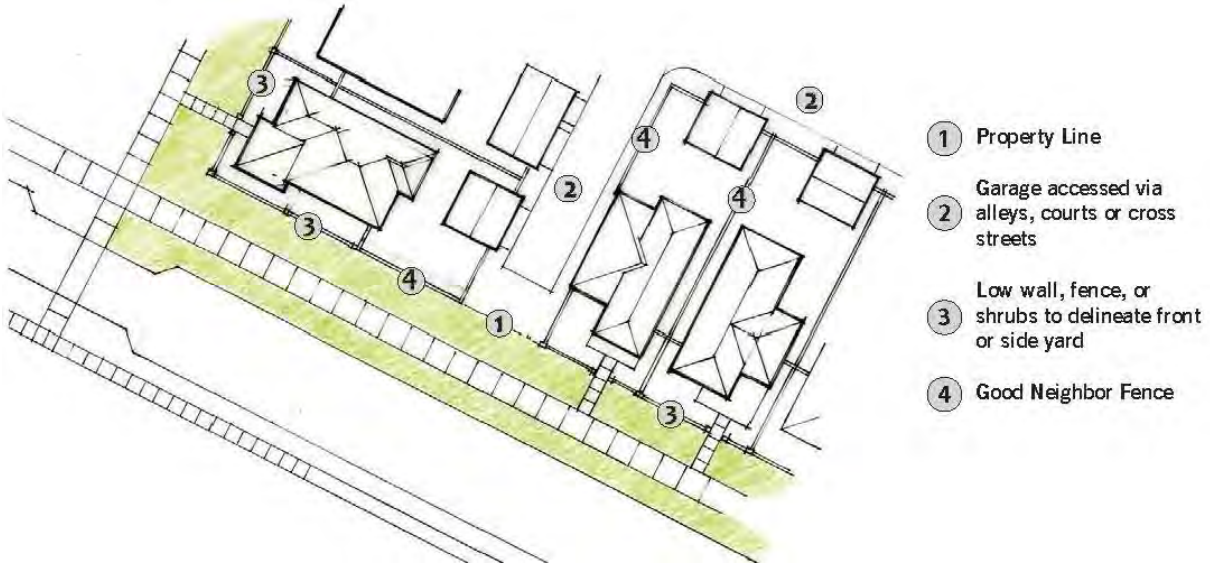


Figure B.2b: Streetside Paseo/Residential Interface (Alley Loaded Homes)

Figure B.2c: Conceptual Vignette of Streetside Paseo

The second important feature is the alignment of AR-64, an east west linear park. The park provides a strong visual and physical connection between the park of the western edge of the Property AR-61 to the urban core of the project at AR-66, AR-51 and AR-52.

The western edge of the park is bordered by pedestrian oriented streets that extend the pedestrian network into the community. Streets with 10 foot sidewalks connect the western edge of the park to the parks (AR-61, AR-63) along the western and the southern boundary of ARSP. These same enhanced landscape corridors and wider sidewalks provided a strong north, south pedestrian connection between the school site, east west linear park and, and neighborhood park (Parcel AR-63). This strong axial geometry creates identifiable focal points and organizing elements within the Plan Area.

Figure B.3: Linear Park and Pedestrian Linkages

B.4 Architectural Character

The Design Guidelines illustrate the desired character of the built environment by addressing site, building, and landscape design elements for both residential and non-residential projects. They are intended to guide development towards a mixed-use community with a distinctive sense of place and a consistent quality, yet allow for diversity and individual neighborhood character.

The Design Guidelines are provided as a way to achieve a compatible blend of architectural styles in combination with thoughtfully designed public spaces that will distinguish Amoruso Ranch from other areas within the City. The Guidelines are intended to be applied to all aspects of the community, based on the applicable land use, location, and site conditions.

The intended architectural character for the ARSP area draws from the region's agrarian roots. Buildings should draw upon simple form-based architecture without heavy orientation. A number of architectural images are included for reference. This is not to narrowly focus architectural character to one style or a limited number of styles, but to establish an overall character to the community. It is intended that variation will occur, particularly over time as the community is developed, yet a general character is maintained. The imagery included in the ARSP are not exclusive of other architecture styles but are included here to provide a design philosophy that will evolve over time.

B.5 Residential Design Guidelines

Residential Architectural Character
Architectural styles that inform the general residential character throughout Amoruso Ranch include:

- **Agrarian Modern**
  Influenced strongly by the homes of pre-railroad America, the Agrarian Modern style should rely on simple form based architecture with strong gable roof lines and inviting and useable front porches. These homes should not be overly adorned with decoration and attention should be paid to appropriately proportioned fenestration patterns that provide a specific rhythm to the façade of the building. Agrarian Modern style homes should be clean, crisp, more contemporary interpretations of the traditional style.

  Typical architectural elements include:
  - Simple plans;
  - Simple gable roofs with roof pitches of 6:12 or greater and with minimal gable end overhang;
  - Siding materials including lap, board and batten, corrugated metal, and light dash or smooth finish stucco or a combination;
  - Usable porches with simple door and window detailing; and
  - Rich color scheme.

- **Agrarian Traditional**
  Drawing from the Queen Anne and Folk Victorian homes of the late nineteenth and early twentieth centuries, Agrarian Traditional style homes should also be simple in massing form, typically with a predominant gable roof form to the front and a partial or full-width front porch. These homes will have appropriate decorative detailing that adds to the overall refinement of the architecture without detracting from it. Agrarian Traditional style homes should be familiar, welcoming residences.

  Typical Architectural elements include:
  - Gable roof forms with pitch breaks at porches;
  - Lap and board and batten siding, and may be combined with light dash stucco;
  - Useable porches with simple yet decorative columns and railings; and
  - White or light paint colors or rich earth tones accented with white or a contrasting accent color.

- **Craftsman**
  The Craftsman style was inspired by the English Arts & Crafts movement of the late 1800s. It became the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman style originated in California, though it was quickly spread throughout the country by pattern books and popular magazines.

  Typical architectural elements include:
  - Deep front porches with heavy square or tapered columns;
  - Broad overhangs with exposed and shaped rafter tails;
  - Multi-pane windows; layered wood trim at windows and doors; Stone or brick accents, particularly at porches and columns;
  - Mix of siding materials such as lap side, board and batten, and light dash stucco; and
  - Mix of accent materials.

- **Monterey**
  The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial building. Prior to this innovation in Monterey, all Spanish Colonial buildings were of single-story construction. First built by Thomas Larkin in 1835, this style introduced two-story construction and shingle roofs to California. This Monterey style and its single-story counterpart eventually had a major influence of the development of modern architecture in the 1930's.

  Typical architectural elements include:
  - Asymmetrical one and two-story massing;
  - Covered balconies at the second level with dark colored wood detailing;
  - Stucco exterior;
  - Shutters; and
  - Whites and light colors with rich contrasting accents.

In addition to the architectural styles and design standards noted above, all residential subdivisions in the ARSP are subject to the standards contained in the City's Subdivision Ordinance and for compact residential subdivisions, the City's Community Design Guidelines. Furthermore, given the extensive residential interface between projects, several additional architectural design considerations must be employed. To this end, the following criteria shall be employed when reviewing the home designs and street presentation of each residential subdivision.

Massing and Articulation

The collective streetscape is important, as it effectively becomes a shared amenity for all residents and visitors. To avoid bland homogenous neighborhoods and to ensure that the streetscape maintains a level of interest and variety, the following guidelines shall be applied:

- Incorporate a variety of compatible architectural styles within a neighborhood.
- Smaller enclaves of homes may utilize a single architectural style to create a distinct neighborhood statement.
- Unvarying repetitive facades that present a monolithic development should be avoided.
- Building forms should be appropriate to their style.
- Enhanced articulation and/or added architectural features shall be reflected in the building elevations facing streets, parks or other greenways in order to maximize visual impact to the user and minimize boxy structures.
- Provide a variety of both single and multi-story elements within multi-story home designs.
- Porches, entries, balconies or outdoor rooms are encouraged for homes that face public streets.
- As appropriate to the architectural style, add visual interest to wall planes by incorporating an array of architectural elements such as bay windows, dormers, balconies, window canopies, window awnings, etc.
- Provide additional articulation and variety to elements by changing materials, details, and/or color.

Porches and detailing wrap corners.

Porches create outdoor rooms.

Homes raised above sidewalk level are encouraged.

- To meet the design standard for enhanced elevations (front, sides and rear) where they are visible from the street, pathways or public and/or private open space, consider utilizing elements such as changes in building massing, roofline variation and window treatments.
- Porch and entry features should primarily be one-story elements. However, porches may also be incorporated into two-story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape consistent with the architectural style of the residence.
- Multi-unit buildings should incorporate smaller-scale architectural forms that are associated with its architectural style to visually reduce the height and scale of the building and emphasize the definition of individual units.
- Incorporate relief, texture and color in façades that enhance the pedestrian experience on the street that is consistent with the chosen architectural style for the unit.
- Varied building heights for multi-unit buildings are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures.
- Larger multi-unit buildings should respond to adjacent lower density residential development with sensitive transitions in scale and massing.
- Expression of individual units within row town homes is encouraged.
- Functional and usable outdoor porches, patios, balconies, courtyards, or other areas for the use of building residents are encouraged for multi-unit buildings.

Simple massing with exposed structural detailing is encouraged.

Front porches break up elevation mass and provide outdoor rooms.

Gables and bays articulate building mass.

Windows and Doors

Windows and doors will naturally vary with the incorporation of a variety of architectural elevation styles.

- Entries should be given special attention as a whole system including door, side windows and porches.
- Entries should be inviting from the street with adequate weather protection.
- Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale.
- On all elevations, openings should be trimmed and articulated with an appropriate head, sill and jamb detail.
- If used, shutters should be appropriate to the architectural style, sized to match their window and at a minimum, lend the appearance of functionality.
- Window grids, if appropriate to the architectural style and used on the front elevation, should be used on all elevations that are visible from streets, open space, or other common areas.
- Though consistency of window use is generally desirable, windows may be provided in various shapes and sizes provided they are appropriate to the building's architectural style or as accents.
- Window placement should minimize the violation of a neighbor's indoor privacy.
- To provide visual interest and avoid an identical appearance, garage doors should incorporate some architectural detailing, such as patterned garage doors with window panels and painted trim, that is consistent with the overall architectural design.
- Garage doors should not be flush with the front wall plane.

Variety in windows can provide interest.

Brightly painted trim can add a playful element to the elevation.

Variety of detailing at roofline adds interest.

Entries including door, windows and porch, should be given special attention.

Expression of individual units within row town homes is encouraged.

Detailing is appropriate to style of architecture.

Entries to Multi-Unit Buildings

All entries for main buildings and for individual units should be pedestrian-scaled.

- Courtyard doors, gates, or other portals used at building entries such as for stacked flats or garden apartment buildings should be attractively designed as an important architectural feature of the building or development.
- Main building entries (i.e. those serving multiple units) should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms.
- Individual ground level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. To the extent appropriate to the architectural style, all ground level private dwelling unit entries particularly those fronting a public street should incorporate a porch element or recessed entryway.
- Each dwelling unit's entry should be emphasized and may be differentiated through architectural detailing and elements such as porches, stoops, or roof canopies.
- Where topography allows, street entries to row town homes should be elevated with raised porches or stoops to a height of at least three steps above the public sidewalk. Porches or stoops may be paired and share a single set of stairs.

Detailing, Materials and Colors

A complimentary variety of materials used on façades from home to home and within a single home creates a more diverse and interesting neighborhood. Creative and thoughtful use of color can be a very simple yet effective tool for creating visual diversity. Together, variety in color and materials can have a significant and positive impact on the overall appearance of a neighborhood.

- Signature or custom detailing should re-enforce and support the neighborhood character.
- Details and materials should be appropriate to the style the building is expressing. "Appliqué" of details or materials on inappropriate building forms should be avoided (i.e. English half-timbering on a ranch style home with a 4:12 roof pitch).
- Gutters, downspouts and rainwater leader heads should be integrated into the roof/wall detailing and designed as part of the trim. Chain drains are acceptable.
- Materials should be incorporated such that they do not appear to be merely surface applications but as an integral component of the architectural style.
- Natural and natural appearing materials should be used as details to complement the selected architectural style such as wood, stone, brick, iron and copper.
- Materials should be attractive, durable, sustainable, low maintenance, and appropriate to the character of the neighborhood. To the extent possible, materials should also be of local origin.
- When not used uniformly about a house, accent materials such as brick and stone used on street facing elevations should be returned to a logical point of termination such as an inside corner, on the adjacent side elevation.
- Color should be used as an important design element in a building's appearance. Garish and incompatible colors should be avoided. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.

Enhanced main entry

Individual unit entries have strong relationship to the street

Raised stoops entries

- On an individual building, color variety should relate to changes of building forms and materials, such as body, accent and trim.
- Use of accent colors to emphasize the building's details such as window sash, mullions, and trims is strongly encouraged when appropriate to an architectural style.

Roofs

A variety of roof plans and pitches is desired, as roof forms and their materials have a significant impact on the impression of variety within a neighborhood.

- Roofing materials should be appropriate to their related style and pitch.
- Roofs over one-story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-story residences and are strongly encouraged.
- Variation in ridgeline heights and alignments should be incorporated in order to create visual interest.
- Flat or very shallow sloped roofs should be appropriate to their architectural style. Built-up or roll roofing and similar appearing materials that are predominantly used on flat roofs are only permitted if they are not visible from the street or other public area.
- Roof penetrations for vents should be consolidated and located on the rear side of roof ridges or a portion of the roof not visible from a public street, park or common green, whenever possible.

Masonry termination.

Chain drain.

Color is an important design element.

A variety of roof forms adds interest to a neighborhood.

Adding a variety of material creates a diverse neighborhood.

B.6 Commercial Mixed Use (CMU) District - Village District

The Village District is an area allowing for the uses, including but not limited to, retail, office, visitor service, recreation, and some residential. It is anticipated that the Village District may contain a small grocer, neighborhood serving retail uses such as a dry cleaner, hair salon, specialty retail and restaurant uses. This blending of uses creates energy and reinforces the urban character of the community.

As the “heart” of this community, the Main Street creates the hub of activity and focus for the overall project area. It presents the public face to the community at large, and the quality of design is important to the perception of the community. Site design, architecture and landscaping should create a village atmosphere where people are comfortable to mix, mingle and spend time. The following site design and architectural design guidelines shall apply.

Site Design

The goal of the Village District is to create an intimate shopping experience for residents within the Plan Area as well as the greater Roseville community. The Main Street creates a true urban gathering place where retail shops and restaurants can open their doors to the sidewalks and invite people inside. The Main Street connects Westbrook Boulevard through the retail area and is intended to intrigue and invite a passerby along Westbrook Boulevard to turn in and spend some time within the Village District.

Edges between adjacent land uses should appear seamless.

- As an urban village, there should be no walls between the commercial uses in the Village District and adjacent residential neighborhoods with the exception of those required for screening of mechanical trash or loading facilities.
- Create strong pedestrian links to the other land use areas.

The Main Street forms the backbone and focal point of the Village District.

- The Main Street should evoke a low speed urban character where cars and bicycles share the road.
- The Main Street cross section should be flexible enough to allow for diagonal or parallel parking, or a combination of both, with neck-downs at pedestrian crossing points.
- Parking lots may be accessible from, but should not front onto Main Street.
- Drive-through facilities should not be visible or accessed from the Main Street.
- Significant intersections should be highlighted with bollards, special paving, accent trees and opportunities for other monumentation such as art pieces or way-finding elements.

Strong, simple forms.

Architectural Character.

Parking areas should create an environment where pedestrians feel comfortable.

- Pedestrian routes across parking areas should be highlighted by special paving, accent landscaping, bollards, or other measures as appropriate to the overall urban character.
- Pedestrian scaled lighting fixtures should be provided.
- Trellis, awnings, and other sun protection devices are encouraged.
- Loading and services areas should be screened and not visible from public streets or adjacent residential neighborhoods.
- Buildings, parking, and service areas should be oriented to minimize impacts to residential uses without the use of walls.

Create a village environment framed by storefronts, awnings, and landscaping with an atmosphere where people are comfortable walking and spending time.

- Provide for a mix of sizes of businesses that creates a pedestrian friendly atmosphere.
- Outdoor dining is encouraged. Sidewalks should be scaled to accommodate seating while still leaving a minimum path of travel required by the building code.

To enhance the pedestrian experience, no private driveways are accessed from roads surrounding the Urban Park.

Low speed retail street with pedestrian crossings

Enhanced paving at pedestrian crossings

Diagonal parking along Main Street

Accented pedestrian crossing.

Pedestrian routes across parking areas should be clearly defined.

Areas for outdoor dining are encouraged.

Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as fountains, outdoor performance areas, or opportunities for art pieces.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Colored, decorative paving patterns should be used at special focal points.

Street Furnishings

The sidewalks and pedestrian promenades are an important feature of the Village District environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as art pieces, the furnishings should be selected from a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Seating areas should be created using benches, tables and chairs, seat walls, and raised planters.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking should be integrated into the landscape design and located to provide convenience in a safe, secure manner.
- Bollards may be placed to provide separation between auto and pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations to help keep those areas clean.
- Privately owned and maintained light standards should accept flower baskets or banners.

Art pieces as focal points.

Ample sidewalks for café seating.

Outdoor dining at plaza.

Decorative elements such as flower baskets are encouraged.

Awnings, trellises along retail street

Easily identifiable entries

Contemporary style based on traditional building form

Architecture

The goal of the Village District architecture is to create a character that is distinctive and memorable. The architecture should have a strong character, yet allow for variation and diversity in how that character is expressed.

Building upon the architectural character established by the residential styles, the commercial buildings within Amoruso Ranch Village District should reflect Agrarian roots, but with a contemporary interpretation. This aesthetic is expressed by strong, simple forms and detailing that is more industrial than formal.

Appropriate building materials include smooth or hard-troweled stucco, brick, pre-cast cementitious panels or stone and accented by steel, tile, heavy timber or other appropriate detailing. Buildings along the Main Street should have ground floors that are predominantly storefront glazing. However, the ground floor character should support upper level architecture. Heavy stucco textures are discouraged.

Public street facing facades of all buildings should have the same level of articulation and quality of details and materials as the front of the building.

- Long expanses of blank walls are discouraged, where they are unavoidable they should be articulated and softened with three-dimensional details, planters, vines, and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas should be integrated into the overall building composition.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Long unbroken forms and flat planes are discouraged.

Public street facing building facades should incorporate three-dimensional facade elements that lend a pedestrian scale to the street level.

- Arcades, wide overhangs, deep reveals, permanent awnings, etc. are encouraged.
- Building and individual tenant entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.

Buildings facing Main Street and the Main Street Promenade should have tall first floor plates.

- Retail ground floors should be a minimum 14 foot floor to floor.
- Residential units should have a minimum 10 foot first floor.

Roof design should be integral to the overall building design.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation along each block should be created by differing parapet heights.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Materials such as stucco, masonry, storefront glazing and well-detailed precast concrete are encouraged.
- Accent materials such as brick, stone, tile, and anodized or powder-coated high quality metal finishes are encouraged.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Due to glare issues and aesthetic concerns mirror glazing should not be used.

Landscaping

The general landscape concept is to provide basic planting direction along streets and other public spaces, while allowing business owners and tenants to individualize their landscaping. The following information describes suggested landscaping:

- All plantings must comply with the City's Water Efficient Landscape Ordinance.
- Select appropriate plant species based on architectural style and size of planters.
- For each parcel use a mix of shrubs, ground cover and turf, as appropriate.
- Plant shrubs at the base of the building and walls, vines on trellis structures, enclosures or garden walls.
- Use larger shrubs adjacent to fences, walls and facades.
- Plant vines on walls, fences, trellis/arbor and structures.
- Provide access walkways to entries.
- Plant accent shrubs to highlight entries.
- Install an automatic water-efficient irrigation system.
- Plant shrubs and/or ground cover from back of walkways to face of wall or fence.

Deep awnings provide shelter.

Accent materials.

B.7 Community Commercial

The commercial center in the northeastern portion of the ARSP area allows for uses, including but not limited to, large and small format retail, entertainment, office and other uses as approved by the City's Zoning Ordinance. The following design guidelines supplement the City of Roseville Community Design Guidelines.

Site Design

The goal of the regional commercial center is to create a one-stop shopping experience, in additional to the existing retail areas in Roseville, for residents within the Plan Area as well as the greater Roseville community.

- Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner.
- Create a commercial center framed by storefronts, awnings and landscaping.
- Provide for a mix of sizes of businesses within the commercial center that creates a pedestrian friendly atmosphere.

Street Furnishings

The sidewalks are an important feature of a regional commercial environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as art, the furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bollards may be placed to provide separation between auto and pedestrian crossings.

Figure B.4 Commercial Center

Architecture

The goal of the regional commercial center architecture is to create a character that is distinctive and memorable. All public facing facades of all buildings should have a level of articulation and quality of details and materials that relates to the front of the building.

- Loading and service areas should be integrated into the overall building composition and screened from the sidewalk views.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Trellises, pergolas, or permanent awnings should be incorporated where appropriate to serve as shade and weather protection. Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

B.8 Signage Design Guidelines

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics and materials throughout Amoruso Ranch. Unless otherwise stated, all signage shall also conform to the specific requirements, spirit and intent of the City of Roseville Sign Ordinance provisions. If there are any inconsistencies between the City of Roseville regulations and these Design Guidelines, the Sign Ordinance shall take precedence. If these Design Guidelines are silent on a topic, the Sign Ordinance requirements shall apply. All signs require a sign permit and all building complexes with four or more buildings, tenants or uses require a Planned Sign Permit Program to be approved, prior to receiving individual sign permits.

The following sign types are strongly discouraged in all areas of Amoruso Ranch:

- Internally-illuminated awnings.
- Plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic letters.
- Luminous vacuum-formed plastic or acrylic letters. Signs with exposed fasteners unless they are architecturally integral to the building character and signage design.
- Signs with exposed conduit, tubing, raceways, conductors, transformers or related equipment.
- Fabricator's stickers shall not be visible to the public.

General Guidelines

- Signs shall be constructed of high quality, durable materials.
- All bolts, fasteners and clips shall consist of materials appropriate for the design of the sign and not appear as afterthoughts in the overall look of the sign.
- Separate all ferrous and non-ferrous materials with non-conductive gaskets to prevent electrolysis.

Projecting signs are another effective signage option in a pedestrian environment. These signs project horizontally from the wall that they are affixed to. This provides interest and a high level of visibility to the pedestrian and vehicles that are driving by. The following provides the general design criteria for these signs:

- Relate the design of the project signs and supports to the character of the building.
- Position projecting signs to complement the building's architectural details. Locate solid panel signs below the first floor ceiling line, or no more than fourteen (14) feet above the sidewalk, whichever is less. Provide at least eight (8) feet from the bottom of projecting signs to the ground in pedestrian areas and fourteen (14) feet in areas with vehicular traffic. Projecting signs should be attached at a ninety (90) degree angle from the face of the building. All signs which extend over the public Right of Way and or sidewalk shall be required to obtain the necessary permits from the City of Roseville.

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design so that future signs do not interrupt architectural features of the building.

- Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
- Logos or trademark displays may be used on signs.
- Individual raised letters on the building face, pedestrian oriented blade signs, sculptured cantilever signs and non-internally lit signs with lighting from a secondary source are encouraged.
- Building addresses may be integrated as part of the architectural design or signage package for the building.
- Signage may be integrated with awnings and canopies.

Commercial Mixed-Use Area – Village District

In keeping with the vibrant character desired in a mixed-use area, the following additional guidelines apply in the Mixed-Use areas:

- Signs are encouraged to be unique, sculptural, one-of-a-kind accents to the building architecture.
- Sculptural elements, banners or painted murals without text may be included as part of a business identity.
- Artistic use of neon in surface mounted, blade or hanging and window signs is permitted.
- Franchise signage is strongly encouraged to be incorporated into a more unique design execution than an “off the shelf” standard sign.
- The signage program for a tenant may include banners mounted on the upper levels of the building.

Artistic execution of Franchise Sign.

Example of Projecting Blade Sign.

Handcrafted elements as signage.

Example of a Tenant specialty banner.

Example of a Tenant Identification banner.

Example of a painted mural as part of signage program.

Example of a Window Sign.

Example of artistically executed neon.

Example of a Major Tenant Building Identification Sign.

Commercial/Community
Free-standing monument signs are allowed as identification for a building or complex of buildings consistent with the City's Sign Ordinance.

- Color, materials and fonts should be integrated with the design character of the architecture and landscaping.
- Sources of ground lighting should be screened from view.
- Monument signs for individual tenants within a building are discouraged.

Home Occupations
In keeping with smart growth and sustainability principles, home occupations within the Village District are encouraged. Where these occur, the home occupation shall not disrupt the neighborhood character, but is allowed to have a small sign displayed on the residence near the entry door or in a window.

- No standard franchise signage is allowed.
- Signage shall be unique, original and executed with a high degree of craftsmanship.
- Signage shall not be "propped up" inside a window.
- Signage shall not exceed two square feet in size.

Home Occupation Signs will not be allowed within the residential zones of the ARSP.

B.9 Public Facilities and Office Uses

While there will be no industrial uses within the ARSP, there will be a range of public facilities and office uses. Public facilities include: bus stops, an elementary school, a fire station, and other support structures such as lift stations. As an integral part of the community, it is important to maintain the quality of the character established by the Village District. Therefore, both public facilities and office uses will use the Design Guidelines for Office Development as a guide. It is anticipated that individual plans will be developed for each parcel based upon the program needs for the area.

Facilities should provide a positive visual identity from the surrounding properties, and address the public streets in a direct and welcoming manner. Building entrances should be clearly articulated with distinctive architectural elements, and signed to create strong simple orientation for students, employees, visitors and deliveries. Landscape buffers should be provided to screen loading and utilitarian portions of the site, including:

- Provide for an environment where people are comfortable walking from building to building with pedestrian links to the surrounding community.
- Pedestrian paths and walks should be lined with trees and separated from direct adjacency to streets and parking areas.
- Special paving should be used at key pedestrian and vehicular intersections.
- Pedestrian routes should not traverse large areas of parking lots without designated, landscaped enhanced routes.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

The nature of the ARSP is to integrate as much of the community together as possible. As a mixed-use site, walls will not be used to separate the public facilities and office uses from the rest of the community. Public facilities, however, may be separated from residential areas in cases where noise, safety and security are of a concern.

B.10 Lighting

Exterior lighting can provide safe and effective evening illumination for the pedestrian and vehicular areas of roads, sidewalks, and walkways throughout the Amoruso Ranch community. Design should reflect the concept and character of the community through illumination level, light fixture type, finish, color, and location. There can be streetlights for roads and sidewalks, pedestrian lighting for sidewalks and walkways, building illumination, and accent lighting on special architectural and landscaping features. Specialty lighting, such as seasonal tree lights, is also encouraged in the Village District. Cutoffs and shields shall be used as necessary to minimize impacts on residents.

Privately Owned and Maintained Street Lights
Streetlights and Fixtures are encouraged to be of two types:

1. On primary streets: pole mounted with twin arms that match the architectural style for the community. The roadside arm could hold an extended lamp to illuminate the road. On the sidewalk side, the arm could hold flower baskets, art, or banner arms.
2. On secondary streets: single armed on poles to reduce glare and the impact of lighting on residences. Light is also encouraged to be focused downward and shielded from the night sky.

The City of Roseville has established street lighting standards for the City. Should Amoruso Ranch wish to deviate from the standard light fixture in terms of design character, the selected fixture must be approved by the City and meet the City standards for illumination, glare prevention, etc.

Path and Stair Lights
In less traveled areas where bollards may be too large, footpath lights can be acceptable as a means to illuminate a secondary path. On stairways, inset stairway and stair step lights are encouraged to enhance pedestrian way finding. Consistent with City requirements pedestrian pathways must be illuminated a minimum of 0.5 foot-candles at the walking surface.

Building Mounted Lights
Building mounted lights can be used to light walkways, terraces, courtyards, plazas, and planting in appropriate areas. Because building lights may be turned off, building lighting cannot be depended upon exclusively for illuminating walkways and other areas where safety is a concern. Fixtures are encouraged to be selected and located to cast downward and be shielded to minimize glare. Lighting from buildings can be balanced with street lighting to ensure areas are not over lit.

Accent Lighting
Accent lighting can be used to emphasize special features such as fountains, sculptures, wall niches, signs, planters, or trees for decorative effects and can be inconspicuous and durable. Small scale accent lights such as LED based fixtures can be used for way finding or as special design elements.

Special Event Lighting
Lighting used for special events can include decorative lighting for holiday seasons or other community park event lighting. Special event lighting can be designed for use during event and non-event times. Seasonal decorative lighting during holidays and holiday events is encouraged subject to approval by the City of Roseville.

B.11 Parking

Off-Street Parking Guidelines
Off-street parking, including parking lots, can often have an undesirable effect on a community when it disconnects people from public spaces, creates visual and physical barriers, or provides unsafe conditions. The demand for off-street parking is reduced by encouraging the use of non-motorized transportation with strong trail linkages and bicycle facilities, and by having access to transit for daily needs.

Amoruso Ranch parking areas will follow the City of Roseville Zoning Ordinance standards and should:

- Use appropriate lighting to eliminate dark hiding places, clearly marking any unobstructed access ways for users from parking, and increase visibility for users and security systems to monitor activity.
- Locate parking areas close to facilities to reduce the distance and time it takes to go from parking lots to the facility.
- Provide on-street parking next to active areas.
- Provide clear visibility, unobstructed by signs, landscape, or buildings from street to parking lots.

Minimize the visual impact of parking by:

- Locating parking areas behind tree groves and out of view corridors.
- Planting parking lots with trees and shrubs to reduce the parking lot's visual impact.

Pedestrian connections are encouraged to be integrated into the parking lot layout to provide safe, clear, and unobstructed pathways. For pedestrian access points and pathways, special emphasis can be provided through distinctive materials, colors, and patterns. Parking stall dimensions, aisle widths, loading areas, and layout shall conform to these and all other standards, codes, and regulations of the City of Roseville unless otherwise approved by the City. All irrigation and landscape shall comply with the City's Water Efficient Landscape Ordinance.

B.12 Relationship to the City Community Design Guidelines

Where residential neighborhoods have an interface with an edge (i.e. adjacent to parks, paseos, or open space Class I trails), design techniques should be employed to provide neighborhood access and visibility to these features. This will enhance the level of connectivity in the ARSP. Guidelines for the various edges within the ARSP are provided below:

Guidelines for Edges along Parks, Paseos and Open Space
The following guidelines apply to the design of neighborhoods adjacent to parks and open space features:

- Where applicable, neighborhoods should provide access, for service and fire protection, adjacent to parks, natural creek corridors, pedestrian parkway corridors, and paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or Class I open space trail.
- Along open space parcels, frontage landscaping shall be native plants, as required by the City.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented towards parks and paseos, rather than backing onto them.
- Where streets occur adjacent to the Urban Park, individual private residential driveways are not permitted to take access from these streets.
- Residential subdivisions located adjacent to open space areas shall provide visual access to the open space.
    - Residential streets should provide views into the open space areas at selected locations by providing opportunities for homes to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.

- No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This requirement will not apply to internal "urbanized" open space areas such as paseos, to the portion of AR-98, south of the Placer Parkway- or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).
- Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation is of concern (such as adjacent to public trails), solid fencing may be used between residential lots and open space (subject to Fire Department standards).
- Where residential lots back or side onto an open space area and where public access is encouraged (i.e., along Class I trails), multiple connection points shall be provided, via live-end cul-de-sacs, paseos, or other means.
- Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
- As applicable, ensure subdivisions provide the proper interface with, and design for, any prescribed paseos.
- Where paseos are not adjacent to a street, they must be open to one side at all times to prevent a tunnel effect and create security concerns.
- ~~Where~~ Where homes side on to parks and open spaces fencing restrictions shall apply as per Fig. 5b. For homes siding or fronting on to AR-64 the front and side yard fencing shall be limited in height to 2'-6".

Figure B.5a: Homes Fronting onto Park

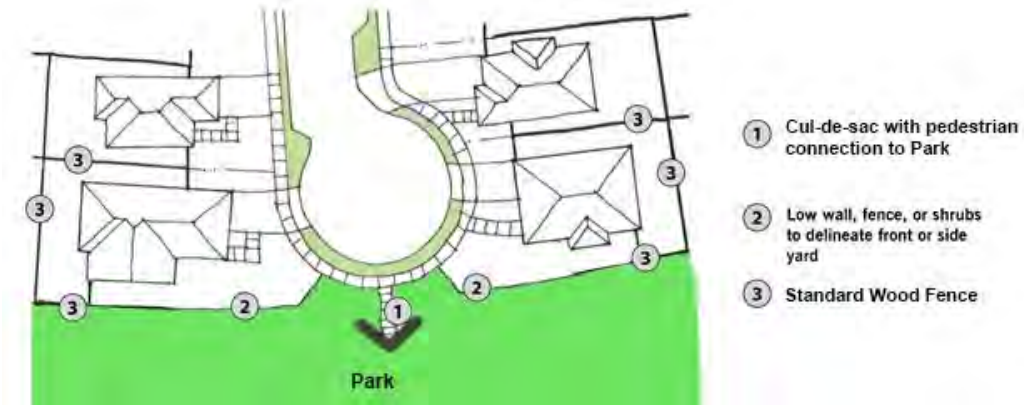


Figure B.5b: Homes Siding on to Parks (added 8/30)

Figure B.6: Homes Backing/Siding onto Open Space

Figure B.7: Homes Fronting Paseo

B.13 Community Landscape Design Guidelines

The purpose of the landscape design guidelines is to encouraged elements that support the landscape vision for the community as discussed in Chapter 3 of this Specific Plan. Elements that would distract from the intended character are noted as discouraged elements.

Landscape design should be appropriate for the local climate and soil conditions, use of water conserving plant species, utilize recycled water irrigation systems, install water efficient, low volume irrigation systems and controls and comply with the City's Water Efficient Landscape Ordinance (WELO). Landscaping should provide an appropriate transition between the formal landscaping in developed areas and the natural character of the open space areas.

This section outlines landscape themes and street planting concepts.

A. Landscape Design Goals and Objectives

To support the landscape vision for Amoruso Ranch the following concepts are established as objectives for the landscaping within the Plan Area:

- Provide high quality landscape and strong community identity.
- Utilize landscaping to enhance the sense of community established by the network of trails and pedestrian connections.
- Create a unified palette of materials and colors that supports a cohesive identity for the community, yet allow for variety and interest.
- Create open gathering spaces where the community can comfortably meet, gather, and recreate.
- Reinforce the street character where the pedestrian is the primary user and the vehicle is secondary.
- Utilize a water efficient design that meets the City's Water Efficient Landscape Ordinance (WELO)

Using the above criteria, the following guidelines were established in order to meet the goals and objectives of the landscape at Amoruso Ranch.

Streetscapes

Attractive streetscapes are an important aspect of any community and Amoruso Ranch embraces this principle. The streets sections at Amoruso Ranch were designed with an eye to the pedestrian and cyclist. Ample space in the parkways for street trees creates a buffer to insulate the pedestrian from vehicles. The landscape, particularly street tree selections, reinforces the street hierarchy to establish a sense of place and visual continuity throughout the community.

The following section addresses design guidelines for street trees and their associated landscape. For an in-depth discussion on the street hierarchy and street section geometry, refer to Circulation Chapter 7.

B. Landscape for Streets

General Guidelines

The following guidelines apply to all streetscape landscaping within ARSP.

- An automatic water efficient irrigation system shall be used in all formal landscape areas.
- The use of drought tolerant, low water use, plant species is encouraged.
- Street trees should be centered between street lights (per Roseville Electric landscape guidelines).
- Parkways and medians will be utilized for water quality features. The design of these features should complement and enhance the streetscape.
- Landscape elements such as planting, signage etc., shall be located such that the minimum sight distances for vehicles, bikes and pedestrians are maintained.
- Berms shall be no taller than thirty inches (30") in height including plantings.

Arterial Streets

The arterial streets that cross through Amoruso Ranch are Westbrook Boulevard, Road "B" and Road "D." These streets are the first layer of circulation at Amoruso Ranch and will be the first street viewed by the public as they enter the community. The following guidelines should be followed for landscape in these areas:

- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Root barriers and deep root irrigation shall be installed on trees planted within five feet of a curb, paved surface, sidewalk or wall.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant palette.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.
-

West Sunset Boulevard

In addition to the guidelines above, the following standards shall be applied to the portion of West Sunset Boulevard adjacent to the northern portion of the ARSP.

- A landscape corridor will be provided. The existing Sunset right of way will be adjusted to accommodate this landscape corridor. The roadway will continue to be in Placer County's jurisdiction whereas the landscape corridor will be within the City of Roseville's jurisdiction. Depending on the road section and the travel lanes required the landscape corridor may vary between 25 feet to 15 feet in width.
- Within the landscape corridor, a 5 foot sidewalk will be provided.
- A 7 feet maximum wall height shall be provided as a buffer between the landscape corridor and the residential units backing onto West Sunset Boulevard. The setbacks from the landscape corridor shall be followed as set forth in the Amoruso Ranch Specific Plan Development Standards
- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the landscape corridor.
- Root barriers and deep root irrigation shall be installed on trees planted within five feet of a curb, paved surface, sidewalk or wall.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.

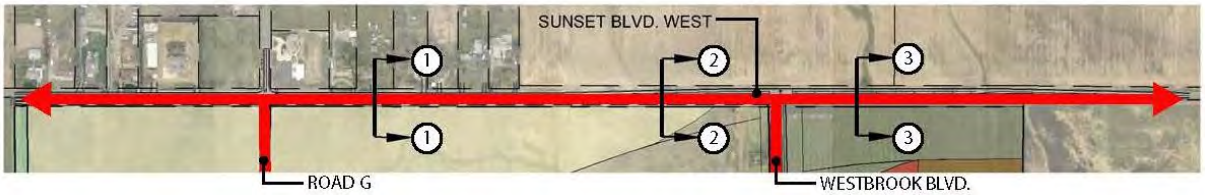


Figure B.8a: West Sunset Boulevard Street Section – Key Map

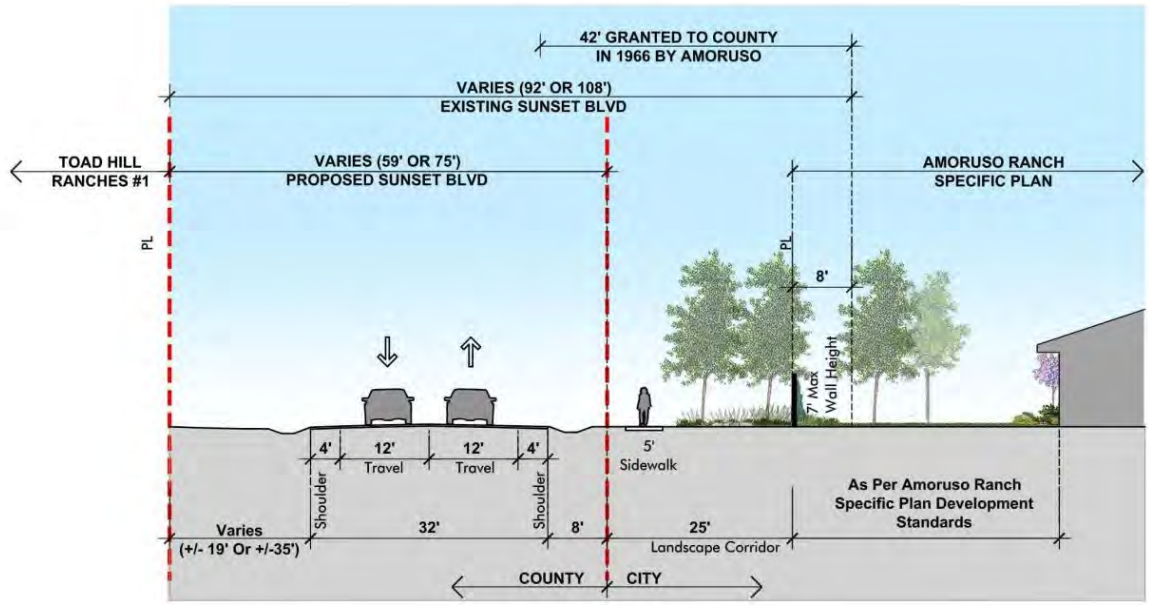


Figure B.8b: West Sunset Boulevard Street Section 1-1

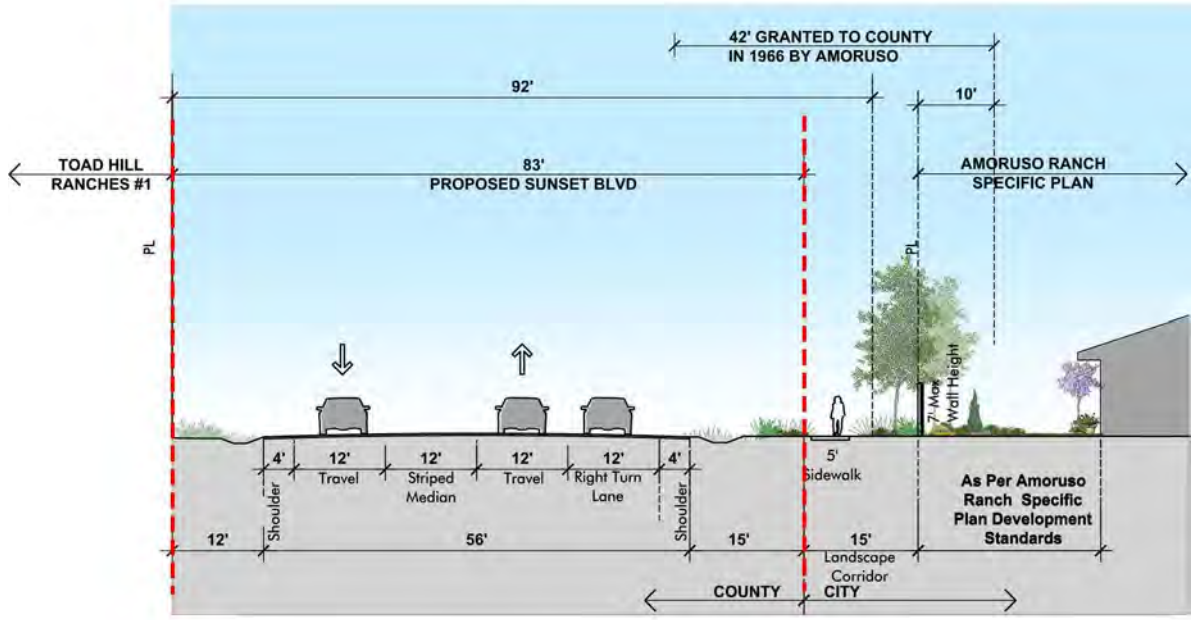


Figure B.8c: West Sunset Boulevard with Right Turn Lane Section 2-2

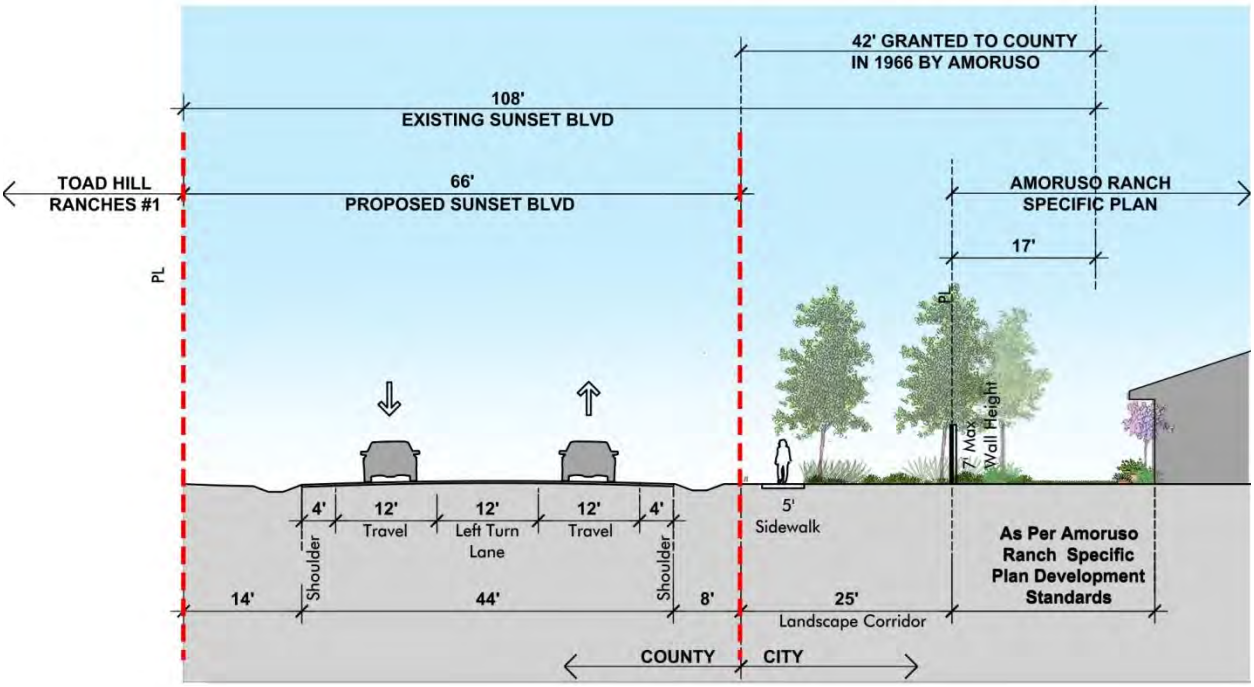


Figure B.8d: West Sunset Boulevard with Left Turn Lane Section 3-3

Median Breaks

Median breaks on arterial streets are limited to those shown on Figure 7.3 in Chapter 7, *Circulation*. The purpose of controlling the number and location of these breaks, in addition to controlling traffic movements, is to ensure a strong, continuous street tree and landscaping treatment along the streetscape. On a limited basis, additional median breaks may be considered on a case by case basis.

- Additional median breaks will be considered when a demonstrated benefit is shown to increase the level of service of an otherwise already degraded signalized intersection adjacent to the location of the desired breaks.
- Median breaks along arterial streets should be spaced to allow for standard turn pocket and taper lengths.
- Breaks should be spaced to provide a sufficient area for median landscaping and to prevent small islands which cannot be landscaped due to size constraints.
- Median design should avoid creating conditions where hardscape must be installed in lieu of landscaping due to site distance requirements.
- A minimum of five (5) trees, spaced at maximum intervals of thirty feet (30') on-center, shall be provided in any one section of median.
- Special cases deviating from these standards may be considered at the discretion of the Development Services Director, on a case by case basis.

- Use of low water groundcovers or grasses is encouraged except where utilities, street lights or LID basins interrupt the street tree pattern.

Figure B.9: Westbrook Boulevard – North of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Figure B.10: Westbrook Boulevard – South of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Figure B.11: Minor Arterial "B" (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Modified Collector Street

Road "A", east of Westbrook is the only Modified Collector Street within Amoruso Ranch. It provides a secondary connection between Westbrook Boulevard and Road "B". The following guidelines should be followed for landscape along this street:

- Large evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant palette.
- Turf should be avoided in these areas.
- Use of low water use groundcover or grasses is encouraged.

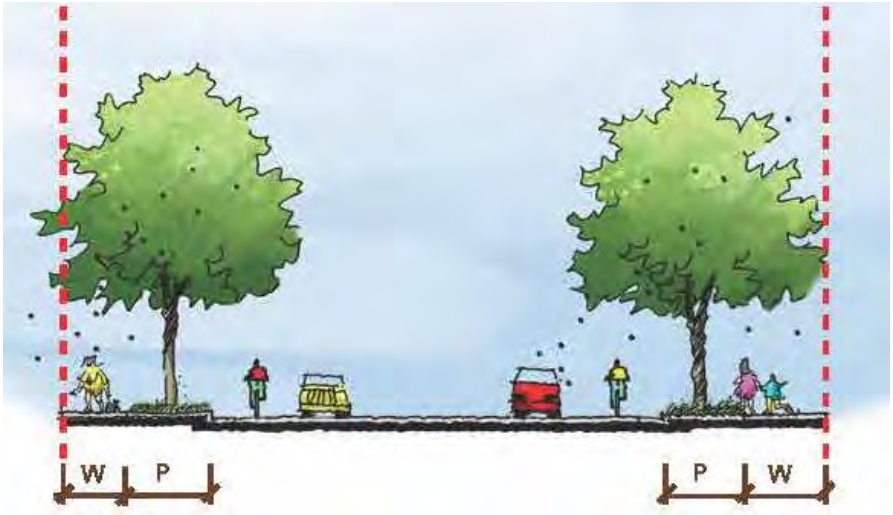


Figure B.12: Modified Collector (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk) (P = Parkway; W = Walk)

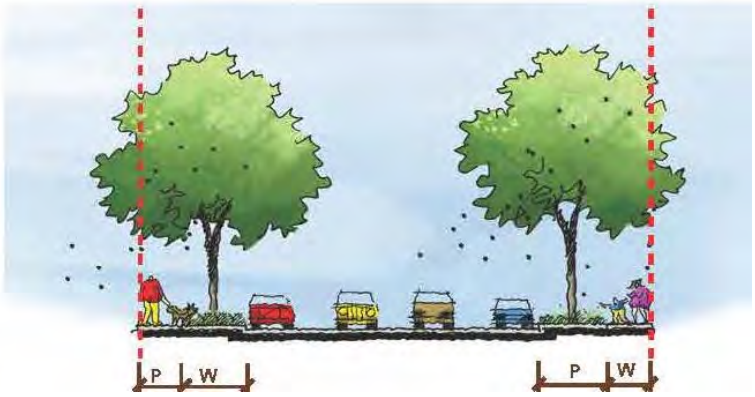


Figure B.13: Modified Primary Residential Street, (P = Parkway; W = Walk)

Modified Primary Residential Street with Street-side Paseo

This is an asymmetrical street section with detached sidewalks that consists of a sidewalk with a parkway on one side of the street and a wider sidewalk set within a landscape zone on the alternate side. This unique, wider landscape zone and wider walkway gives the street a park-like ambiance and forms a strong pedestrian and bike corridor within the community. Large deciduous trees should be aligned so that they canopy over the street. On the wider parkway side, a second row of more columnar deciduous trees establishes a unique streetscape. Shrubs and groundcover should be used within the parkways between the walks and the curb. The following guidelines should be followed for landscape along this street:

- Large deciduous canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species. Species should be selected to create rich fall color to highlight these streets within the community.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing. In the area behind the walk within the landscape zone, a tall columnar deciduous tree species should be used. Spacing should correspond to the parkway street tree.
- Parkways should be planted with shrubs or groundcover or grasses and groundcover for layered plantings. The progression of scale and use of color is particularly important in the wide parkway area.
- In the area behind the walkway in the 35 foot wide landscape zone, a more ornamental plant palette may be considered as a transition to private front yards.
- Turf should be avoided in these areas.
- Pedestrian level lighting is encouraged along the ten foot wide walk section.

Roundabouts

Roundabouts are utilized to calm traffic and slow it as it enters the residential neighborhoods. Roundabouts should be planted in a similar style to the streetscapes. Tall shrubs and trees should be kept out of the sight lines in these areas. The following guidelines should be followed for landscape at roundabouts:

- Large deciduous or non-conifer canopy trees should be planted in the roundabouts to establish a vertical focal point.
- Roundabouts should be mounded 18 inches - 24 inches above the curb and landscaped to give more definition to the space.
- Layered planting is encouraged in this area to give more variety and definition to the landscape.
- Roundabouts may be used for water quality facilities if their design compliments and enhances the overall streetscape.
- Turf should be avoided in these areas.
- Utility layout through the roundabouts should consider specimen tree plantings when planning infrastructure.

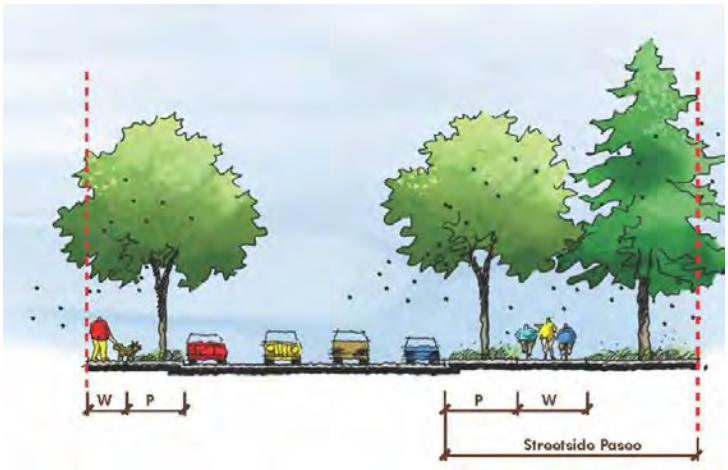


Figure B.14: Modified Primary Residential Street with Streetside Paseo, (P = Parkway; W = Walk)

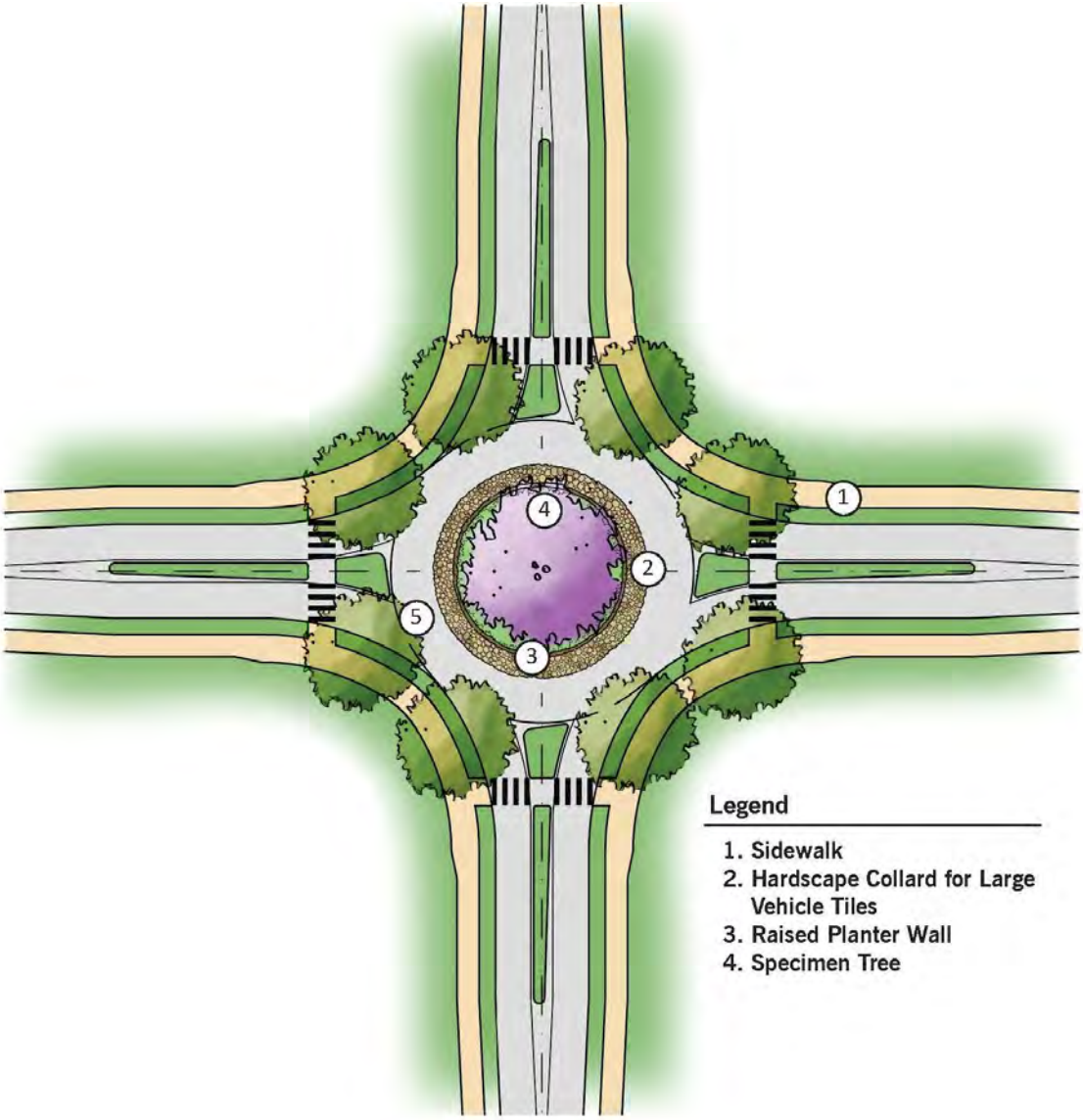


Figure B.15: Roundabouts Plan View

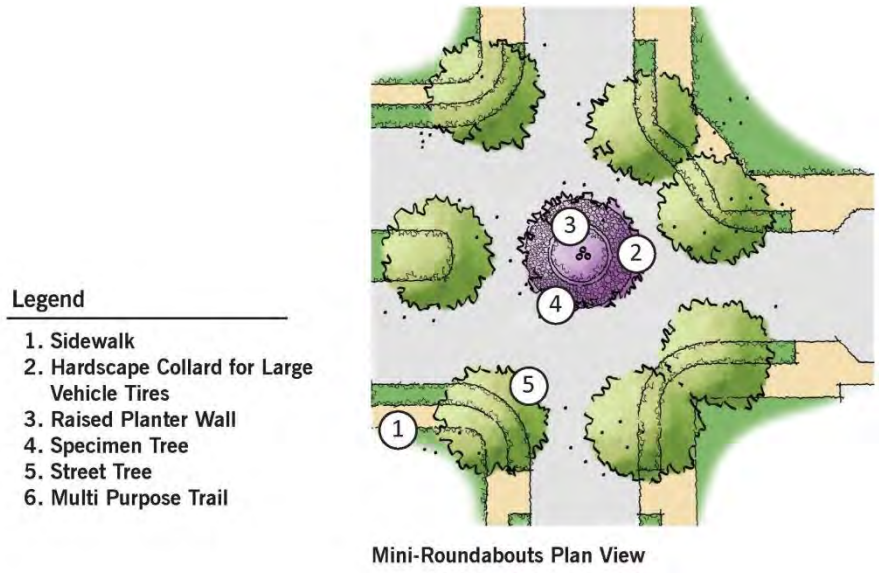


Figure B.16: Mini-Roundabouts Plan View

Modified Minor Residential Streets

Neighborhood streets have a five foot wide parkway and a five foot wide sidewalk on both sides of the street. The character of the landscaping along the streets should reflect that of the architectural character of each neighborhood. Trees should be sized appropriately for the width of the parkway and regularly spaced within a planted parkway. Tree species can vary from street to street and neighborhood to neighborhood, but should remain consistent within each block. The following guidelines should be followed for landscape along this street:

- Non-conifer evergreen canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Use of parkways for water quality swales is allowable.

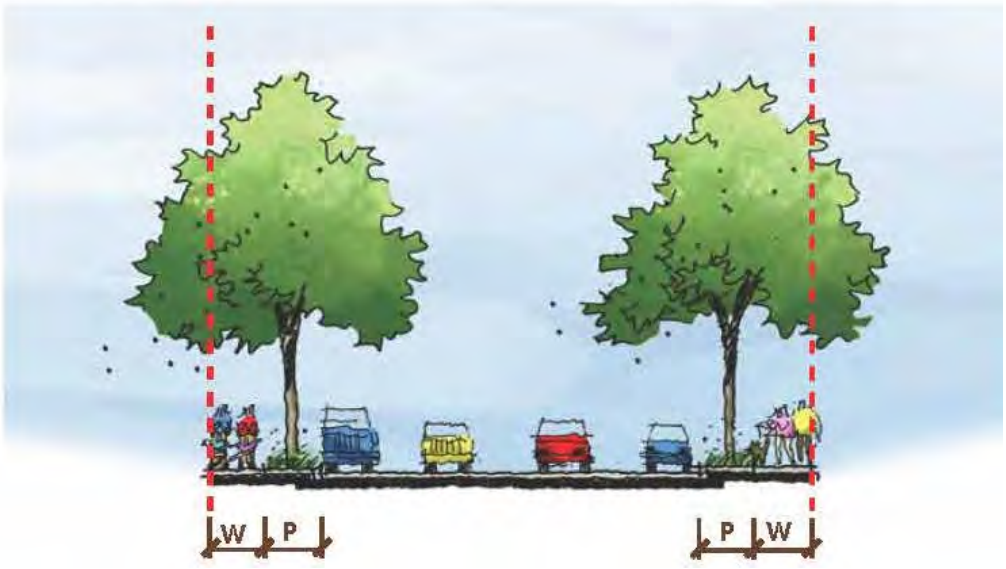


Figure B.17: Modified Minor Residential Street, (P = Parkway; W = Walk)

Alleys

Alleys may be used to provide access to the garage areas of the homes. Given the close proximity of the architecture to the alley, landscape here will be important to soften the edges of the homes. The following guidelines should be followed when designing the alley landscape.

- Alley landscape plans should be coordinated with utility plans to ensure adequate landscaping can be provided in the available space.
- Trees should be placed between each unit unless it is not feasible due to lack of space or other physical constraint.
- Trees and shrubs selected for planting pockets should be of an appropriate scale for the available space.
- Plantings should accommodate access to the private yards as appropriate.
- Privacy fencing in alleys should be located to allow for adequate landscaping between the fence and the alley driving surface.
- Alleys should have accent trees on both sides where they meet the streets.
- Landscaping within each alley should reflect the vernacular of the architecture.

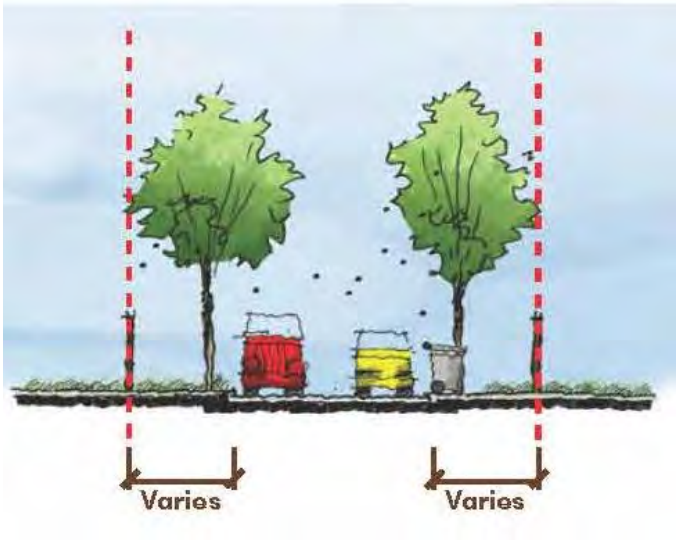


Figure B.18: Alley

Village District Streets

The Village District streets are unique to the community and it is important that their landscaping reflect this urban character. There are two types of streets with the Village District: Main Street and the Modified Primary Residential Street-Village Street. Below are guidelines for the landscape for each of the Village District streetscapes. A more in-depth discussion of the landscape for the Village District occurs later in this chapter.

Main Street

Main Street is the backbone of the Village District and is the most urban streetscape, using tree grates, specialty paving, landscape furniture and art to define the landscape.

- Deciduous canopy trees should be planted along the street in tree grates. Refer to Table B.1 for specific tree species.
- Tree spacing should allow tree canopies to touch and should establish a unique streetscape identity within the community.
- Tree species should be selected to allow visibility to merchant signage by having open canopies that allow you to see through the canopy or quickly grow to a height that allows signage to be seen under the canopy.
- Accent planting should reinforce the overall urban nature of the street.
- Turf should be avoided.

An active Main Street.

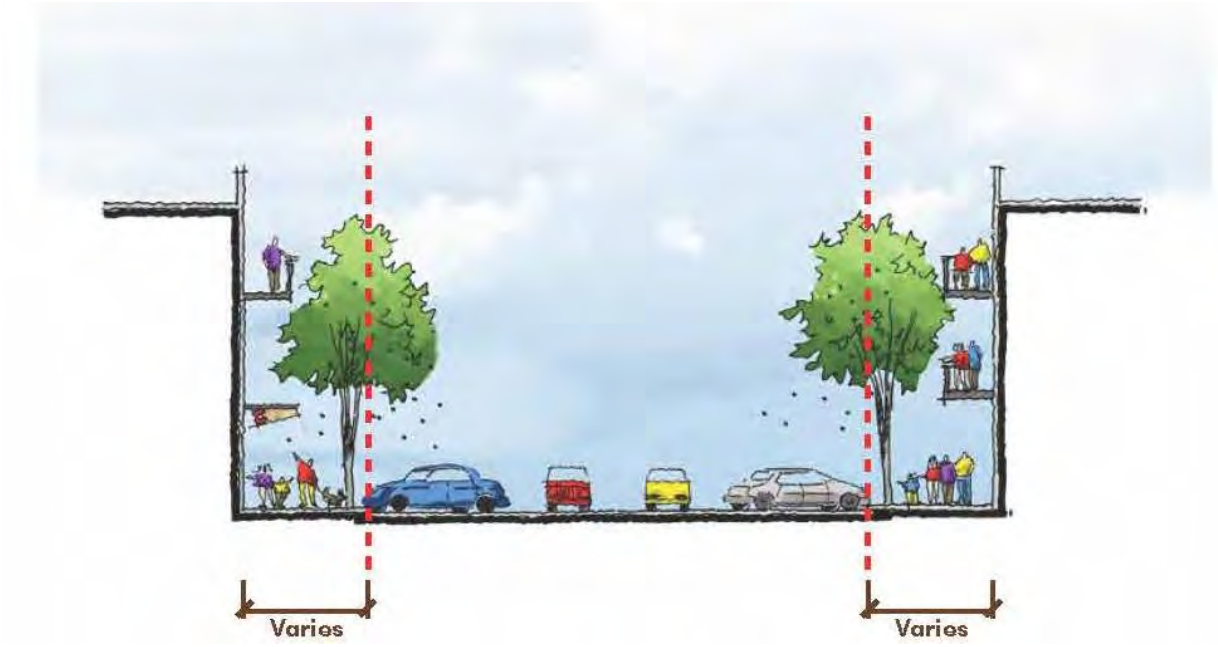


Figure B.19: Main Street

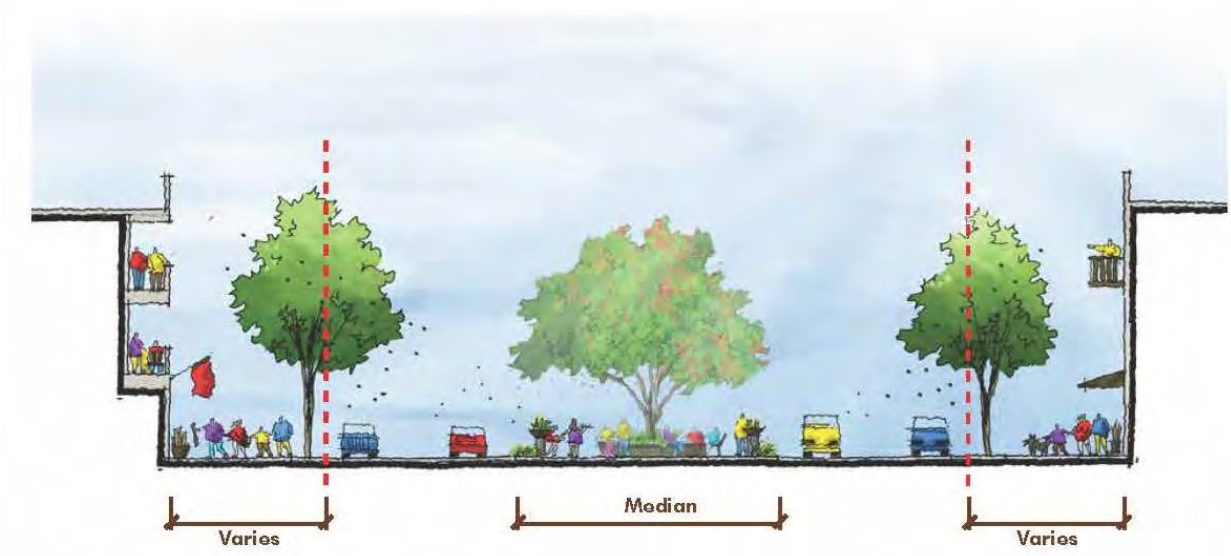


Figure B.20: Main Street Promenade

Village Streets

The Village Streets provide alternate access to the Village District, and are slightly wider than the neighborhood streets to accommodate some commercial traffic, including occasional cube delivery trucks. The landscaping along these streets should reflect their adjacent uses but should have an urban character.

- Deciduous canopy trees should be planted along the street. Where adjacent to commercial uses, they should be located in widened sidewalks with tree grates. Where adjacent to residential uses, they may either be located in five foot planted parkways or widened sidewalks and with tree grates, whichever is more appropriate to the density of housing. Refer to Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies to touch at maturity, approximately 30 feet on center.
- Understory planting can be ornamental and can consist of clipped hedges and flowering shrubs and groundcovers.
- Turf should be avoided in these areas.

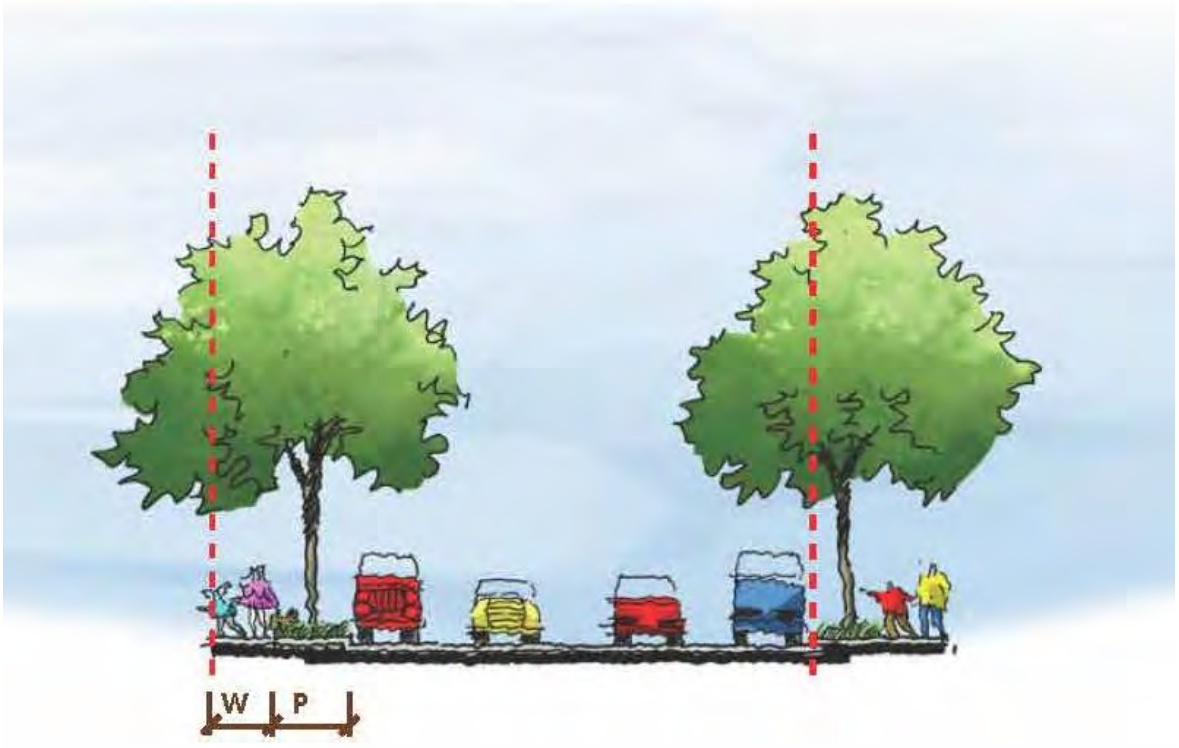


Figure B.21: Village Street, (P = Parkway; W = Walk)

Table B.1 Street Tree Master Plan			
Roadway Type/ Name	***Botanical Name***	***Common Name***	***Average Spacing***
Arterial Roadways			
Westbrook Boulevard	**Evergreen**		
	Quercus suber	Cork Oak	30'-0"
	Deciduous		
	Quercus palustris	Pin Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Median		
	Plantus species	Sycamore	30'-0"
	Quercus suber	Cork Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Zelkova serrata	Zelkova	30'-0"
Minor Arterial "B"	**Evergreen**		
	Cedrus deodara	Deodar Cedar	35'-0"
	Deciduous		
	Gleditsia triacanthos 'Sunburst'	Honey Locust (thornless)	25'-0"
	Quercus palustris	Pin Oak	30'-0"
Collector Roadways			
Modified Collector	**Evergreen**		
	Quercus suber	Cork Oak	30'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	20'-0"
	Aesculus hippocastanum	Common Horsechestnut	25'-0"
	Tilia cordata 'Glenleen'	American Linden	30'-0"
Modified Primary Residential Street (Bike Lanes and Park)	**Evergreen**		
	Quercus ilex	Holly Oak	25'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	25'-0"
	Koelreuteria paniculata	Goldenrain Tree	30'-0"
	Backdrop (Tall Vertical)		
	Nyssa sylvatica	Tupelo / Sour Gum	25'-0"
Modified Primary Residential Street (Road G) Alley	**Deciduous**		
	Koelreuteria paniculata	Goldenrain Tree	30'-0"
	Pistacia chinensis	Chinese Pistache	24'-0"
	Evergreen		
	Arbutus enedo	Strawberry Tree	20'-0"
	Cupressus sempervirens	Italian Cypress	10'-0"
	Deciduous		

Table B.1 (continued) Street Tree Master Plan			
	Deciduous		
	Acer buergerianum	Trident Maple	18'-0"
	Acer campestre	Hedge Maple	18'-0"
	Acer circinatum	Vine Maple	18'-0"
	Carpinus betulus 'Fatigiata'	Eurpean Hornbeam	20'-0"
	Carpinus caroliniana	American Hornbeam	20'-0"
	Cercis canadensis	Eastern Redbud	20'-0"
	Cornus florida	Eastern Dogwood	20'-0"
	Crataegus phaenopyrum	Washington Hawthorn	25'-0"
	Koelreuteria bipinnata	Golden Flame Tree	25'-0"
	Koelreuteria paniculata	Goldenrain Tree	25'-0"
	Laburnum anagyroides	Goldenrain Tree	25'-0"
	Lagerstroemia hybrids	Crape Myrtle	20'-0"
	Magnolia kobus	Kobus Magnolia	20'-0"
	Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	20'-0"
	Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	20'-0"
	Styrax japonicus	Japanese Snowdrop	20'-0"
	Styrax obassia	Fragrant Snowbell	20'-0"

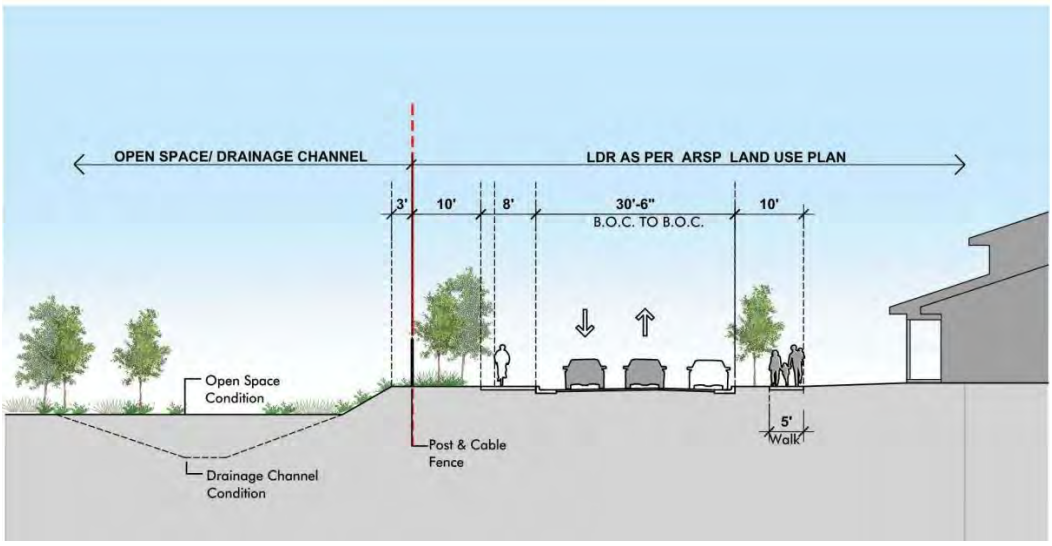
Landscape Edge Conditions

Given the location of Amoruso Ranch, there are a variety of edge conditions that occur around the site. Various landscape and edge treatments should be employed for residential neighborhoods along the edges of the Plan Area. A variety of design techniques will be employed to provide access, visibility, or even to buffer and separate the proposed residential development from the surrounding uses. Guidelines for the various edges within the ARSP are provided below. The following illustrations are merely suggestions, but are not limited to these designs as long as the intent of the ARSP is met.

Guidelines for Development along Open Space:

The following guidelines should be followed where development land is adjacent to parks and open spaces.

- Where applicable, neighborhoods should provide access, for service and fire protection, to adjacent parks, natural creek corridors, pedestrian parkway corridors, or paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or open space areas.
- Along open space parcels, frontage landscaping shall be non-invasive, native plants, as approved by the City.



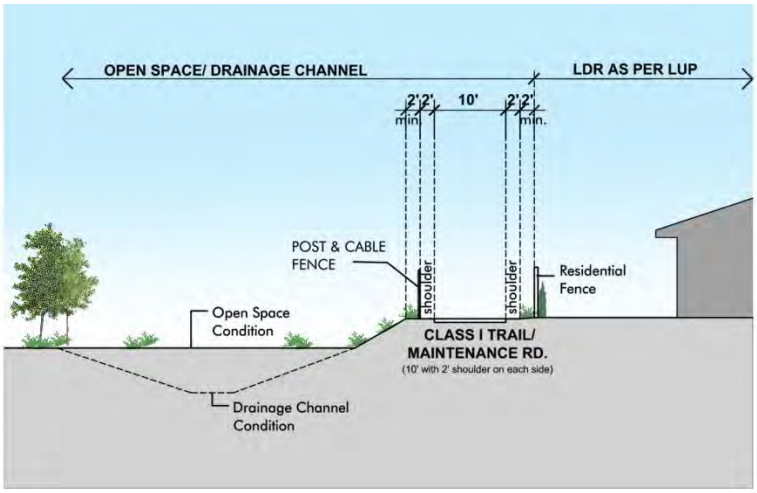


Figure B.22: Potential Edge Conditions Along Open Space/Drainage Channel (updated 8/30)

- Along open space parcels, frontage landscaping shall include post and cable fencing between the frontage landscaping and open space area.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented toward (facing) parks and paseos, rather than backing up to them.

- Residential subdivisions located adjacent to open space area shall provide visual and physical access (for service and fire protection) to the open space. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This requirement will not apply to internal "urbanized" open space areas such as paseos, to the portion of AR-98, south of the Placer Parkway or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).
  - Residential streets should provide views into open space areas at selected locations by providing opportunities for home to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.
  - Where residential lots back or side onto an open space area, multiple connection points (for service and fire protection) shall be provided, via live-end cul-de-sacs, paseos, or other means. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate,
  - Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
  - As applicable, ensure that subdivisions provide the proper interface and design when adjacent to open space.

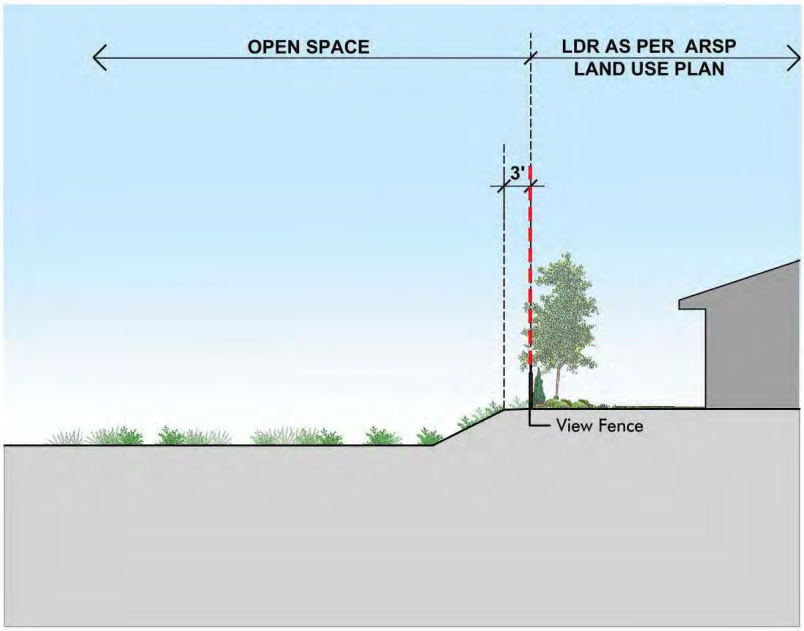


Figure B.23a: Edge Conditions Along Open Space Transition Zones

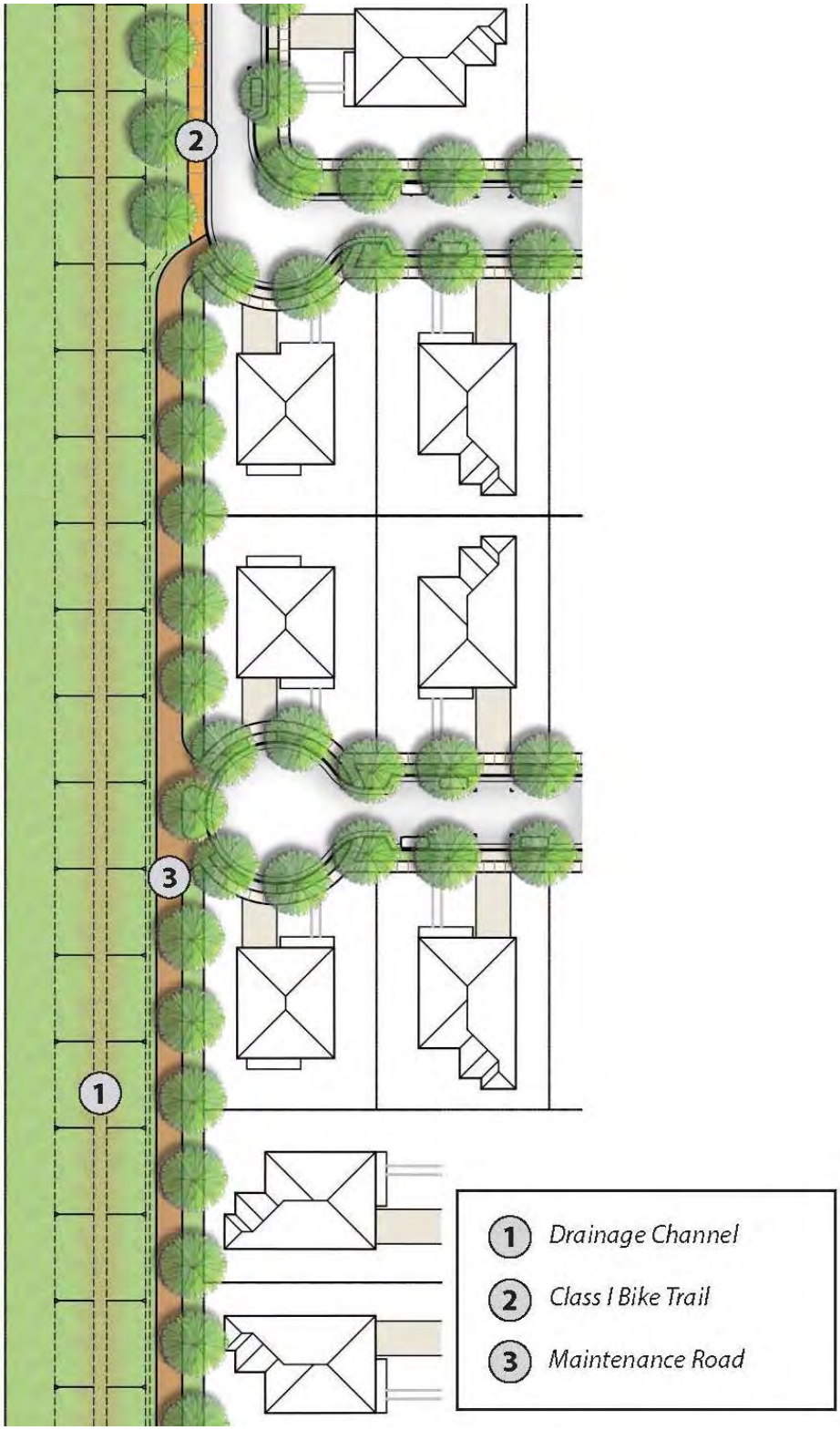


Figure B.23b: Edge Conditions Along Drainage Channel - Plan View

Guidelines for development along the Western Property Line North of Placer Parkway (Gleason Property):

In keeping with the City's General Plan policy there shall be adequate separation between the proposed residential development in ARSP and the adjoining agricultural uses to the west of the project area.

- Fencing and adequate landscaping shall be provided to minimize the interaction of the two uses.
- Adequate landscaping screening shall be provided along the residential edge to minimize visual impacts both to and from the development.
- Along open space parcels, landscaping shall be native plants, as required by the City.
- Pedestrian/bike access may be provided on the maintenance road along the drainage channel. Where homes front on to the drainage channel, the maintenance road may be replaced by a single loaded road.
- Where homes back on to the drainage channel, sufficient landscape shall be provided between the maintenance trail and the fences. Fences could be low solid wall solid or open fences with tubular steel.

The following sections illustrate potential design solutions for buffering along the Gleason Property:

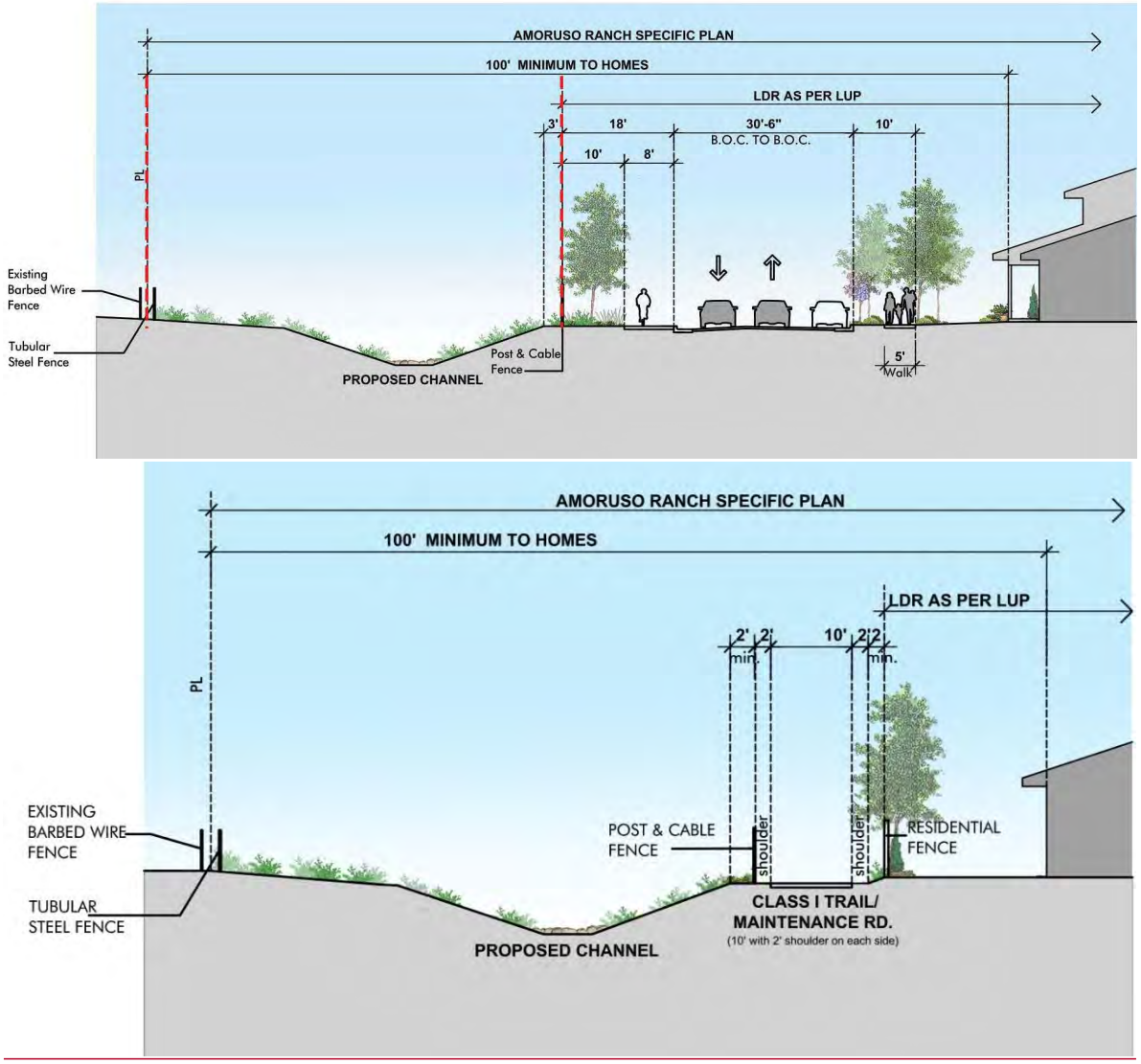


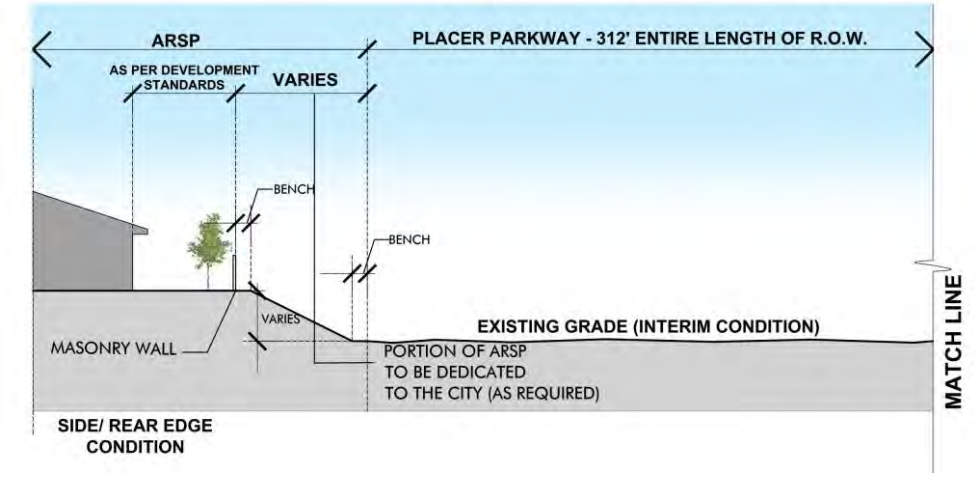
Figure B.24: Potential Edge Conditions Along Western Property Line North of Placer Parkway (Gleason

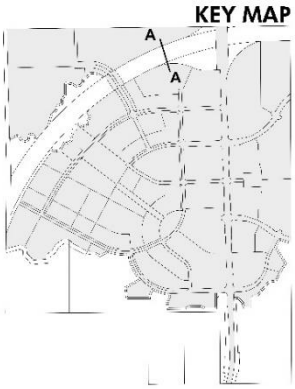
Property) (updated 8/30)

Guidelines for development along Placer Parkway:

Placer Parkway is a planned regional future six-lane expressway that runs through the ARSP area. During the Tentative Map stage for homes immediately adjacent to Placer Parkway (Parcels AR-2, AR-3, AR-4, AR-5, AR-6, AR-7, AR-8, AR-9 and AR-10), the following measures should be considered to maintain compatibility in the adjacent neighborhood. In addition portions of Placer Parkway maybe elevated above adjacent neighborhoods, so care should be taken while designing neighborhoods and individual lots.

- Development may back side or front on to the proposed Placer Parkway ROW. Where homes back or side on to the right-of-way, a masonry wall will be provided. Where homes front on Placer Parkway, a single loaded road may provide the separation, as illustrated in the conceptual cross section below.
- Care should be taken to locate and orient homes to address livability concerns. It is assumed the lotting pattern and home orientations may vary within the development parcels.
- Planting materials should be used between residences and Placer Parkway, where possible, as a screen or buffer. Plant material such as Sycamore, Oaks or London Plane trees or other similar planting material that has a broad canopy should be considered.





The following sections illustrate potential design solutions for buffering along Placer Parkway. Design of Placer Parkway is conceptual and actual design will be completed by others:

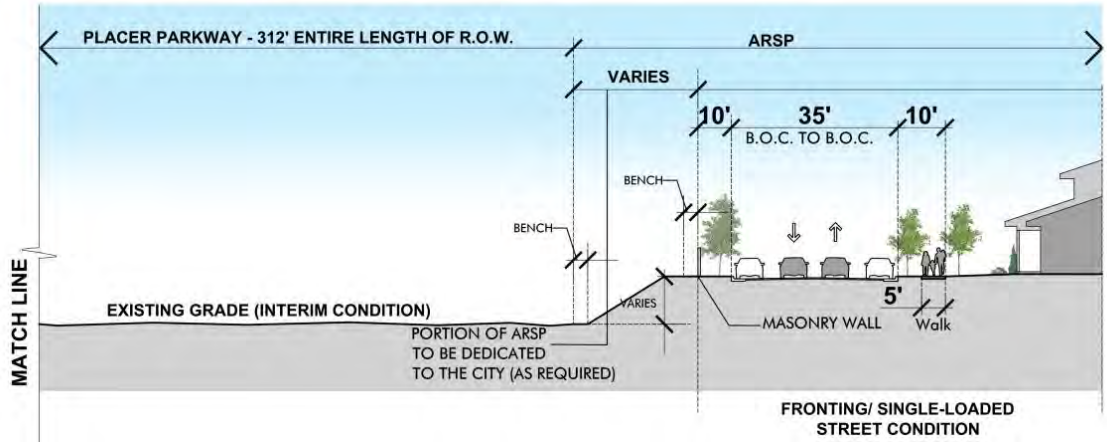
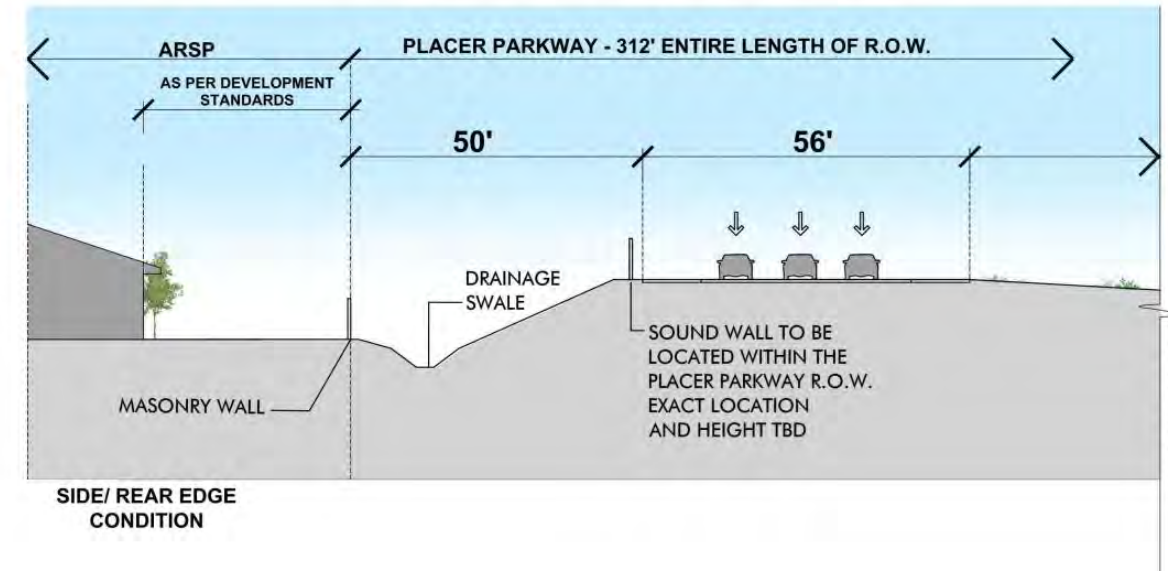


Figure B.25a: Conceptual P.P. Section and Edge Conditions (Interim Condition A-A)



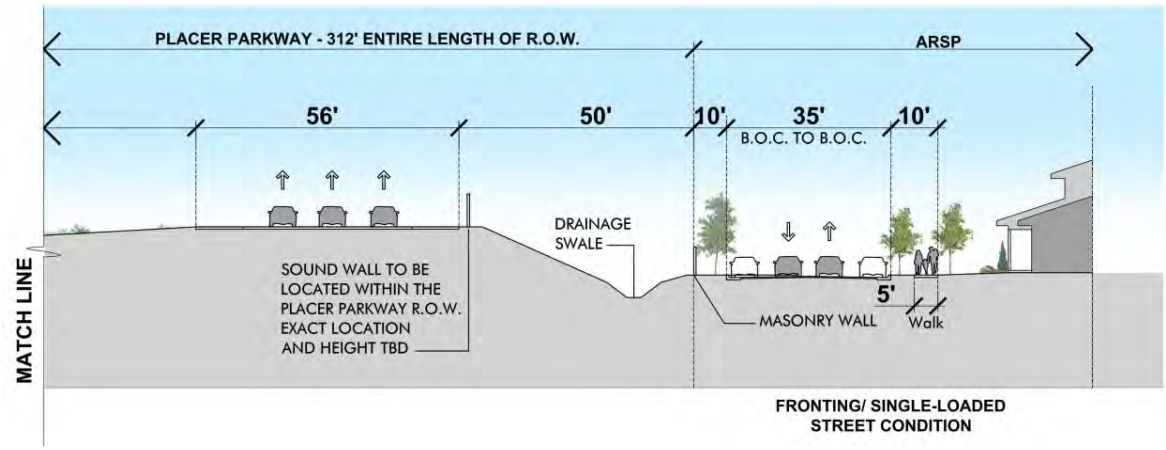


Figure B.25b: Conceptual P.P. Section and Edge Conditions (Ultimate Elevated Condition A-A)

C. Parks

The ARSP has an extensive network of both parks and trails. The description, general layout, and amenity schedule for the public parks has been addressed in Chapter 8.

In general, the park landscape should respond to the context in which it is located as well as the focus or "big idea" for the activities within each unique park. Where parks are adjacent to natural open space, the landscape with the parks should reflect and respond to the adjacent natural setting.

Privately owned urban relief areas (also referred to as "pocket parks") may occur throughout Amoruso Ranch and their design will be specific to each neighborhood. Where odd shaped "left over" parcels occur within a neighborhood, the merchant builder is encouraged to plan it as urban relief that is maintained by a Home Owner's Association or other private ownership entity.

In general, the following guidelines should be used when designing the parks. The design and materials shall be consistent with the City of Roseville Public Works and Parks Design and Construction Standards, the City's Water Efficient Landscape Ordinance and the project's Water Conservation Plan.

- Turf areas should be limited to active recreation areas.
- Shrubs and ground cover palettes should be simple and layered to give definition and variation to spaces and yet maintain a unified ground plain.

- Shrub and tree species in parks should be hardy, long lived, and easily maintainable.
- Use of low water use plants in appropriate areas is encouraged.
- All plant material should be chosen from the approved plant palette and consistent with the Parks Construction Standards as listed by the City's Urban Forester. Walks and hardscape within the parks are encouraged to use special finishes or score patterns to reinforce their identity.
- Site furnishings should be made of durable, long-lasting material, consistent with the Parks Construction Standards.

D. Village District Landscape and Hardscape

The Village District is a mix of retail, office, and residential uses with the goal of creating an urban gathering and activity hub for the residents of the community and surrounding area. The landscape within this area should have a sophisticated urban vibe. Outdoor dining, informal seating in open, shaded plazas, and large scale community events may all occur in the Village District.

In addition to the landscape character of Main Street previously discussed in this Appendix, there are opportunities for small urban plazas where buildings break along Main Street. These areas should be planned for accent paving with seating and should include a focal feature such as a large shade tree, art piece or water feature.

Where streets intersect with Main Street, the vehicle should feel secondary to the pedestrian. Enhanced paving should be used at the intersections and cross walks, as well as zero edge curbs at the corners.

At the Main Street Promenade, this entire block is intended to function as one large plaza with the center of the street being the main activity area. Within this plaza, accent paving or pavers should dominate the ground plane. It should include shaded and open moveable seating, and may include variety of other activities including a small structure. It is important to include art as a major component of this plaza space. The entire block can be cordoned off to host farmers markets, art shows, car shows, etc.

Memory points in parks.

The following are basic guidelines that should be followed when designing the hardscape of the Village District.

- All trees along the streets within the Village District should meet the street landscape guidelines discussed earlier in this Appendix.
- Paving along Main Street and within the adjacent plazas should be enhanced. Colored concrete, pavers, or brick are encouraged. Enhanced concrete scoring patterns are also encouraged.
- Pavers or scored concrete is encouraged to be used within intersections in crosswalks or within the entire intersection.
- Outdoor seating as part of the streetscape as well as areas for outdoor dining is encouraged.
- Within the parking areas in the Village District, trees should be placed to minimize the heat island effect and design of the parking lot shall meet City of Roseville standards, including standards for shading.

E. Landscape Planting Guidelines

The landscape within Amoruso Ranch is a major design element for reinforcing the character of the community. Plantings define street edges and add scale, visual interest, and seasonal change to spaces. In general, layout and plant selection for the community should complement their surroundings and mesh seamlessly with the architecture of the community.

There is a wide variety of deciduous and non-conifer evergreen trees that can be used in the Amoruso Ranch plan area. These trees can be planted in areas to reinforce pedestrian connections, define edges and views, provide shade for seating areas, and add visual interest. Trees can also be used to anchor corners and intersections throughout the community and demarcate gateways and amenity areas. All trees should be selected from the ARSP Tree Palette (Table B.1) for climactic hardiness, longevity, visual appeal and desired design intent. If a tree species is found to be susceptible to disease, structurally unsound or causes high maintenance challenges long term, it shall be replaced with an alternate species.

Understory planting is just as important as the tree selection. Shrubs, groundcover, grasses and perennials can be used to define spaces and create outdoor rooms in amenity areas. They are also important in helping to establish the character of the different neighborhoods. Shrub selection in general should reflect the architectural character of the community and should relate with the architectural theme of each neighborhood. These understory plants are encouraged to be selected for their form, texture, color, hardiness and longevity. Plantings are encouraged to be multi-layered and diverse to provide year-round interest, color and form.

Water efficient landscape shall be utilized in the Amoruso Ranch plan area and planting and irrigation design shall meet the City's Water Efficient Landscape Ordinance and Water Conservation Plan. Plant selection will be crucial in balancing the mandated state guidelines and the aesthetics of the community.

Pedestrian connectivity across street.

Specialty building or kiosk.

The following table lists the plants most suited for use at Amoruso Ranch. This table reflects the name of the plant material and water use (VL=Very Low; L=Low; M=Medium; H=High). This is not intended to be a comprehensive list. Additional varieties of plant material may be considered with the developer's consent.

Front yard landscaping in residential areas (including planter strips between curb and sidewalk, where present) are subject to the provisions of the City's WELO and the ARSP Water Conservation Plan. In instances where the WELO applies, landscaping and irrigation systems along residential streetscapes should comply with the following guidelines:

- When separated sidewalks are used within residential subdivisions, low maintenance landscaping should be encouraged in planter strips between the sidewalk and the curb, provided the irrigation system complies with the City's WELO.
- LID and other walk-on groundcovers may be used as specified in the plant palette above.
- Front yard landscaping should be consistent with the guidelines for plan-wide water conservation.

Water Efficient Plants

Planting Strips

Low Maintenance Landscaping

Table B.2 Amoruso Ranch Plant List			
Trees	***Botanical Name***	***Common Name***	***PF***
	Acer buergerianum	Trident Maple	M
	Acer campestre	Hedge Maple	M
	Acer circinatum	Vine Maple	M
	Acer rubrum	Red Maple	M
	Acer saccharum	Sugar Maple	M
	Acer tataricum ginnala	Amur Maple	M
	Aesculus hippocastanum	Common Horsechestnut	M
	Arbutus menziesii	Madrone	M/L
	Arbutus unedo	Strawberry Tree	M/L
	Callistemon citrinus	Lemon Bottlebrush	M/L
	Callistemon viminalis	Weeping Bottlebrush	M/L
	Carpinus betulus 'Fastigiata'	European Hornbeam	M
	Carpinus caroliniana	American Hornbeam	M
	Castanea dentata	American Chestnut	M
	Cedrus deodara	Deodar Cedar	M/L
	Celtis australis	European Hackberry	M
	Celtis sinensis	Chinese Hackberry	M
	Cercis canadensis	Eastern Redbud	M
	Cercis occidentalis	Western Redbud	M/L
	Chionanthus retusus	Chinese Fringe Tree	M
	Cornus florida	Eastern Dogwood	M
	Crataegus laevigata 'Paul's Scarlet'	English Hawthorn 'Paul's Scarlet'	M
	Crataegus phaenopyrum	Washington Hawthorn	M
	Cupressus arizonica	Arizona Cypress	L/VL
	Cupressus cashmeriana	Kashmir Cypress	M
	Cupressus forbesii	Tecate Cypress	L/VL
	Cupressus macrocarpa	Monterey Cypress	M/L
	Cupressus sempervirens	Italian Cypress	M/L
	Fagus sylvatica	European Beech	M
	Fraxinus velutina ‘Modesto’	Modesto Ash	M
	Gleditsia triacanthos	Honey Locust (thornless)	M
	Gymnocladus dioica	Kentucky Coffee Tree	M
	Koelreuteria bipinnata	Golden Flame Tree	M
	Koelreuteria paniculata	Goldenrain Tree	M
	Laburnum anagyroides	Golden Chain	M
	Lagerstroemia hybrids	Crape Myrtle	M
	Laurus nobilis	Grecian Laurel	M/L
	'Rotundifolia'	Sweet Gum	M
	Maackia amurensisM	Amur Maackia	M
	Magnolia kobus	Kobus Magnolia	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Magnolia x soulangeana	Saucer Magnolia	M
	Malus ioensis 'Prariefire'	Crabapple 'Prariefire'	M
	Nyssa sylvatica	Tupelo / Sour Gum	M
	Pinus canariensis	Canary Island Pine	M/L
	Pinus densiflora	Japanese Red Pine	M
	Pinus pinea	Italian Stone Pine	M/L
	Pinus ponderosa	Ponderosa Pine	L
	Pistacia chinensis	Chinese Pistache	M
	Prunus caroliniana	Carolina Laurel Cherry	M
	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	M
	Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	M
	Pyrus calleryana 'Chanticleerl'	Ornamental Pear 'Chanticleer'	M
	Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	M
	Pyrus calleryana 'Holmford'	New Bradford Pear	M
	Quercus castaneifolia	Chestnut-Leafed Oak	M/L
	Quercus douglasii	Blue Oak	L/VL
	Quercus ilex	Holly Oak	M/L
	Quercus kelloggii	California Black Oak	M/L
	Quercus lobata	Valley Oak	M/L
	Quercus macrocarpa	Burr Oak	L
	Quercus palustris	Pin Oak	M
	Quercus rubra	Red Oak	M
	Quercus suber	Cork Oak	M/L
	Quercus wislizenii	Interior Live Oak	L/VL
	Sequoiadendron giganteum	Giant Sequoia	M
	Styrax japonicus	Japanese Snowdrop	M
	Styrax obassia	Fragrant Snowbell	M
	Tilia americana	American Linden	M
	Tilia cordata	Little-Leaf Linden	M
	Ulmus parvifolia	Chinese Evergreen Elm	M
	Zelkova serrata	Zelkova	M
Shrubs	***Botanical Name***	***Common Name***	***PF***
	Abelia grandiflora -Hybrids	Glossy Abelia	M
	Acanthus mollis	Bear's Breech	M/L
	Agave species	Agave	L/VL
	Aloe species	Aloe	L/VL
	Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus	L
	Anigozanthos flavidus	Kangaroo Paw	M/L
	Arctostaphylos species	Manzanita	M/L
	Asparagus densiflorus	Asparagus Fern	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Asparagus setaceus	Fern Asparagus	M
	Berginia cordifolia	Heartleaf Berginia	M
	Buddleia davidii	Butterfly Bush	M
	Buxus m. japonica 'Green Beauty'	Japanese Boxwood	M
	Camellia japonica 'Kramer's Supreme'	Camellia	M
	Carex buchananii	Leather Leaf Sedge	M
	Carex divulsa	Berkeley Sedge	M
	Carex flacca	Glaucous Sedge	M
	Carex pansa	California Meadow Grass	M
	Carex praegracilis	Western Meadow Sedge	M
	Carex spissa	San Diego Sedge	M
	Carex testacea	Orange Sedge	M
	Carpentaria californica	Bush Anemone	M/L
	Ceanothus spp.	Wild Lilac	M/L
	Chaenomeles speciosa	Flowering Quince	M
	Chrysanthemum frutescens	Marguerite	M
	Cistus species	Rockrose	M/L
	Coprosma repens	Mirror Plant	M
	Correa 'Ivory Bells'	Australian Fuchsia	M/L
	Elaeagnus pungens	Pacific Was Myrtle	M/L
	Escallonia spp.	Escallonia	M
	Euonymus japonicas	Evergreen Euonymus	M
	Garrya fremontii	Silktassell	M/L
	Geranium x 'Johnson's Blue'	NCN	M
	Grevillea spp.	Grevillea	M/L
	Hebe spp.	Hebe	M
	Helictotrichon sempervirens	Blue Oat Grass	M
	Hemerocallis hyb.	NCN	M/L
	Heteromeles arbutifolia	Toyon	M/L
	Hibiscus syriacus	Hibiscus	M
	Ilex crenata	Japanese Holly	M
	Ilex vomitoria Species	Yaupon	M
	Isomeris arborea	Bladderpod	M/L
	Lantana spp.	NCN	M/L
	Lavatera maritima	Tree Mallow	M/L
	Leptospermum laevigatum	Australian Tea Tree	M/L
	Leucophyllum frutescens	Texas Ranger	L/VL
	Ligustrum j. 'Texanum'	Texas Privet	M
	Liriope m. 'Gigantea'	Big Blue Lily Turf	M
	Liriope spicata	Creeping Lily Turf	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Loropetalum chinense	NCN	M
	Muhlenbergia capillaris	Pink Muhly	M/L
	Muhlenbergia dubia	Mexican Muhly	M/L
	Muhlenbergia dumosa	Bamboo Muhly	M/L
	Muhlenbergia lindheimeri	Lindheimer's Muhly	M/L
	Muhlenbergia rigens	Deer Grass	M/L
	Myrica californica	Pacific Wax Myrtle	M/L
	Myrsine africana	African Boxwood	M
	Myrtus communis 'Compacta'	Dwarf Myrtle	M
	Nassella pulchra	Purple Needle Grass	L/VL
	Nassella cernua	Nodding Needle Grass	L/VL
	Nassella lepida	Foothill Needle Grass	L/VL
	Nassella speciosa	Desert Needle Grass	L/VL
	Nerium oleander - Hybrids	Oleander	M/L
	Ophiopogon japonicus	Mondo Grass	M
	Penstemon spp.	Penstemon	L/VL
	Phormium tenax	Phormium	M
	Photinia glabra	Japanese Photinia	M
	Photinia serratifolia	Chinese Photinia	M
	Photinia x fraseri	Fraser Photinia	M
	Phyllostachys spp.	Bamboo	M
	Pittosporum tobira	Tobira	M
	Plumbago auriculata	Cape Plumbago	M/L
	Pyracantha spp.	Firethorn	M/L
	Rhamnus california	California Coffeeberry	M/L
	Rhaphiolepis Spp.	India Hawthorn	M
	Rhus integrifolia	Lemonade Berry	L/VL
	Rhus lancea	African Sumac	M/L
	Rhus lentii	Pink Flowering Sumac	L/VL
	Rhus ovata	Sugar Bush	L/VL
	Rosa spp.	Rose	M
	Rosmarinus spp.	Rosemary	M/L
	Salvia spp.	Sage	L/VL
	Spiraea vanhouttei	Vanhoutte Spirea	M
	Trichostema lanatum	Wolly Blue Curls	M/L
	Viburnum japonicum	Japanese Viburnum	M
	Xylosma congestum	Xylosma	M
Ground Covers	***Botanical Name***	***Common Name***	***PF***
	Arctostaphylos spp.	Manzanita	M/L
	Arctotis hybrids	African daisy	M/L

Table B.2 (continued) Amoruso Ranch Plant List			
	Baccharis piluraris	Chaparral Broom	M/L
	Carex spp.	Sedge	M/L
	Carpobrotus spp.	Ice Plant	L/VL
	Ceanothus spp.	Wild Lilac	M/L
	Ceratostigma plumbaginoides	Dwarf Plumbago	M
	Eunymus fortunei 'Colorata'	Purple Winter Creeper	M
	Festuca californica	California Fescue	M
	Festuca glauca	Blue Fescue	M
	Festuca mairei	Atlas Fescue	M
	Gazania species	Gazania	M
	Hedera helix species	English Ivy	M
	Helictotrichon sempervirens	Blue Oat Grass	M/L
	Hippocrepis comosa	Horseshoe Vetch	L
	Juniperus species	Juniper	M
	Leymus triticoides	Creeping Wild Rye	M
	Liriope muscari	Big Blue Lily Turf	M
	Liriope spicata	Creeping Lily Turf	M
	Lonicera japonica 'Halliana'	Halls Honeysuckle	M
	Lupinus nanus	Douglas Jupine	L/VL
	Mahonia repens	Creeping Barberry	L
	Myoporum parvifolium	Myoporum	M
	Nassella spp.	Needlegrass	L/VL
	Pennisetum spp.	Fountain Grass	M/L
	Phyla lanceolata	Fogfruit	M
	Ribes viburnifolium	Evergreen Currant	M/L
	Rosmarinus o. "Prostratus"	Prostrate Rosemary	M/L
	Teucrium canadense	Wild Germander	M/L
	Thymus serpyllum	Creeping Thyme	M
	Trachelospermum asiaticum	Asiatic Jasmine	M
	Verbena spp.	Verbena	M/L
	Vinca spp.	Periwinkle	M
Vines	***Botanical Name***	***Common Name***	***PF***
	Campsis radicans	Trumpet Creeper	M
	Clematis ligusticifolia	Virgin's Bower	M
	Clytostoma callistegioides	Lavender Trumpet Vine	M
	Distictis spp.	Trumpet Vine	M
	Ficus pumila	Creeping Fig	M
	Hardenbergia violacea	Lilac Vine	M/L
	Jasminum polyanthum	Pink Jasmine	M
	Lonicera japonica - Hybrids	Honeysuckle	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Parthenocissus tricuspidata	Boston Ivy	M
	Passiflora species	Passion Vine	M
	Tecomaria capensis	Cape Honeysuckle	M/L
	Wisteria sinensis	Chinese Wisteria	M

B.14 Community & Neighborhood Entry Features

There is a hierarchy of entry features at Amoruso Ranch that is split into three categories: City gateways announcing entry into the City of Roseville, Community monuments that demark the Plan Area and Neighborhood entry features

City Gateways are the most significant in the hierarchy of entrance features in the Plan. Located along the northern boundary of the Plan Area where Sunset Road intersects a major arterial (Westbrook Boulevard and/or Future Placer Parkway), these features give a pronounced entrance statement into the City.

Community monuments are the gateway features that announce entrance into the Plan Area along Westbrook Boulevard. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping and accent materials to define ARSP's visual character. Functionally, they serve as the signage for Amoruso Ranch and reinforce the community identity. The initial impression of a community is often formed by the quality and character of these monuments. The design of these monuments should reflect the architectural vernacular of the community. Materials with a feeling of quality and permanence such as stone, brick, tile or steel should be used for all monuments and they may incorporate art pieces to make them even more unique landmarks. By utilizing a consistent material palette and design philosophy for each unique monument within Amoruso Ranch, they become community threads that tie the community together.

Signage should utilize high quality materials which will endure outdoor seasonal conditions and resist vandalism. Signs and sign lettering are encouraged to be monolithic or panels/plaques, versus individual letters, such as those listed below. All signs are subject to review and approval by the Planning and Building Divisions as well as the Parks and Recreation Department and are subject to provisions in the Roseville Sign Ordinance.

Entry feature signage should feature the following types of characteristics:

- Flush mount channel letters
- Flush mount masonry cast concrete signage

All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. Salvageable materials (metals) shall be avoided. No epoxy-mounted elements are permitted.

Neighborhood monument features are smaller and are related to the Community Monuments in terms of design character and material palette. They are strategically located at key vehicular and pedestrian intersections to reinforce the perception of Amoruso Ranch as a unique district within the City of Roseville.

The following graphic illustrates intended monumentation location and types.

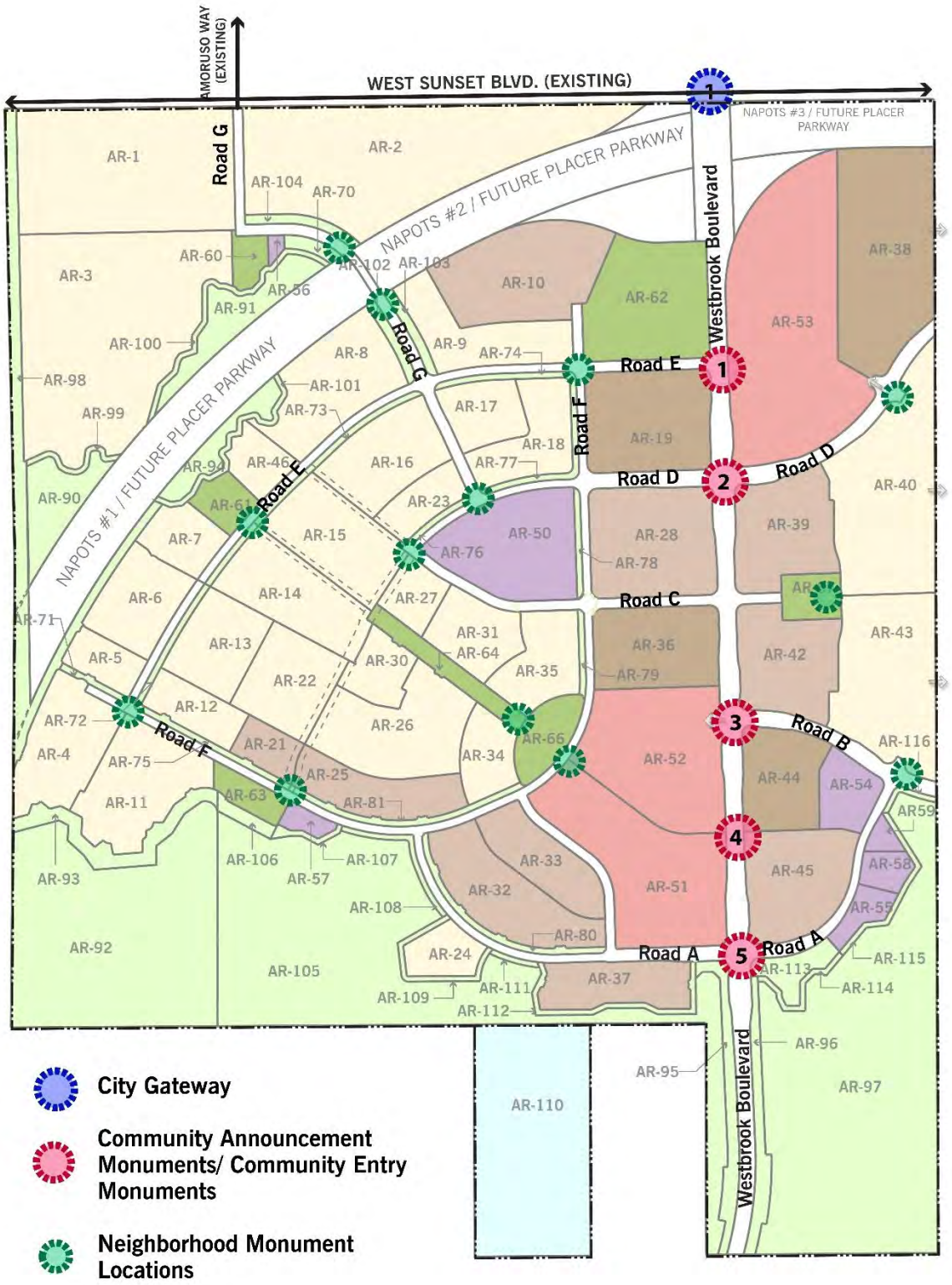


Figure B.26: Monument Sign Locations (updated May 2021)

City Gateways

Gateways are characterized by hardscape and landscape elements that have a visually pronounced stature along the streetscape, with a thematic application of landscaping, materials, finishes, and signage that are from a common palette created for ARSP. The following guidelines should be used to help direct the design of these features:

- Gateways should utilize landscape corridors at intersections where a corner clip creates a physical space for these features.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or other architectural elements, that are derived from a common palette of materials, colors and exterior finishes.
- Landscape materials should utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers that harmonize with the overall landscape theme of ARSP, but in a manner that visually punctuates Gateways as significant elements of the public realm.
- Signage and indirect lighting should be incorporated into the design of monuments and walls in a subtle manner that is secondary to the hardscape features.
- Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify ARSP, provided it is complimentary to City signage

Community Announcement Monuments (Monuments 1 and 5)

The Community Announcement Monuments occur at either end and flank both sides of Westbrook Boulevard upon entering into the developed portions of Amoruso Ranch. They will require adequate space around them to create an appropriate scale to their setting. They will consist of a tall, vertical structure with the Amoruso Ranch logo or name plate set within the monument. The monument should be lit from below, such lighting equipment shall be approved by the City. Any low planters or walls should be constructed of the same material as the main monument. Within the setting there should be a bosque of sculptural deciduous trees, punctuated by a large specimen tree. The understory of this planting is a plain of groundcover or grasses, while foreground shrub planting should consist of an evergreen groundcover or low shrub. A backdrop for the monument should be established utilizing landscape features such as a row of columnar evergreen trees set in a shrub massing of medium height evergreen planting. Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify Amoruso Ranch Specific Plan, provided it is complimentary to City signage.

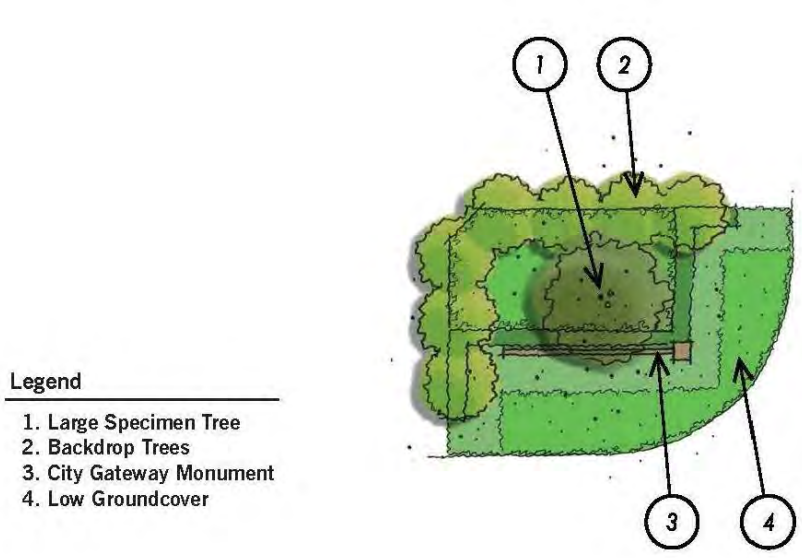


Figure B.27 City Gateway

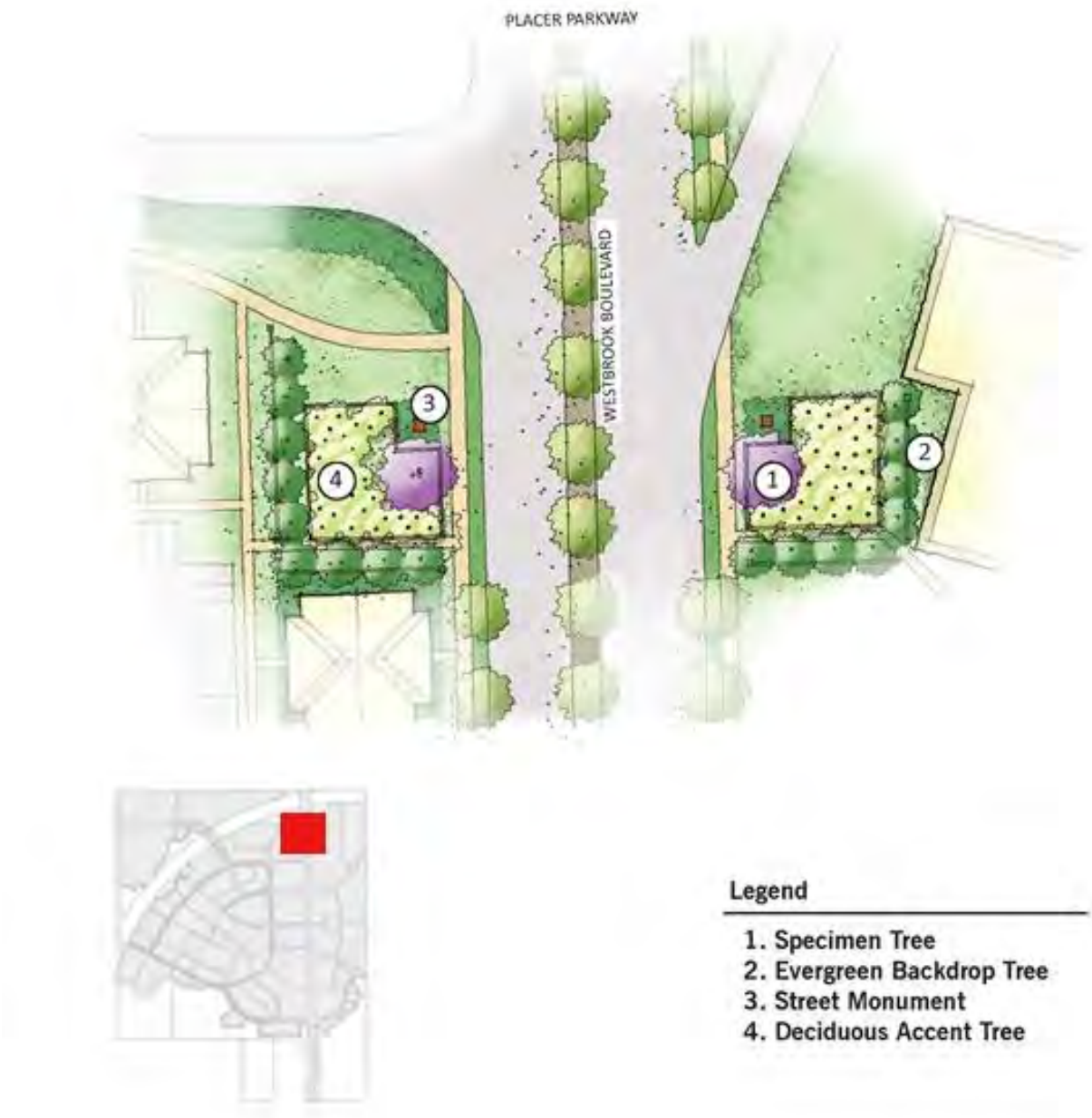


Figure B.28: Monument 1

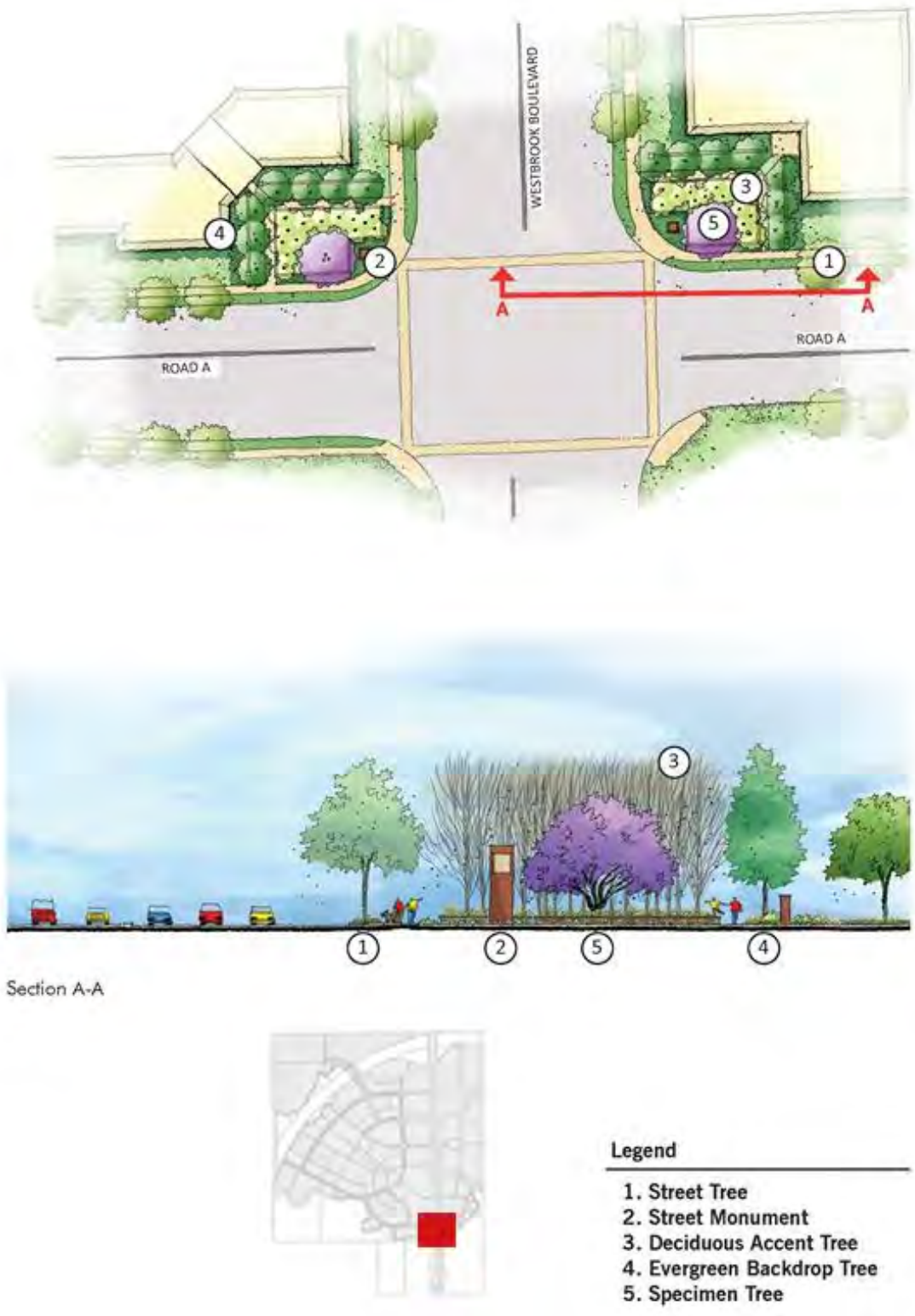


Figure B.29: Monument 5

Community Entry Monuments (Monuments 2, 3 and 4)
The Community Entry Monuments occur along Westbrook Boulevard at the three main entries to Amoruso Ranch: Road “B”, Road “D”, and Main Street.

Road “B” and Road “D”
At the signalized intersections of Road “B” and Road “D”, the entry monumentation will occur on all four corners. The entry monuments at these locations will consist of a vertical monument pilaster and may include wing walls and raised planters. Within this area will be a bosque of deciduous canopy trees set in a field of groundcover or grasses. A backdrop for the monument should be established utilizing landscape features such as a row of evergreen trees. Planting in the foreground and the background should consist of an evergreen groundcover or low shrub.

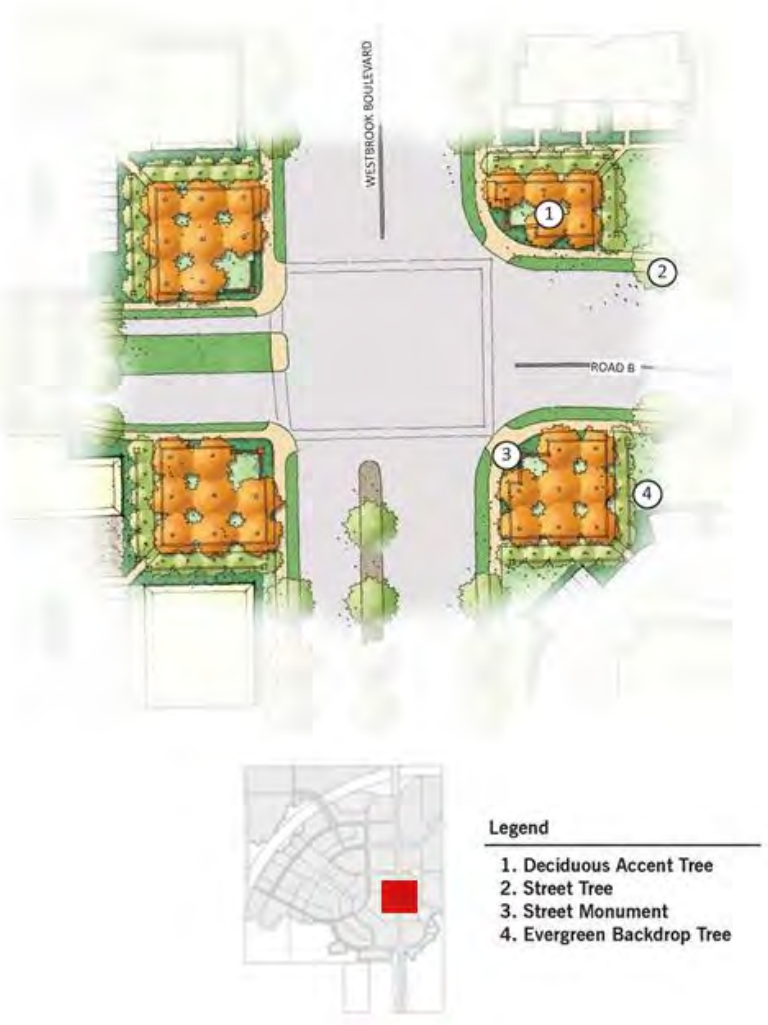


Figure B.30: Monument 3

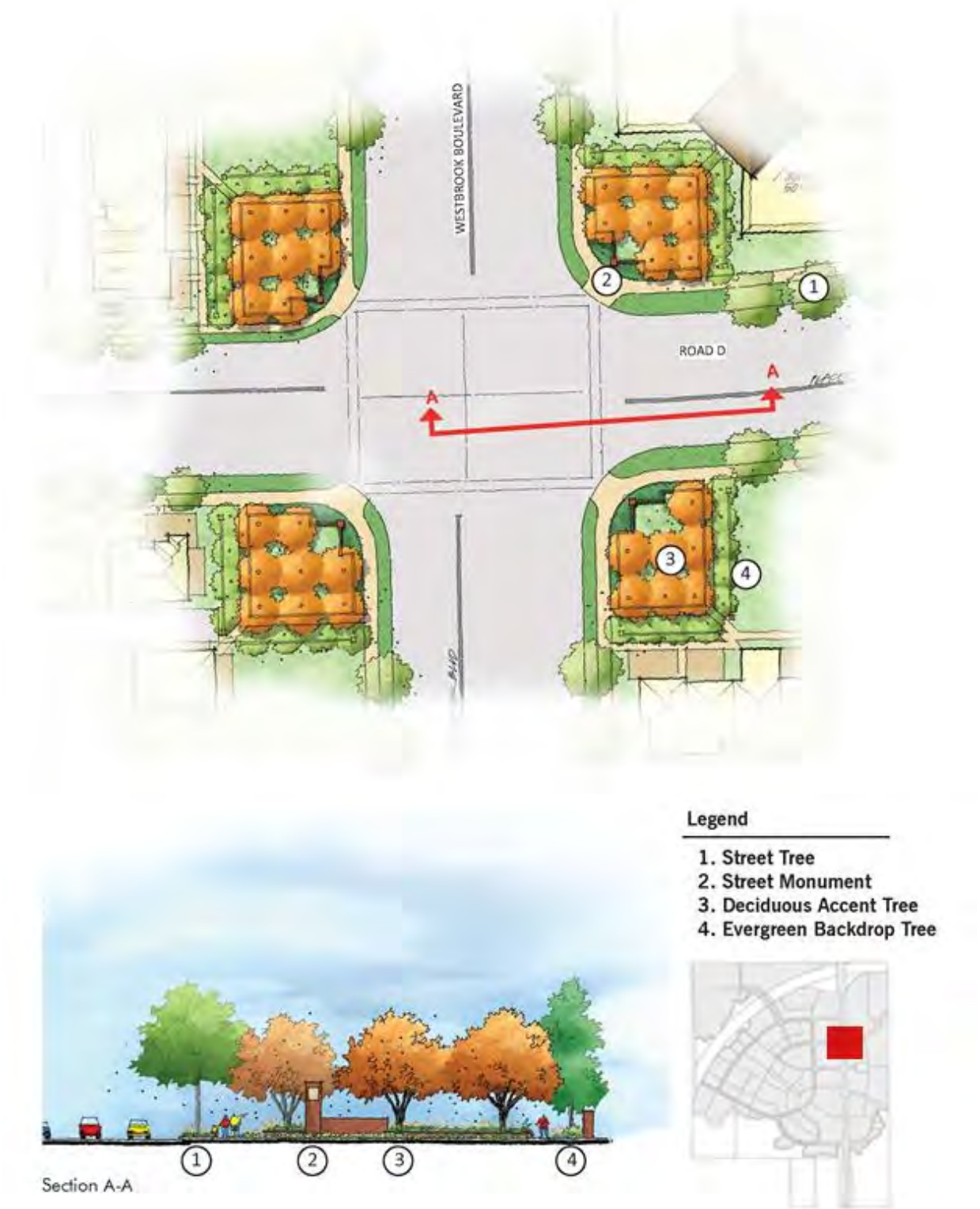


Figure B.31: Monument 2

Main Street - Monument 4

The intersection of Main Street and Westbrook Boulevard is important as it marks the entry into the Village District. This monument will occur on all four corners. On the east side of Westbrook Boulevard, the main portion of the monument will be the same size and scale as the other two community entry monuments. On the west side of Westbrook Boulevard, the monument may include a feature that spans across Main Street. This should be a contemporary interpretation of a classic main street element seen in many historic downtowns. In addition, a tall pilaster will be located in the median on Westbrook Boulevard, subject to the City's vehicle sight distance requirements. Planting at the Main Street entry should include flowering accent trees located within a field of groundcover or grasses.

Figure B.32: Monument 4

Figure B.33: Section A-A

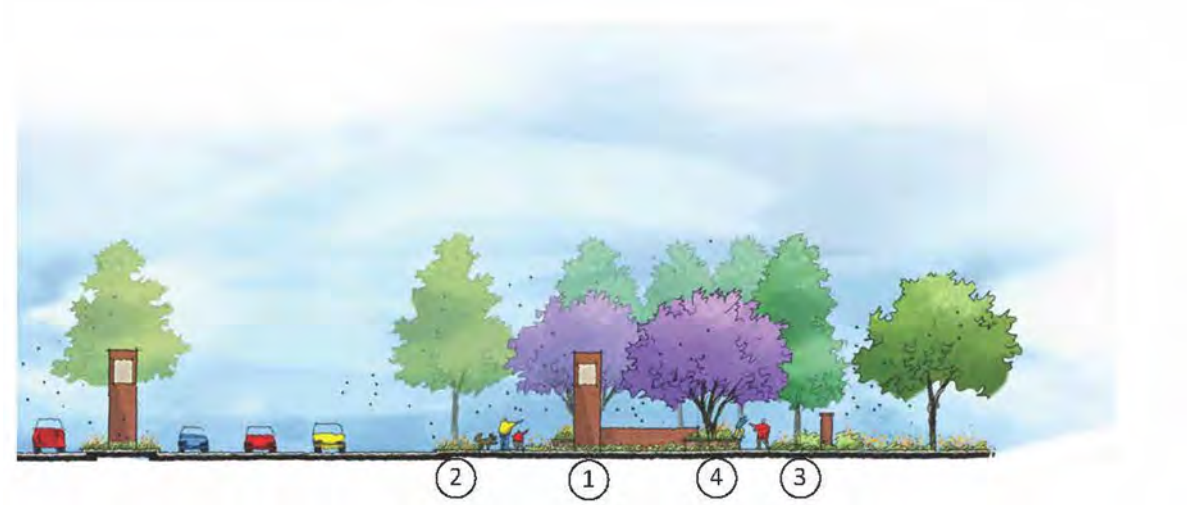


Figure B.34: Section B-B

Village Monument Example

Legend

1. Street Monument
2. Street Tree
3. Evergreen Backdrop Tree
4. Deciduous Accent Tree
5. Entry Sign

Neighborhood Monuments

Neighborhood monumentation may be located throughout Amoruso Ranch to mark the entries of different neighborhoods, particularly along the Modified Primary Residential Street with Street-side Paseo as it loops through the community. They should be located within the parkway and consist of a small pilaster. These monuments may also include unique artwork and can be used as way-finding throughout the community.

B.15 Walls and Fences

Walls and fences throughout the ARSP are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area depending on the specific purpose. The following graphic identifies the wall types and their prospective locations.

A. Wall Guidelines

Amoruso Ranch is intended to be a fully integrated community to the extent feasible, by minimizing walls separating neighbor from neighbor or between land uses. Walls over 36 inches high may only be used in specific locations, as required mitigation for sound attenuation and must be integrated into the overall aesthetic of the community. The following are basic guidelines for the aesthetics of the walls if they are needed:

- Design of all walls should complement the architectural vernacular of the neighborhood in which they are found. Designs that conflict with this character are not permitted.
- Mitigation measures that utilize other techniques rather than sound walls are preferable. Those techniques may include building construction techniques, siting of structures to shield private outdoor space, etc.
- The height for any sound wall should be the minimum of six-feet or as otherwise required by the EIR, or site specific noise analysis, as a mitigation measure.
- The maximum height for front yard walls (within the front yard setback) should be 36 inches.
- Raising the pads of the homes at Amoruso Ranch is encouraged; low retaining walls (36 inches maximum) are permitted in the front yard zone.
- Tops of all walls should be level wherever feasible.
- Sound walls along arterial roadways shall be placed within the ROW and maintained with proceeds from the CFD. All other walls and fences shall be placed on the private property side of the property line and maintained by the private property owner.
- All walls should be constructed and engineered per local codes and regulations.
- Where sound attenuation walls are required, they must be constructed of high quality materials such as colored, split-faced block and include design appropriate cap and column details

Typical Neighborhood Monumentation

Masonry Walls

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate. The typical application of masonry walls is on arterial roadways, along the back edge of the landscape corridor where needed for sound attenuation.

At a minimum masonry walls are required along the project boundary on West Sunset Boulevard, and the eastern edge of property boundary adjacent to the potential Placer Ranch Specific Plan Area. They must be constructed of high quality materials such as colored, split-faced block and include adequate cap and column details. Long, unbroken expanses of the same finish, color or texture are not permitted.

The guidelines below outline the key design requirements and common applications for masonry walls in the Plan Area:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above ground electric, telephone, cable, water or sewer services or equipment.
- Walls should be a minimum of six-feet high along arterial roads, or higher if necessary to meet the requirements of site specific noise analyses. For walls higher than six feet in height, designs should be encouraged for walls to be constructed atop low earthen berms.
- Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e., between residential and commercial sites and between residential neighborhoods) to provide connectivity throughout the plan.
- Pilasters shall be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics.
- Continuity in materials shall be incorporated among walls including design, color, block style, trim style and cap style.
- Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- Multiple pilasters at neighborhood entries are encouraged.
- Pilasters should provide sufficient bulk and dimensions to appear in proportion to the height and mass of the wall Pilasters and columns may not be less than 18 inches in any dimension at the base, and may be circular or square.
- Where adjacent to LDR and MDR neighborhoods, the maintenance obligation of the wall is the responsibility of the Community Facilities District (CFD).

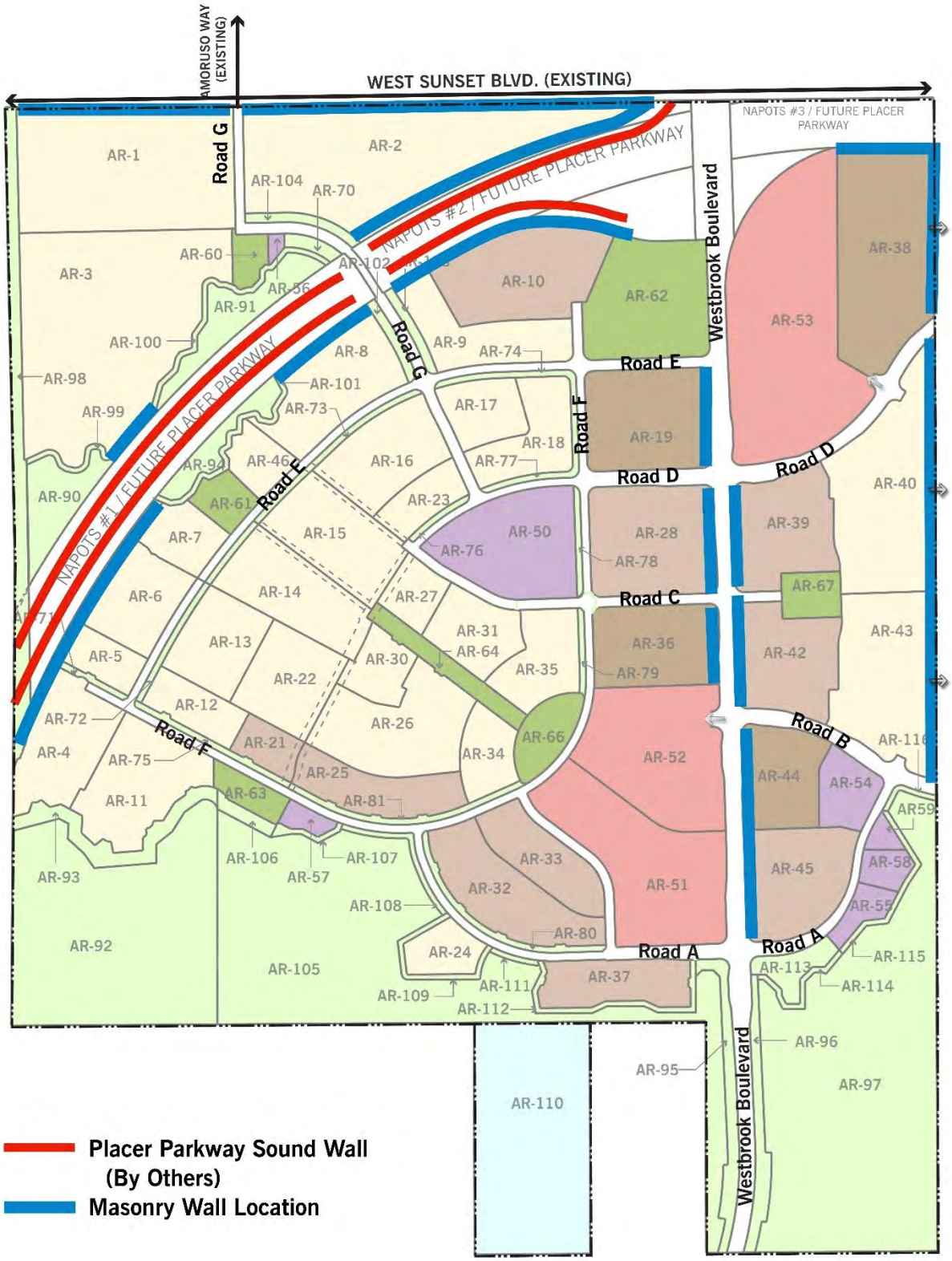


Figure B.35: Wall Locations (updated May 2021)

B. Fence Guidelines

The fences of Amoruso Ranch will play an important part in unifying the overall project. The following section will establish basic guidelines for the aesthetics of the walls and fences; followed by descriptions of each type of wall and fence found at Amoruso Ranch.

General Guidelines

Neighborhood fences should complement the architectural vernacular of the neighborhood in which they are found.

- The average maximum height for all fences should be seven feet.
- The maximum height for front yard walls and fences should be 36 inches.
- Materials not acceptable for fences include aluminum or sheet metal, woven wire, chain link or vinyl chain link, plastic or fiberglass sheets, and any kind of plastic mesh.
- Tops of all fencing should be level wherever feasible.

Fence Types

Amoruso Ranch has a variety of conditions that will require fencing. Below is a description of each type of fence within Amoruso Ranch.

Open Fencing

Open Space Fencing along Developed Edges

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and include materials such as wrought iron and tubular steel. Where the open space interfaces with rear yards, an open view fence will be used. Where the natural open space interfaces in non-development areas, for instance against a park or a street, a split rail wood fence will be used.

Wall and Wall Cap Types

Fencing Types at Open Space

Fencing between Residential and Open Space

- Open fencing between residential and open space should be four to six feet in height and constructed of tubular steel or wrought iron and black or dark green in color
- Brick or other masonry pilasters or columns may be used as an optional detail with tubular steel or wrought iron fences.
- Both sides of fencing are to be addressed aesthetically if they are visible from streets.
- Where residential lots back up to open space, open fencing should be used. Open fencing at open space edges may incorporate masonry cheek walls.

Other Fencing Conditions at Open Space

- Concrete rail or post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage access of dirt bikes and motorized vehicles.

Front Yard Walls and Fencing
Any fences within the front yards of the residences should reflect the vernacular of the architecture of that neighborhood. The maximum height of fences in these areas should be 36 inches.

Good Neighbor Fence
The "Good Neighbor" fence is located along the yard perimeter of the residences and is a shared fence between neighbors. It should be of high quality wood construction and of a character that is compatible with the architectural style of the homes. It typically does not incorporate decorative top rails. It is intended to provide privacy and security between residential units.

Standard Wood Fence
Standard wood fences have a consistent architectural design appearance on each side and incorporate decorative top rails. This fence type is typically located adjacent to parks and paseos or on lots which back or side to a residential street where a masonry wall is not required.

Guidelines for standard wood fences:

- Minimum height of solid wood fence along all residential streets within neighborhoods is 7 feet.
- Fence sections may be 8 to 10 feet in length supported by 4-by-4 posts.
- Fences are to be of redwood construction and painted or stained in an earth tone color.
- Minimum six-feet high standard wood fence should be constructed where residential lots back up to schools or parks.
- Gates create focal points within a fence. Their design is encouraged to be differentiated from the fence and create an area of emphasis and demarcation.

Residential Wall and Fence Types

Residential Fence Types

B.16 Site Furnishings

Exterior furnishings at Amoruso Ranch should complement the overall character of the community yet the furnishing style of each neighborhood should be appropriate for its context. For instance, within the Village District, furniture should be durable and long lasting since it will see heavy use and therefore stylized metal or custom “art” benches are appropriate here. Below are some basic guidelines to follow when selecting site furniture for Amoruso Ranch.

- All site furniture should be made of high quality, durable material. Recycled plastic furniture is not acceptable.
- Painted finishes when used on metal furniture should be powder coated.
- Color and style of all furniture should complement the architecture of the surrounding neighborhood.
- Site furniture should be permanently mounted and located appropriately to take advantage of areas of high use and activity.
- Moveable furniture is encouraged where flexibility enhances the user’s experience such as in the Village District in the Urban Park and along the Main Street Promenade.
- Furniture should not obstruct access to buildings or impede handicap accessibility
- All site furniture should be consistent with the overall landscape design principles and community character of the project.

A. Furnishings

Exterior furnishings provide public amenities that establish a high quality and consistent urban design in the streetscape, reflecting the context of the area and helping to establish the unique qualities of places within the Amoruso Ranch community. These elements are encouraged to be integrated into the overall site design where appropriate. The amount of exterior furnishings should be appropriate to the level of use rather than creating too much clutter.

Bollards

Bollards can be used to protect pedestrians from vehicles in areas where pedestrians access walkways, paseos, and public plazas. Bollards can be permanent but placed to provide emergency vehicles access. Permanent bollards define edges and entrances to pedestrian areas and control vehicular access. They integrate illumination in pedestrian areas. Bollards are encouraged to be limited to locations that do not interfere with parking, deliveries, and other functions. It is recognized that bollards can also be an obstruction and hazard to bicyclists; therefore, their use should be minimized in areas where bicyclists are expected.

Bicycle Amenities

Bike racks are encouraged to be placed in areas where bicyclists need to park when visiting open space, recreational facilities, shopping and employment areas. Bike racks are to be double-poled and wide enough for resting the entire bike against the rack. Although they are primarily utilitarian, the chosen style

is encouraged to relate to the aesthetic of the neighborhood. Bike parking may also be provided at Bus Rapid Transit (BRT) stops.

Tree Grates
Tree grates are encouraged to be used for all street trees placed along sidewalks that are not part of a planting strip area. ADA compliance is recommended as is a minimum size of four feet by four feet. Tree guards protect trees in active areas that are vulnerable to damage from vehicle bumpers or door swings.

Planters, Pots, and Boxes
Planters are encouraged in plazas and other public spaces and can be raised 12 inches to 24 inches with seat walls at the edges to protect plants from pedestrian "short cut" paths and trampling. Pots and planter boxes can be used at public building entries where building maintenance personnel can care for them. Pots and planter boxes will be more effective if they are at least 18 inches deep and have a minimum of an 18 inch diameter.

B. Residential Subdivision Design

Residential subdivisions are subject to design requirements of the City's Subdivision Ordinance. To ensure neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is to design individual subdivisions that appear seamless and are well-connected.
While connectivity is desired, some neighborhoods may be gated provided they do not limit access to open space, trails, paseos, parks or schools.

Neighborhood Connectivity

The compact design, and the different modes of paths of vehicular and non-vehicular connections creates highly connected residential neighborhoods. Connectivity is a main tenant of the Specific Plan. It is a design challenge to create connectivity across hard edges such as arterial roadways, the planned Placer Parkway, open space preserves and other site features. Where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged.
The exact locations of street connections will be determined through small lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the City will establish the location for cross connection points.

Guidelines to enhance the connectivity of neighborhood units are outline below:

- To minimize barriers between neighborhoods and to enhance connectivity, street patterns should be encouraged to allow connection points between neighboring subdivisions.
- Paseo access should be used as a means to integrate multiple subdivisions consistent with the Paseo Plan in Figure B.36.

B.17 Gated Subdivisions

Residential subdivisions may be planned as gated subdivisions during small lot subdivision design.

Residential parcels may be determined appropriate for a gated subdivision if it can be demonstrated the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles consistent with the circulation plan. Large lot parcels adjacent to parks, open space or paseos are not eligible for gating as to maintain public access to these amenities. Gating of subdivisions may be considered on a case-by-case basis, subject to approval by the Development Services Department, Planning, and Engineering Divisions.

B. 18 Paseos

Paseos are a key element which provide pedestrian and bikeway linkages throughout the Central portion of the ARSP. Paseos are intended to be active, useable areas which encourage pedestrian activity, interaction among residents and connectivity between neighborhoods.

The following design criteria apply to ensure paseos are adequately connected with adjacent neighborhoods:

- Residential street paseos are located internal to residential neighborhoods, generally between or on the edge of large lot parcels.
- Residential street paseos feature a 10 feet wide sidewalk and a landscape strip along one street edge.

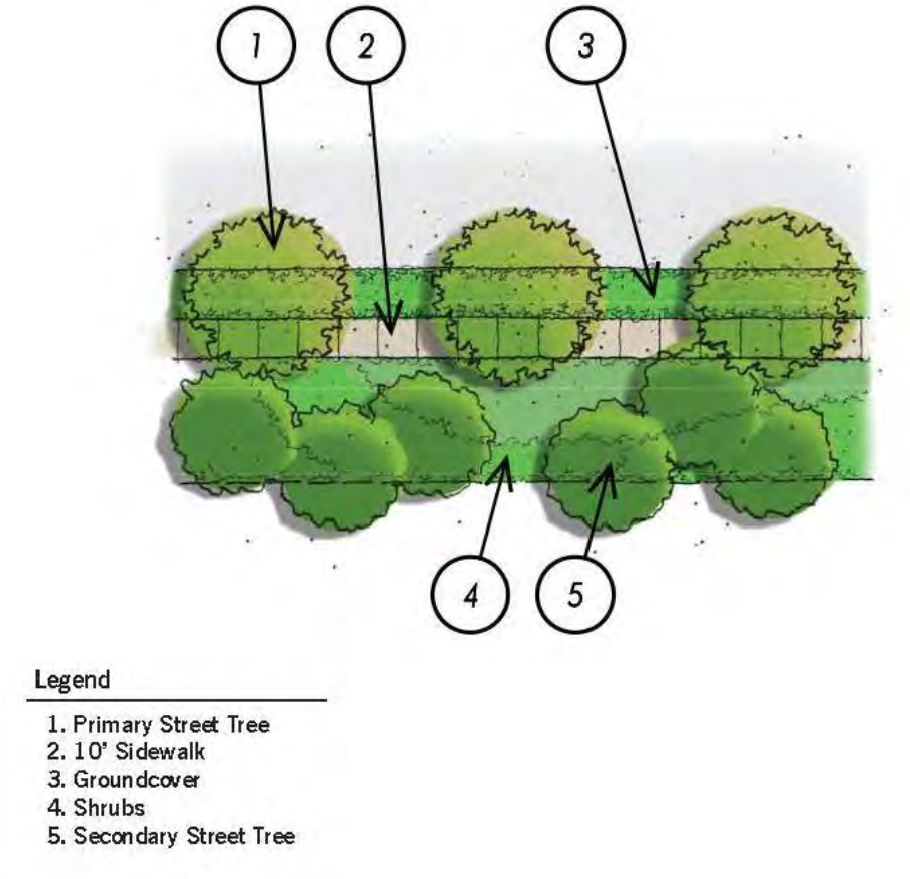


Figure B.36: Paseos

B. 19 Utility Sites Concept Plans

Six parcels are designated P/QP for the construction of utility infrastructure facilities to serve the ARSP. These include:

- Fire Station (AR-54)
- North Pump Station (AR-56)
- Sewer Lift Station (AR-57)
- Recycling Center (AR-59)
- Water Facilities (AR-58)
- Community Facility (use to be determined) (AR-55)

Concept plans for each of these are provided in Figures B.37-B.40. The concept plans should be used as a guide in the final design of each facility as backbone infrastructure improvement plans are prepared. They are preliminary concept plans and may be changed during the design of the land use plan for parcels AR-56, AR-57, AR-58 and AR-59. Conceptual plans for AR-55 has not been included as the proposed use of the parcel has not been determined. The final design and location of public facilities on these parcels are subject to review and approval of the City of Roseville.
The utility infrastructure facilities shall be designed to avoid conflict with pedestrian and vehicle circulation. The facilities shall be screened from public right-of-ways through the use of walls, fences, planting or a combination of the above.

The fire station (Parcel AR-54) shall be designed to accommodate future buildout with a maximum of three apparatus bays similar to several of the City's other fire stations, although during the initial construction, all three bays may not be built. The concept site plan shall include but not limited to driveways, gate access, landscaping, guest parking and other ancillary structures normally provided at a fire station. Turning movements to and from the fire station shall be included to ensure vehicle accessibility from the public streets. A turning radii of 30 and 50, interior and exterior respectively, shall be used as the template.

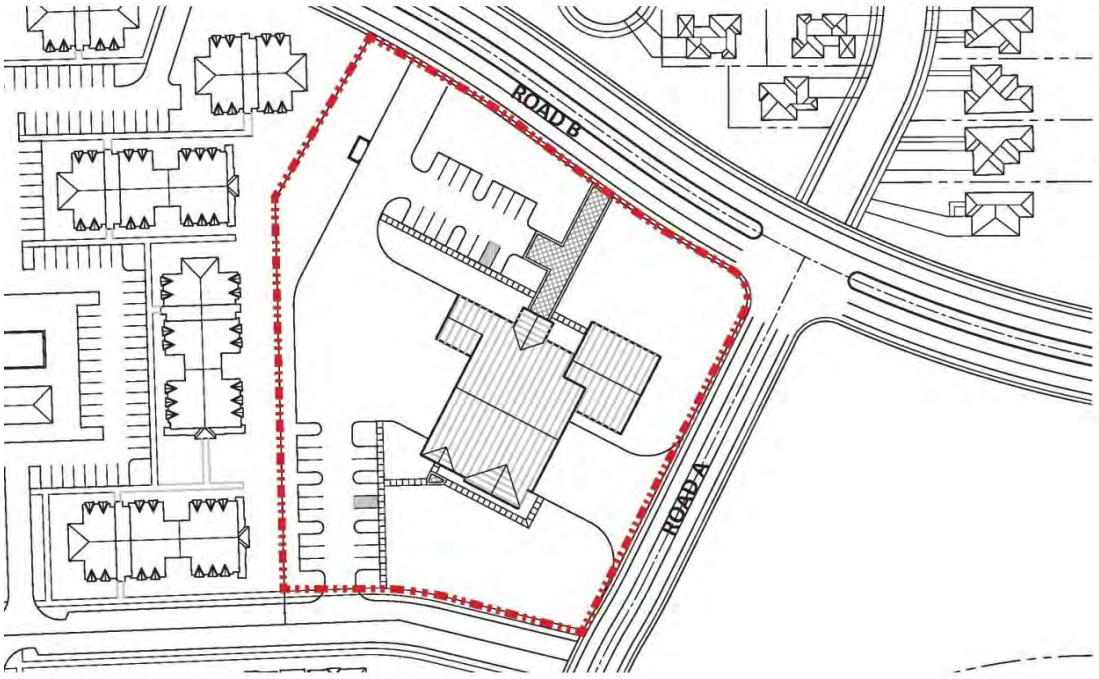


Figure B.37 Fire Station (AR-54)

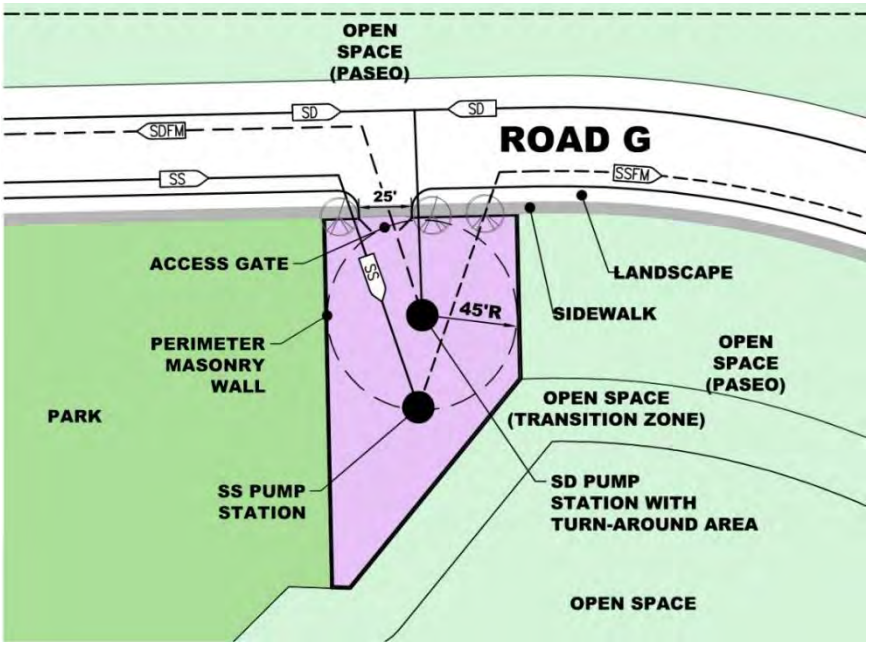


Figure B.38 North Pump Station (AR-56)

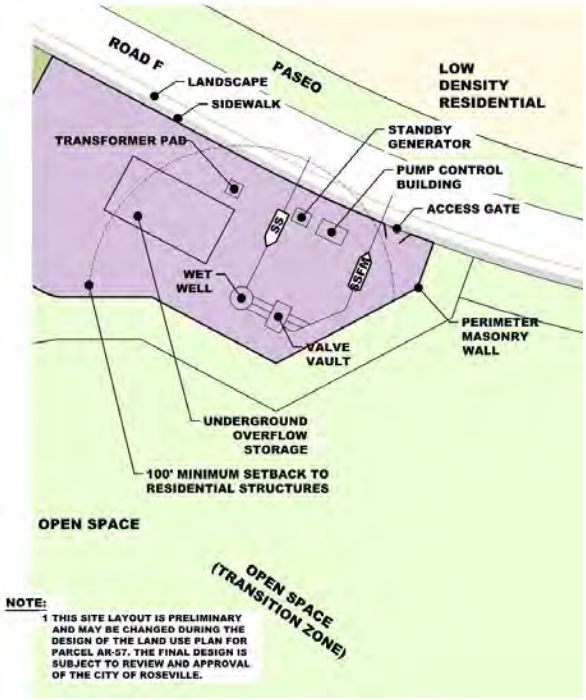


Figure B.39 Sewer Lift Station (AR-57)

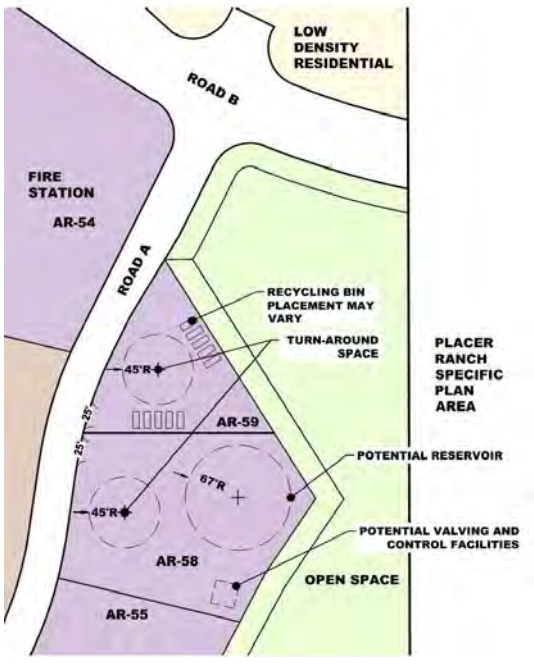


Figure B.40 Recycling Center and Water Facilities (AR-58 and 59)

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CITY OF
ROSEVILLE
CALIFORNIA

COUNCIL COMMUNICATION

CC #: 2038
File #: 0400-04-17-2 & 0400-02

Title:	649 Riverside Avenue – Infill Parcel 179 - General Plan Amendment and Rezone
Contact:	Sean Morales 916-774-5282 smorales@roseville.ca.us

Meeting Date: 4/20/2022
Item #: 10.4.

RECOMMENDATION TO COUNCIL

At the February 10, 2022 Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the project:

A. Consider the Addendum to the Dry Creek Greenway East Trail Project EIR; and
B. Adopt a resolution approving land use map amendments to the General Plan; and,
C. Adopt the two (2) findings of fact and introduce for first reading an ordinance approving the Rezone.

BACKGROUND

The project site is located at 645 and 649 Riverside Avenue and is identified as Parcel 179 in the City's Infill area. The site is approximately 3.93 acres in size. The site has a zoning designation of Floodway (FW) and a General Plan land use designation of Community Commercial/Floodplain (CC/FP). The site is bordered on the south and east by Dry Creek and is adjacent to the confluence of Dry Creek and Cirby Creek. The site was once developed with commercial buildings fronting Riverside Avenue on both parcels and had a commercial zoning designation. However, after flooding in the area in the 1980s, the buildings were razed and the site was given the Floodway zoning designation to discourage future development of structures on the parcels. One structure remained on the 645 Riverside parcel until the City received grant funding to demolish it in 2019. The site is entirely within the City's regulatory floodplain, is undeveloped, and consists generally of loose dirt, gravel, and wild grasses. A portion of each parcel includes Dry Creek and the riparian woodland along the banks of the creek. The site is surrounded by Floodway zoning to the north, east, and west and a Community Commercial zone across Dry Creek to the south. After approximately 10 years of community outreach and planning, the Dry Creek East Greenway Trail Project alignment was approved by City Council in 2019. The westernmost portion of the project will include a trailhead on 645 and 649 Riverside Avenue.

The City of Roseville obtained a Federal Emergency Management Agency (FEMA) Pre-Disaster Mitigation Grant Program (PDM) grant to reduce the flood risk of 645 Riverside Avenue, and the surrounding area by buying the property with the grant funds, demolishing the commercial building, and returning the parcel to open space. The property owner was able to use the PDM grant funds

to purchase a commercial property outside of the regulatory floodplain. A condition of the federal hazard mitigation grant funds required that the City provide assurances that the land would be "restricted in perpetuity to open-space uses." To ensure that the City follow through on the assurances they gave to FEMA, the parcel at 645 Riverside Avenue is proposed to be converted to an Open Space zone designation. This would enable the City to comply with a deed restriction that was placed on the parcel on January 18, 2018, which was also a condition to receive the grant funds. The grant required deed restriction term and condition indicates "The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions."

Current Project

The current project is a request for a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) and a request to Rezone the site to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) in order to comply with the above-described grant funding requirements that will facilitate development of the trailhead for the future Dry Creek Greenway East Trail. A full evaluation of the project is included in the Planning Commission staff report (see Attachment 1).

Summary Evaluation

As detailed in pages 3-5 of the attached Planning Commission staff report, the proposed General Plan Amendment and Rezone were found to be consistent with the General Plan land use policies and will not adversely affect the public interest, safety, or welfare.

General Plan Amendment

The Dry Creek Greenway East Trail project was approved in 2019. Therefore, the below evaluation does not consider whether the trail is appropriate in the existing land use and zoning designations, but rather whether the proposed land use and zoning modifications are appropriate and compatible with the approved trail project. The project site is within the City's Infill planning area, which is characterized by pre-1980's urban development. As discussed in the background, the site once consisted of commercial development but after flooding in the area was cleared of structures. The project site is made up of two parcels with a General Plan Land Use designation of Community Commercial/Floodplain (CC/FP). Floodplain is a combining land use designation, and is only applied in combination with another land use to modify the uses and development guidelines of that designation. The project site consists of two of the ten lots that make up Infill Parcel 179, the entirety of which has the CC/FP land use designation. The CC/FP combination is appropriate for some of the other lots within Infill Parcel 179 such as 641 and 643 Riverside Avenue, which continue to operate non-conforming commercial uses. The commercial designation is no longer appropriate for 645 and 649 Riverside Avenue. The Dry Creek Greenway East Trail project, approved in 2019, includes development of the project site into a trailhead. Primary uses of the Open Space land use designation include walking and bike trails. The City therefore proposes to modify the land use to OS/FP to bring the land use designation into consistency with the future use of the site, while maintaining the Floodplain combining designation to acknowledge its location within the City's regulatory floodplain.

Rezone

Because the proposed OS/FP land use designation is found to be appropriate, staff analyzed the consistency of the requested OS/FW zoning with General Plan policies and the proposed OS/FP land use. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed land use designation for the project site is OS/FP. Open Space (OS) is an implementing zone in the OS land use designation. Furthermore, the proposed OS/FW zoning is compatible with the already approved trail use. Trails are considered a Resource Related Recreation use type, which is principally permitted within the OS zone. Biking and hiking trails are

also principally permitted uses within the Floodway zone district.
The proposed rezone is consistent with the public interest, health, safety, or welfare of the City as it brings the zoning into consistency with the approved Dry Creek Greenway East Trail project and grant funding that will be used to facilitate the development of the trail. The trail project went through a lengthy public outreach process and was ultimately approved by City Council in 2019. As evaluated and discussed in the Planning Commission staff report and Addendum, there are no significant impacts expected from the proposed General Plan Amendment and Rezone.

Public Outreach

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the project as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on January 28, 2022, and was distributed to all property owners and residents within 300 feet of the project site. Consistent with SB-18, staff consulted local Native American tribes for comment on the project.

Summary of Planning Commission Meeting

The project was heard by the City's Planning Commission on February 10, 2022. Planning staff, acting as representatives of the City, addressed the Commission and requested the Commission make a recommendation of approval to City Council. No public testimony was received at the hearing.

The Planning Commission deliberated on the item and ultimately voted to consider the Addendum to the Dry Creek Greenway East Trail Project and recommended the City Council approve the General Plan Amendment and Rezone with a vote of 5 aye, 0 nay, 2 absent.

FISCAL IMPACT

The Rezone and General Plan Land Use Amendment of the site will not result in negative impacts to the City’s General Fund. The project is a requirement of grant funding that was already received.

ENVIRONMENTAL REVIEW

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Dry Creek Greenway East Trail Project EIR (SCH #2014032087, certified March 20, 2019) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum to the Dry Creek Greenway East Trail Project EIR is included as Exhibit A of this Council Communication.

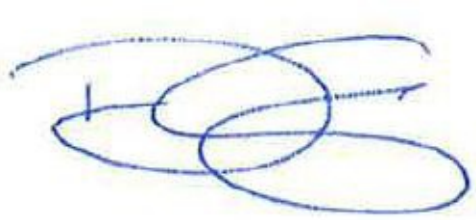
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Sean Morales, Associate Planner

Mike Isom, Development Services Director



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Item 6.2 February 10, 2022 Planning Commission Staff Report

Exhibit A Addendum

Resolution 22-136

Exhibit B General Plan Amendment

Riverside Trailhead Rezone Ordinance

Exhibit C Rezone

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting February 10, 2022
Prepared by: Sean Morales, Associate Planner

ITEM 6.2: General Plan Amendment and Rezone – 649 Riverside Ave. – INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone – File # PL21-0273

REQUEST

The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.

Applicant/Owner – Stefanie Kemen, City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

A. Consider the Addendum to the *Dry Creek Greenway East Trail Project EIR*;
B. Recommend the City Council approve the General Plan Amendment; and,
C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The project site is located at 645 and 649 Riverside Avenue and is identified as Parcel 179 in the City's Infill area (Figure 1). The site is approximately 3.93 acres in size. The site has a zoning designation of Floodway (FW) and a General Plan land use designation of Community Commercial/Floodplain (CC/FP) (Figure 2). The site is bordered on the south and east by Dry Creek and is adjacent to the confluence of Dry Creek and Cirby Creek. The site was once developed with commercial buildings fronting Riverside Avenue on both parcels and had a commercial zoning designation. However, after flooding in the area in the 1980s, the buildings were razed and the site was given the Floodway zoning designation to discourage future development of structures on the parcels. One structure remained on the 645 Riverside parcel until the City received grant funding to demolish it in 2019. The site is entirely within the City's regulatory floodplain, is undeveloped, and consists generally of loose dirt, gravel, and wild grasses. A portion of each parcel includes Dry Creek and the riparian woodland along the banks of the creek. The site is surrounded by Floodway zoning to the north, east, and west and a Community Commercial zone across Dry Creek to the south. After approximately 10 years of community outreach and planning, the Dry Creek East Greenway Trail Project alignment was approved by City Council in 2019. The westernmost portion of the project will include a trailhead on 645 and 649 Riverside Avenue.

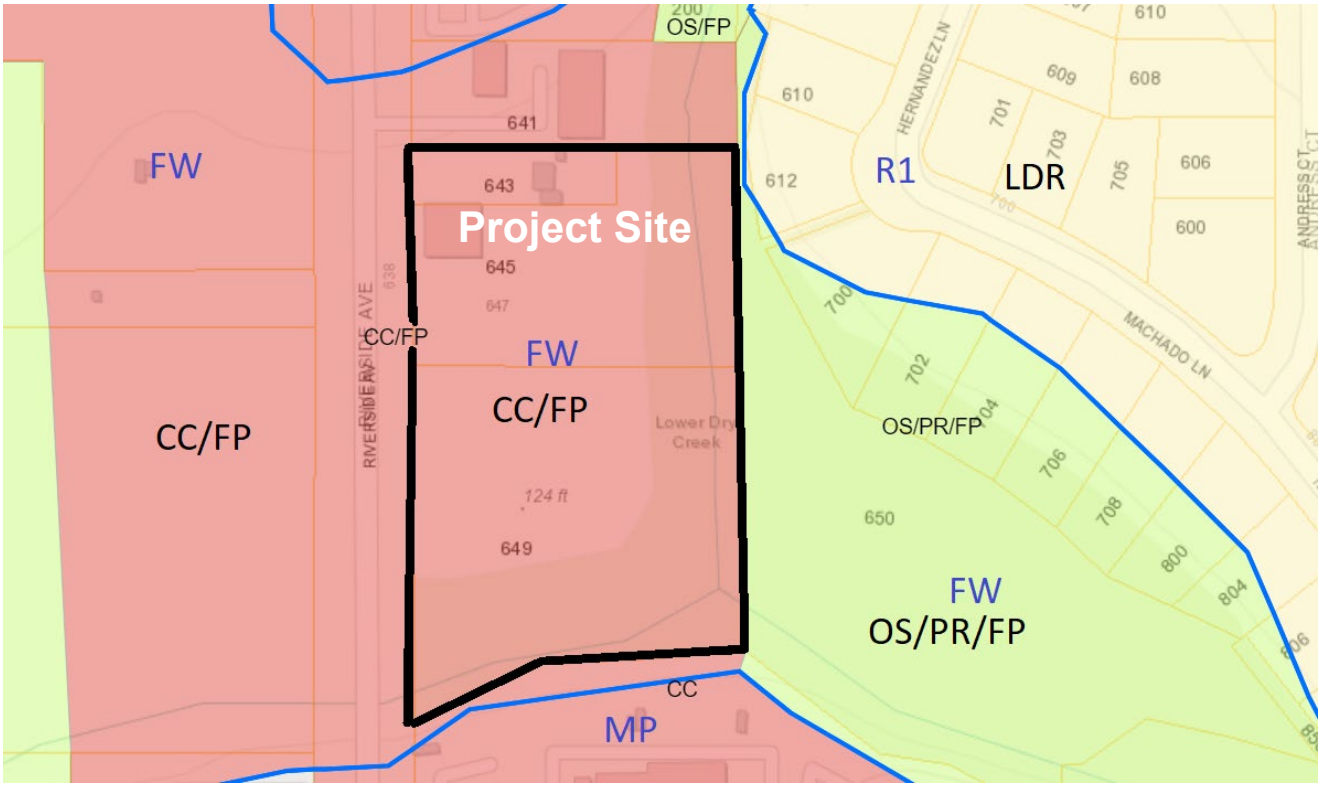
The City of Roseville obtained a Federal Emergency Management Agency (FEMA) Pre-Disaster Mitigation Grant Program (PDM) grant to reduce the flood risk of 645 Riverside Avenue, and the surrounding area by buying the property with the grant funds, demolishing the commercial building, and returning the parcel to open space. The property owner was able to use the PDM grant funds to purchase a commercial property outside of the regulatory floodplain. A condition of the federal hazard mitigation grant funds required that the City provide assurances that the land would be "restricted in perpetuity to open-space uses." To ensure that the City follow through on the assurances they gave to FEMA, the parcel at 645 Riverside Avenue is proposed to be converted to an Open Space zone designation. This would enable the City to comply with a deed restriction that was placed on the parcel on January 18,

2018, which was also a condition to receive the grant funds. One deed restriction term and condition indicates "The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions."

The current project is a request to Rezone the site to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/ Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with the above-described grant funding requirements that will facilitate development of the trailhead for the future Dry Creek Greenway East Trail.

Figure 1 – Project Location

Figure 2. Existing Zoning and Land Use Designations (Zoning = Blue, Land Use = Black)



SITE INFORMATION

Location: 645 and 649 Riverside Avenue

Total Size: 3.93 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Riverside Avenue, which is a four-lane roadway. The site is currently undeveloped and does not include a sidewalk. The eastern and southern portions of the site include the banks and riparian woodland along Dry Creek.

EVALUATION: GENERAL PLAN AMEDNMENT AND REZONE

Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the General Plan. The policies for land use amendments relate to promoting land use patterns that enhance quality of life and minimize conflicts between land uses. Land use modifications are also evaluated for impacts to noise, air quality, traffic, and utilities. These same potential impacts were considered in the Addendum prepared for the project, included as Exhibit A. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

General Plan Amendment

The Dry Creek Greenway East Trail project was approved in 2019. Therefore, the below evaluation does not consider whether the trail is appropriate in the existing land use and zoning designations, but rather whether the proposed land use and zoning modifications are appropriate and compatible with the approved trail project. The project site is within the City's Infill planning area, which is characterized by pre-1980's urban development. As discussed in the background, the site once consisted of commercial development but after flooding in the area was cleared of structures. The project site is made up of two parcels with a General Plan Land Use designation of Community Commercial/Floodplain (CC/FP). Floodplain is a combining land use designation, and is only applied in combination with another land use to modify the uses and development guidelines of that designation. The project site consists of two of the ten lots that make up Infill Parcel 179, the entirety of which has the CC/FP land use designation. The CC/FP combination is appropriate for some of the other lots within Parcel 179 such as 641 and 643 Riverside Avenue, which continue to operate non-conforming commercial uses. The commercial designation is no longer appropriate for 645 and 649 Riverside Avenue. The Dry Creek Greenway East Trail project, approved in 2019, will include development of the project site into a trailhead. Primary uses of the Open Space land use designation include walking and bike trails. The City therefore proposes to modify the land use to OS/FP to bring the land use designation into consistency with the future use of the site, while maintaining the Floodplain combining designation to acknowledge its location within the City's regulatory floodplain.

Rezone

Because the proposed OS/FP land use designation is found to be appropriate, staff analyzed the consistency of the requested OS/FW zoning with General Plan policies and the proposed OS/FP land use. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is OS/FP. Open Space (OS) is an implementing zone in the OS land use designation. Furthermore, the proposed OS/FW zoning is compatible with the approved trail use. Trails are considered a Resource Related Recreation use type, which is principally permitted within the OS zone. Biking and hiking trails are also principally permitted uses within the Floodway zone district.

The proposed rezone is consistent with the public interest, health, safety, or welfare of the City as it brings the zoning into consistency with the approved Dry Creek Greenway East Trail project and grant funding that will be used to facilitate the development of the trail. The trail project went through a lengthy public outreach process and was ultimately approved by City Council in 2019.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the project as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on January 28, 2022, and was distributed to all property owners and residents within 300 feet of the project site. Consistent with SB-18, staff consulted local Native American tribes for comment on the project.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan and the Rezone will not adversely affect the public interest, safety, or welfare. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Dry Creek Greenway East Trail Project EIR (SCH #2014032087, certified March 20, 2019) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. Staff recommends that the Planning Commission consider the Addendum to the Dry Creek Greenway East Trail Project EIR, included as Exhibit A of this report.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Consider the **ADDENDUM TO THE DRY CREEK GREENWAY EAST TRAIL PROJECT EIR;**

B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 649 RIVERSIDE AVE. – INFILL PCL 179 – DRY CREEK GREENWAY TRAILHEAD REZONE – FILE # PL21-0273;**

C. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **REZONE – 649 RIVERSIDE AVE. – INFILL PCL 179 – DRY CREEK GREENWAY TRAILHEAD REZONE – FILE # PL21-0273;**

Exhibits

A. Addendum to the Dry Creek Greenway East Trail Project EIR
B. General Plan Amendment Exhibit
C. Rezone Exhibit

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

CC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

1st ADDENDUM TO THE DRY CREEK GREENWAY EAST TRAIL PROJECT ENVIRONMENTAL IMPACT REPORT (SCH #2014032087, ADOPTED ON March 20, 2019)

Project Title/File Number:	INFILL PCL 179 – Dry Creek Greenway Trailhead Rezone, File# PL21-0273
Project Location:	649 Riverside Ave., Roseville, Placer County, CA
Project Description:	The City requests a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) in order to comply with grant funding requirements that will facilitate development of a trailhead for the future Dry Creek Greenway East Trail.
Project Applicant:	Stefanie Kemen, City of Roseville
Property Owner:	City of Roseville
Lead Agency Contact:	Sean Morales, Associate Planner; Phone (916) 774-5282

An Addendum to a previously certified environmental impact report (EIR) may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the final EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

CC Exhibit A

PROJECT DESCRIPTION

Project Location

The project site is located at 645 and 649 Riverside Avenue on Parcel 179 within the Infill area (see Figure 1).

Figure 1: Project Location (parcels bordered in red)

BACKGROUND

The Dry Creek Greenway East Trail (a multi-use trail along Dry, Cirby, and Linda Creeks from Riverside Avenue to Old Auburn Road) is an approved 4.25-mile paved multi-use trail in the City of Roseville (City). The future trail will be a shared-use trail for pedestrians, bicyclists, and other non-motorized vehicle users, and connect neighborhoods, parks, schools, businesses, natural areas, and the on-street bikeway system across the south side of the City. The project includes one new trailhead with accompanying parking lot at the western end of the project with driveway access from Riverside Avenue. The parking lot would include approximately 35 parking spaces. The proposed zoning and land use modifications apply to the two parcels that comprise the trailhead area.

The City of Roseville has received grant funding that would help facilitate the construction of the bike trail, including the trailhead on Riverside Avenue. One of the conditions of the grant is to modify the zoning and land use designation of the two parcels that make-up the trailhead site to include Open Space designations.

Approval of the zoning and land use modifications by the Roseville City Council is a discretionary action that requires compliance with the California Environmental Quality Act (CEQA). To satisfy CEQA requirements, this EIR Addendum has been prepared.

PROJECT DESCRIPTION

The proposed project is a proposal by the City of Roseville for a Rezone to modify the zoning from Floodway (FW) to Open Space/Floodway (OS/FW) and a General Plan Amendment to modify the Land Use designation

from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP) of two parcels (APNs: 472-200-030-000 and 472-200-031-000) (Attachment 1). The proposed zoning and land use modifications are conditions of grant funding that will facilitate development of the future Dry Creek Greenway East Trail Project. No direct or indirect physical changes to the environment, beyond what was evaluated in the previously certified EIR, are proposed concurrent with the zoning and land use modifications.

PURPOSE AND SCOPE OF ADDENDUM

INTRODUCTION

The Project Sponsor, the City of Roseville, proposes to modify the zoning of two parcels within the 4.25-mile Dry Creek Greenway East Trail Project from Floodway (FW) to Open Space/Floodway (OS/FW) and modify the General Plan Land Use designation from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP). The proposed zoning and land use modifications are required in order to comply with federal grant funding requirements that would facilitate development of the parcels as a trailhead area for the future Dry Creek Greenway East Trail. The environmental effects of the construction and use of the trailhead are examined in the previously certified *Dry Creek Greenway East Trail Project EIR* (SCH #2014032087, certified March 20, 2019) and in this Addendum. In preparing this Addendum, all of the potential impacts identified on the CEQA "Environmental Checklist Form" were considered. For all impact areas, a preliminary review indicated that the Zoning and Land Use amendments would have no impact not already identified in the EIR.

STATUTORY BACKGROUND

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) is needed if minor technical changes or modifications to the proposed project occur (CEQA Guidelines § 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines § 15164[c]); however, an addendum is to be considered along with the final EIR by the decision making body prior to making a decision on the project (CEQA Guidelines § 15164[d]).

This EIR Addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the *Dry Creek Greenway East Trail Project EIR* remain substantively unchanged by the situation described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous EIR.

APPLICABLE REPORTS IN CIRCULATION

This addendum is written as an addition to the previously certified *Dry Creek Greenway East Trail Project EIR* (SCH #2014032087). Copies of the certified EIR are available for review at the Roseville Development Services Department, 311 Vernon Street, Roseville CA 95678.

EVALUATION

PROJECT ELEMENTS ANALYZED IN THE ORIGINAL EIR

The environmental impacts of constructing the Dry Creek Greenway East Trail, including the trailhead along Riverside Avenue, were evaluated in the *Dry Creek Greenway East Trail Project EIR*). Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance (CCR Section 15382). The EIR found that

implementation of the proposed project would result in significant impacts to some of these resources, which were analyzed in Sections 4.1 through 4.14 of the document and summarized in Table 2-1.
CCR Section 15126.4 requires that an EIR describe feasible mitigation measures that could minimize significant adverse impacts. Implementation of mitigation measures would either reduce the impact to a less-than-significant level or leave the impact as significant and unavoidable. In the course of drafting the EIR, impacts were identified that could be reduced to a less-than-significant level with implementation of proposed mitigation measures (see also Chapter 5, "Other CEQA Considerations"). These impacts can be found in sections 4.2, "Air Quality"; 4.3, "Biological Resources"; 4.4, "Cultural Resources"; and 4.7, "Hazards and Hazardous Materials"; 4.10, "Noise"; and 4.13, "Transportation and Circulation." (Ascent Environmental, 2 Summary, City of Roseville Dry Creek Greenway East Trail Project Draft EIR 2-5).
An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed project. Two significant and unavoidable impacts were identified in the Final EIR, and Findings of Fact and Statement of Overriding Considerations: Impact 4.10-1: Short-term construction-related noise, and Impact 4.10-3: Exposure to construction-related ground-borne vibrations.

MODIFIED PROJECT AS PROPOSED UNDER THE ZONING AND LAND USE MODIFICATIONS

The proposed Rezone and General Plan Amendments would not modify the physical elements of the Dry Creek Greenway East Trail project. Rather, the modifications are a condition of grant funding that was awarded to the City and will facilitate construction of that already approved project. Any modification to the environmental impact by the Rezone and General Plan Amendment would reduce the potential for impacts overall by removing the possibility of future commercial development on the site, and ensuring the site remains open space, and part of the proposed trail system.

IMPACT ANALYSIS

The *Dry Creek Greenway East Trail Project EIR* assessed impacts of construction and operation of the trail project to Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise; and Transportation and Circulation. The proposed Rezone and General Plan Amendment do not amend the anticipated construction or operational impacts, therefore there are no new anticipated environmental impacts.

SUMMARY AND FINDINGS

In summary, the analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred, and thus an Addendum to the *Dry Creek Greenway East Trail Project EIR* is appropriate to satisfy CEQA requirements for the proposed Rezone and General Plan Amendment.

The following findings are provided in accordance with CEQA Section 15164 (e) concerning the decision not to prepare a subsequent EIR pursuant to Section 15162.

(1) None of the following conditions calling for preparation of a subsequent EIR have occurred:
   (a) Subsequent changes are proposed in a project which will require major revisions of the previous EIR…due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
   (b) Substantial changes occur with respect to the circumstances under which the project is undertaken…which will require important revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or,

(c) New information of substantial importance to the project becomes available and (a) the information was not known and could not have been known at the time the previous EIR was certified as complete…and (b) the new information shows any of the following:

- The project will have one or more significant effects not discussed previously in the EIR;
- Significant effects previously examined will be substantially more severe than shown in the EIR;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce on or more significant effects of the project; or
- Mitigation measures or alternatives which were not previously considered in the EIR would substantially lessen one or more significant effects on the environment.

(2) Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and,

(3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.

This addendum to the *Final Dry Creek Greenway East Trail Project EIR* (SCH #2014032087 - certified March 20, 2019) finds that the proposed Rezone and General Plan Amendments to two parcels within the trail system (as identified in this addendum) will not result in any new significant environmental effects or result in the substantial increase of any previously identified impacts in the final EIR.

REFERENCES

City of Roseville, April, 2018. Dry Creek Greenway East Trail Project EIR. (SCH #2014032087 - certified March 20, 2019

CC Exhibit A

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Dry Creek Greenway East Trail Project EIR (SCH #2014032087 - certified March 20, 2019)*, the Lead Agency makes the following findings:*

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[**X**] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Sean Morales, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Rezone and General Plan Amendment Exhibit

CC Exhibit A

CITY OF ROSEVILLE CALIFORNIA

Dry Creek Greenway Trailhead Rezone Exhibit

PL21-0273 - Infill PCL 179

EXISTING ZONING DESIGNATION

PROPOSED ZONING DESIGNATION

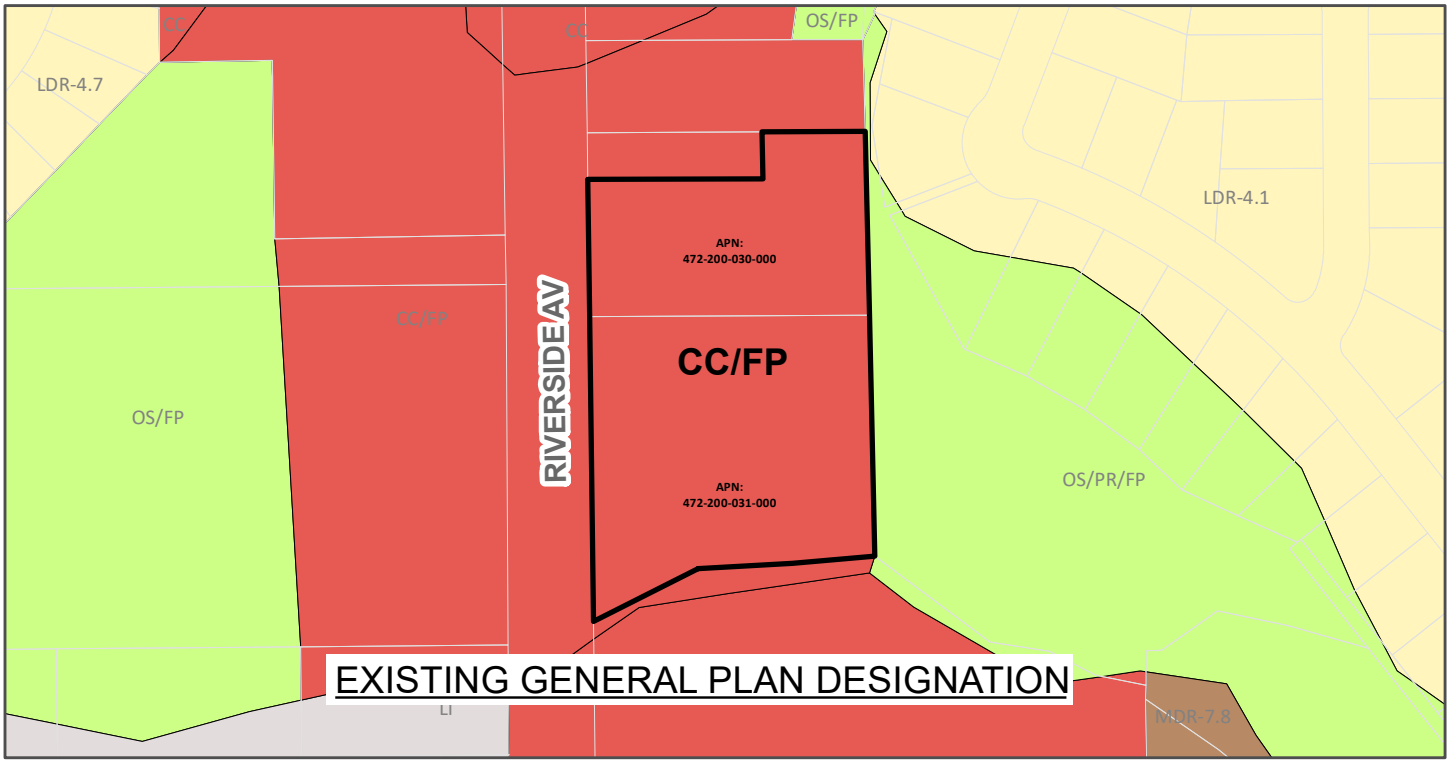
Existing Zoning :		**Proposed Zoning :**	
FW (Floodway)	3.1 acres	OS/FW (Open Space/Floodway)	3.1 acres

CC Exhibit A

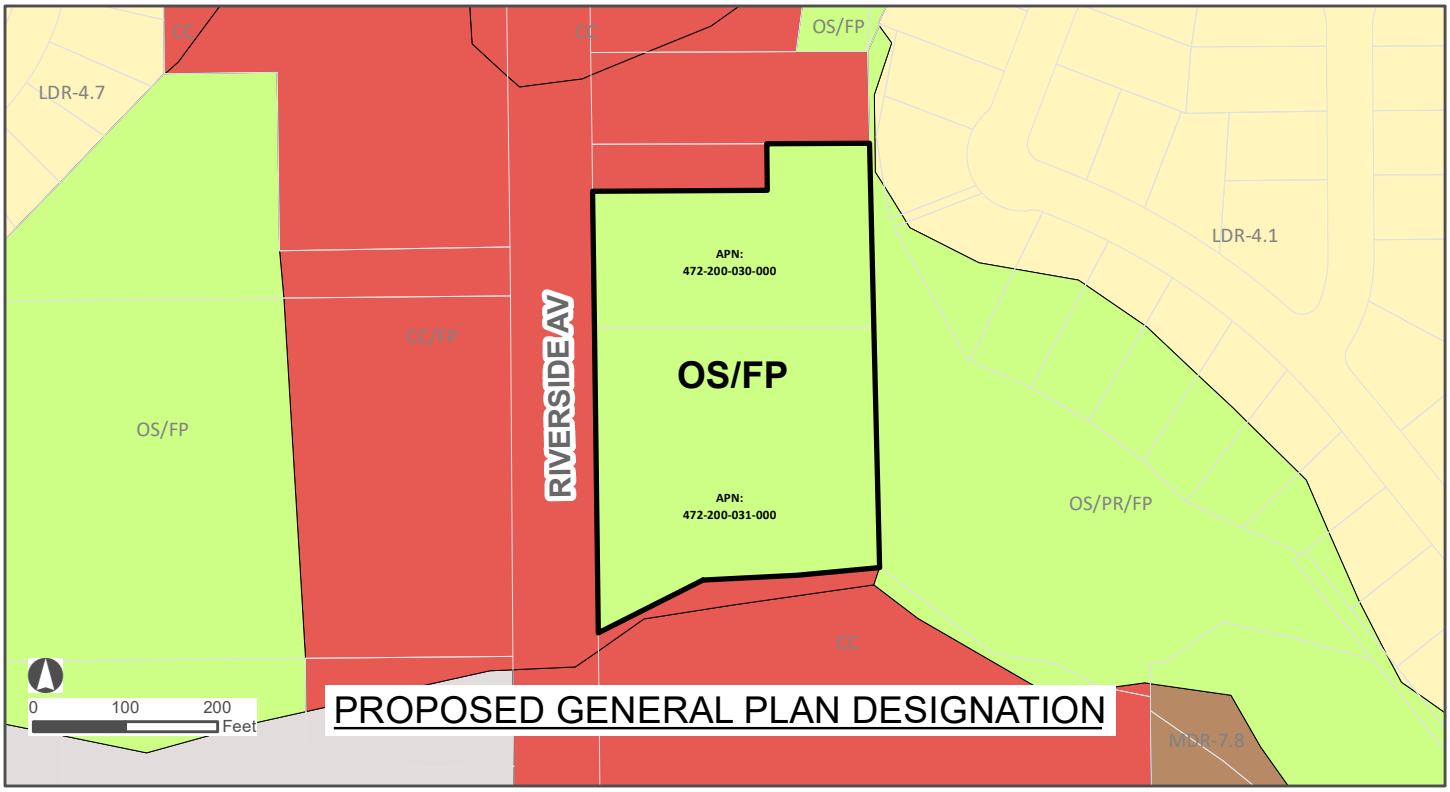
CITY OF ROSEVILLE CALIFORNIA

Dry Creek Greenway Trailhead GPA Exhibit

PL21-0273 - Infill PCL 179



EXISTING GENERAL PLAN DESIGNATION



PROPOSED GENERAL PLAN DESIGNATION

Existing Land Use :		Proposed Land Use :	
CC/FP (Community Commercial/Floodplain)	3.1 acres	OS/FP (Open Space/Floodplain)	3.1 acres

RESOLUTION NO. 22-136

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE

WHEREAS, a proposal has been submitted to amend the General Plan 2035 – Land Use Map of the City of Roseville for that portion of certain real property within the City of Roseville known as Parcel 179 of the Infill area from Community Commercial/Floodplain (CC/FP) to Open Space/Floodplain (OS/FP), as shown in Exhibit B, attached and incorporated herein by reference; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the General Plan on February 10, 2022; and

WHEREAS, on February 10, 2022, the Planning Commission considered the Addendum to the Dry Creek Greenway East Trail Project EIR; and

WHEREAS, on March 16, 2022, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on March 16, 2022, the City Council considered the Addendum to the Dry Creek Greenway East Trail Project EIR; and

WHEREAS, the Council of the City of Roseville desires to approve said amendment to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendment changing the Land Use Map (attached as Exhibit B) is hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said General Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

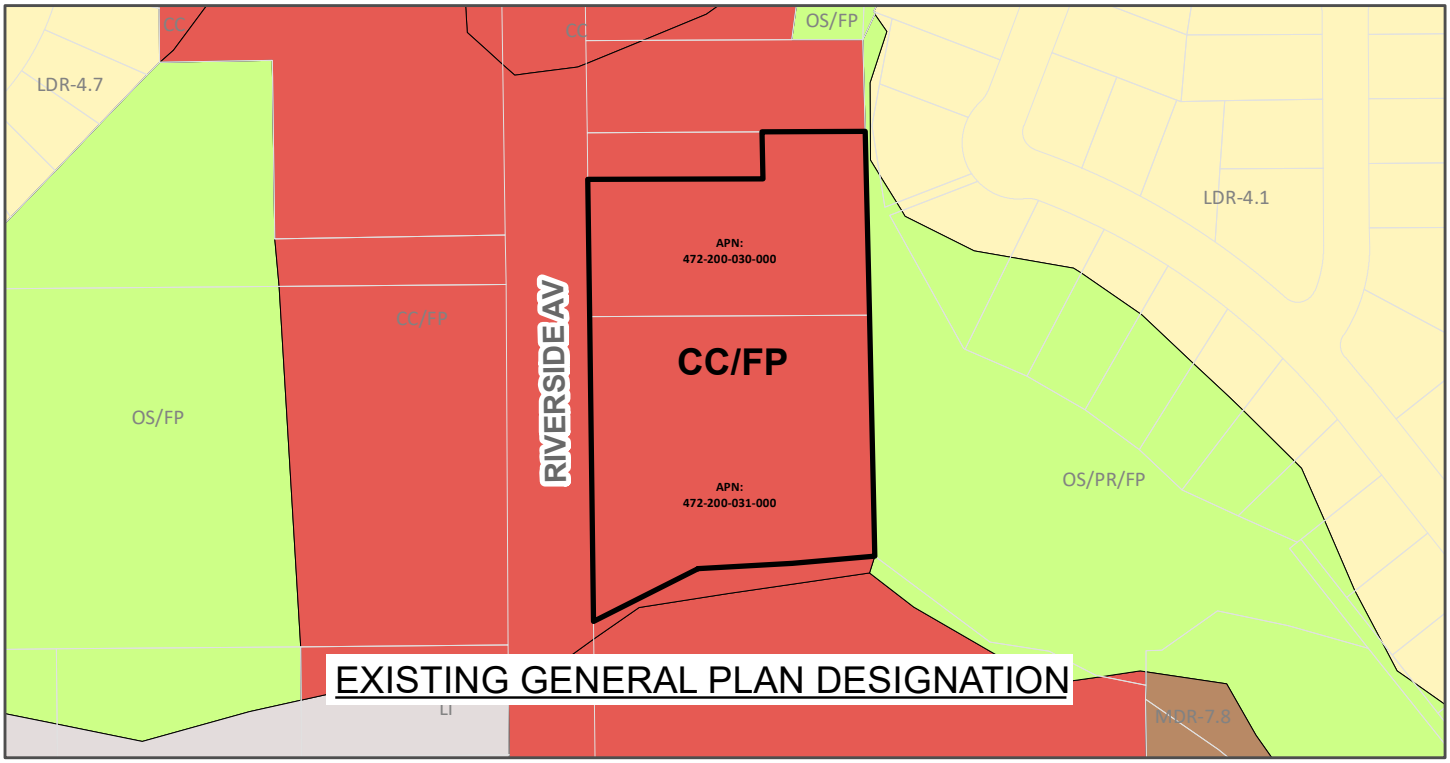
_____
City Clerk

CC Exhibit B

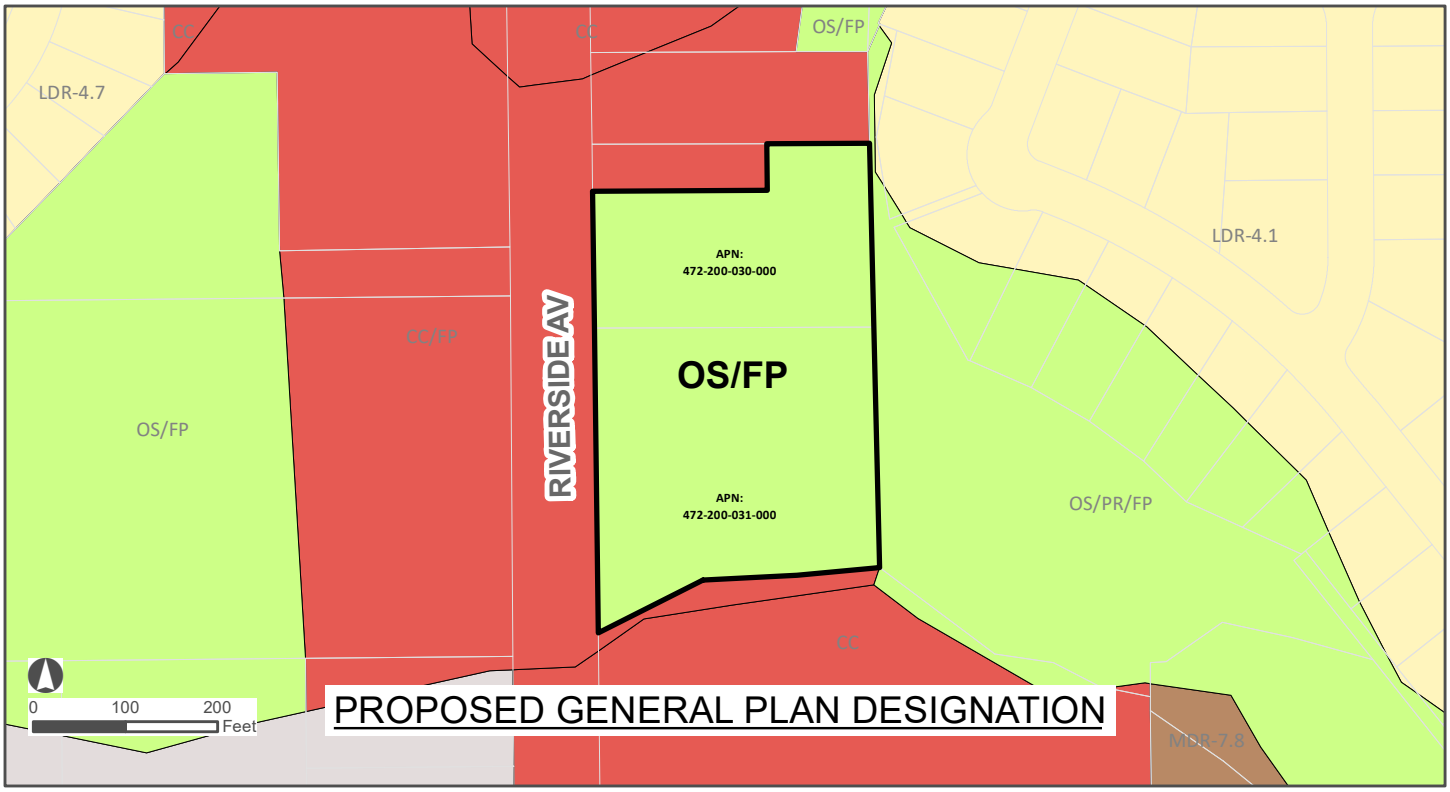
CITY OF ROSEVILLE CALIFORNIA

Dry Creek Greenway Trailhead GPA Exhibit

PL21-0273 - Infill PCL 179



EXISTING GENERAL PLAN DESIGNATION



PROPOSED GENERAL PLAN DESIGNATION

Existing Land Use :	**Proposed Land Use :**
CC/FP (Community Commercial/Floodplain) 3.1 acres	OS/FP (Open Space/Floodplain) 3.1 acres

ORDINANCE NO.

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 recommending approval of the rezone specified herein, and makes 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 Roseville General Plan.

SECTION 2. That 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 located on Parcel 179 of the Infill area of the City of Roseville, as shown and so designated in Exhibit C, attached and incorporated herein by reference, is hereby rezoned from Floodway (FW) to Open Space/Floodway (OS/FW).

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 _____, 20__, by the following vote on roll

call: AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CC Exhibit C

CITY OF ROSEVILLE CALIFORNIA

Dry Creek Greenway Trailhead Rezone Exhibit

PL21-0273 - Infill PCL 179

EXISTING ZONING DESIGNATION

PROPOSED ZONING DESIGNATION

Existing Zoning :		**Proposed Zoning :**	
FW (Floodway)	3.1 acres	OS/FW (Open Space/Floodway)	3.1 acres