



AGENDA

February 19, 2020

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**

3. PLEDGE OF ALLEGIANCE
4. MEETING PROCEDURES
5. PUBLIC COMMENTS
6. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

6.1. Maidu Covered Soccer Arena Improvement Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Park Development Analyst Heather Buck and Parks, Recreation & Libraries Director Jill Geller recommending the City Council approve the plans and specifications for the Maidu Covered Soccer Arena Improvement project and authorize staff to call for bids. This facility is located on the 152-acre regional park site located east of Rocky Ridge Drive and south of Douglas Boulevard. The project includes alterations to the existing covered soccer arena to improve access, cleanliness, and spectator comfort. Funding for the park improvements is provided through the Parks, Recreation & Libraries Rehabilitation Fund and was carried forward from the unspent portion of the FY2018-19 budget. Maintenance of the existing citywide park is budgeted in the General Fund and will remain unchanged.

CC #: 0587

File #: 0900-07 & 0714-01

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

6.2. Oak Street Parking Facility 7th Floor Sealing Project - Award of Contract

Memo from Assistant Engineer Beth Taylor and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-035 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE DESIGN BUILD, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends award of the Oak Street Parking Facility 7th Floor Sealing project to the lowest responsive bidder, The Design Build Inc., in the amount of \$160,320 and authorization for staff to approve change orders up to 5% (\$8,016) as a construction contingency. The scope of this project consists of preparing the surface and applying methacrylate to the 7th floor of the Oak Street Parking Facility. The project is funded by the Public Facilities Fee Fund, Redevelopment Successor Agency funds, and a design consultant reimbursement. No General Fund resources are being used for this project.

CC #: 0588

File #: 0900-04

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

6.3. 15kV Metal-Clad Switchgear (RFQ 10-3240) - Contract Purchase Agreement

Memo from Buyer Babette Owens and Assistant City Manager/Chief Financial

Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 20-044 APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CROWN TECHNICAL SYSTEMS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000195). Staff requests approval of a contract purchase agreement with Crown Technical Systems, as the only bid received to design, deliver, and install an industrial substation 15kV metal-clad switchgear. The total cost of the product and services is \$814,005. Funding is included in the Electric Department's FY2019-20 capital budget.

CC #: 0603

File #: 0203-07-01

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

6.4. Electrical Maintenance and Repair Services - Contract Purchase Agreement

Memo from Office Assistant Tisha Chin and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-034 APPROVING A CONTRACT PURCHASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND VASKO ELECTRIC INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3000180). Staff recommends approval of a contract purchase agreement with Vasko Electric, Inc. in the amount of \$350,000 to provide electrical maintenance and repairs at various City locations on an as-needed basis. Funding for the agreement is included in the Facility Services and Facility Rehabilitation FY2019-20 budget and will be included in the proposed FY2020-21 budget. This is the third of four optional renewals years. Staff requests authorization to utilize the optional renewal years of the contract without further Council approvals until the contract expires, contingent upon budget approval each year, or until City staff determines that continuing with the same vendor is not in the City's best interest. Staff requests the contract authority for the fourth and final optional year, FY2021-22, be increased to \$400,000, pending Council approval of the budget for that year.

CC #: 0585

File #: 0203-04

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

6.5. Technology Equipment – Purchase Order Spending Authority Increase

Memo from Electric Technology Systems Administrator Sage Armstrong and Electric Utility Director Michelle Bertolino requesting the City Council approve an increase in spending authority for two existing contracts with Dell Marketing, L.P. and CDW-G from \$120,000 to \$300,000. The Electric Department has the need to purchase additional hardware and software to support several initiatives to advance grid technology to secure key infrastructure and to improve customer communications. Funding is included in the FY2019-20 Electric Fund budget.

CC #: 0609

File #: 0203-06

Resolutions

6.6. Sierra Vista Village JM-04A Phase 1 - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-036 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-04A 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 #: 0595

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-774-5494 jtgalvin@roseville.ca.us

6.7. Sierra Vista Village JM-04B Phase 2 - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-037 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-04B 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 #: 0596

File #: 0400-04-12-1

CONTACT: Troy Galvin 916-774-5494 jtgalvin@roseville.ca.us

6.8. West Roseville Specific Plan Parcel F-55 Park Abandonment

Memo from Planning Manager Greg Bitter and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-047 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING ITS INTENTION TO ABANDON A PORTION OF WEST ROSEVILLE SPECIFIC PLAN PARCEL F-55 AS A CITY PARK AND SETTING A PUBLIC HEARING FOR APRIL 1, 2020. This item begins the process of abandoning a portion of West Roseville Specific Plan (WRSP) Parcel F-55 as

a City park. The park abandonment is a requirement of an executed Purchase and Sale Agreement between the City and West Roseville, LLC that will result in the City receiving ownership of WRSP Parcel W-60a and West Roseville LLC receiving ownership of a portion of WRSP Parcel F-55. The necessary entitlements and environmental review which would permit development of either property will be part of a future City Council action. There are no direct impacts to the General Fund as a result of this item.

CC #: 0607

File #: 0704

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

6.9. Architectural and Engineering Design Services for Aquatics Facilities – On-Call Professional Design Services Agreement

Memo from Park Development Analyst Heather Buck and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 20-030 APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND JEFF KATZ ARCHITECTURAL CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE and authorizing the City Manager to execute the renewals of the agreements for the remaining years without further Council approval. The Parks, Recreation & Libraries Department is projecting a number of capital improvement projects at the City's three aquatic facilities (Johnson Pool, Mike Shellito Indoor Pool, and Roseville Aquatics Complex) over the next five years. The initial agreement will be from date of award through June 2021 and includes the option of two additional one-year extensions. Funding for professional design services shall be provided through Capital Improvement Projects as approved during the fiscal year budgets or an approved professional design services budget. Project specific quotes will be obtained prior to the start of any work. The initial agreement total is not to exceed \$250,000.

CC #: 0581

File #: 0900-07 & 0707

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

6.10. Congestion Mitigation and Air Quality Grant Applications for the FY2023-25 Funding Cycle

Memo from Principal Engineer Stefanie Kemen and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-031 AUTHORIZING STAFF TO SUBMIT APPLICATIONS FOR CONGESTION MITIGATION AND AIR QUALITY GRANT FOR FY 2023-2025 FUNDING CYCLE for the Vernon Street and Folsom Road Roundabout project.

CC #: 0582

File #: 0214 & 0900-04-02

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

6.11. Roseville Parkway Extension Project – Reimbursement Agreement for Preliminary Engineering Services

Memo from Assistant Engineer Daniel Lierly and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 20-039 APPROVING A REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNION PACIFIC RAILROAD COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council approve an agreement to reimburse Union Pacific Railroad (UPRR) for preliminary engineering services which are estimated at \$25,000 for the Roseville Parkway Extension project. The proposed roadway crosses the rail line owned by UPRR, and therefore the design and construction of the bridge requires their review and oversight. UPRR charges for their actual costs for these services. The environmental and design portion of the project, including this agreement, is fully funded with Traffic Mitigation fees and sufficient funds already exist in the project's budget to cover this cost. No General Fund resources are being used for this project.

CC #: 0600

File #: 0900-04-02 & 1008

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

6.12. Updates to Energy Trading Authority Policy and Reaffirmation of Policies

Memo from Electric Risk and Compliance Supervisor Petra Wallace and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 20-046 AFFIRMING THE ENERGY HEDGE POLICY, THE ENERGY UTILITY RISK MANAGEMENT POLICY, AND THE ENERGY CREDIT RISK POLICY AND ADOPTING THE ENERGY TRADING AUTHORITY POLICY. The Energy Trading Authority Policy is recommended to be updated by giving authority to the Electric Utility Director to trade Energy Exchange products in order to lower cost, reduce risk, or increase reliability. The other three existing Energy Risk Management Policies require reaffirmation every two years. The Utility's Risk Management Committee and Risk Oversight Committee both recommend approval of this change. There is no fiscal impact associated with this policy change and policy reaffirmation.

CC #: 0605

File #: 0800-03

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

6.13. Swap Transaction Qualified Independent Representative Selection - Policies and Procedures Amendments

Memo from Electric Risk and Compliance Supervisor Petra Wallace and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 20-038 AMENDING THE CITY OF ROSEVILLE ELECTRIC DEPARTMENT SWAP TRANSACTION QUALIFIED INDEPENDENT REPRESENTATIVE SELECTION POLICY AND PROCEDURES 2/19/2020; and adopt ROSEVILLE NATURAL GAS FINANCING AUTHORITY RESOLUTION NO. 1-20 AMENDING THE ROSEVILLE NATURAL GAS FINANCING AUTHORITY SWAP

TRANSACTION QUALIFIED INDEPENDENT REPRESENTATIVE SELECTION POLICY AND PROCEDURES 2/19/2020. Policies related to the City's Qualified Independent Representatives are recommended to be updated as a result of organizational and position title changes. There is no fiscal impact associated with these policy changes.

CC #: 0597

File #: 0103-17 & 0800-03

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

6.14. Creekview Specific Plan - Pacific Gas and Electric Overhead Line Relocation Easements

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 20-032 APPROVING AN EASEMENT DEED, BETWEEN THE CITY OF ROSEVILLE AND PACIFIC GAS AND ELECTRIC COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 20-033 APPROVING AN EASEMENT DEED, BETWEEN THE CITY OF ROSEVILLE AND PACIFIC GAS AND ELECTRIC COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. PG&E maintains an existing overhead power line that is located within the Creekview property and City-owned property. This power line is being relocated to accommodate the improvements associated with the development of the Creekview Specific Plan. These easements will complete the connection of the new alignment and will allow PG&E to operate and maintain the power lines underground. This action will have no fiscal impact to the City's General Fund.

CC #: 0583

File #: 1002-06

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

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

6.15. 2019 Justice Assistance Grant Award and Budget Adjustment

Memo from Department Public Information Officer Rob Baquera and Police Chief James Maccoun recommending the City Council adopt RESOLUTION NO. 20-042 ACCEPTING A GRANT AWARD FROM THE UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AWARD DOCUMENT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6187 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The City has been allocated a grant from the U.S. Department of Justice, Office of Justice Programs. The amount of the grant is determined by a formula comprised of the jurisdiction's population and

crime rate. This year, the City has been allocated \$15,811. The Police Department recommends using the grant to support the department's crime prevention, marketing, and public outreach efforts.

CC #: 0601

File #: 0214 & 0323 & 0201-01

CONTACT: Rob Baquera 916-774-5015 rbaquera@roseville.ca.us

6.16. Assembly Bill 109 Community Outreach - Budget Adjustment

Memo from Administrative Analyst Shelly Bracco and Police Chief James Maccoun recommending the City Council adopt ORDINANCE NO. 6186 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Police Department has \$8,944 in unearned revenue from the AB109 Governor's Outreach project originally received in FY2017-18. The recommended budget adjustment will add \$8,944 to the Police Department's budget and the funds will be spent in social services for outreach programs. This budget adjustment will increase both revenues and expenditures in the General Fund by \$8,944.

CC #: 0584

File #: 0323 & 0201-01

CONTACT: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

Reports / Requests

6.17. Roseville Community Development Corporation – Annual Corporate Update for FY2018-19, FY2019-20 Budget, Appointment of Directors, and Financial Status

Memo from Development Services Director/Roseville Community Development Corporation Chief Executive Officer Mike Isom with an update to the City Council regarding the Roseville Community Development Corporation's (RCDC) fiscal status and the FY2019-20 budget, and to report the RCDC's recent activities. This current annual report is provided for informational purposes and no Council action is required with respect to the update. In addition to the annual update, the Council is requested to take action to reappoint Howard Rudd, John Norman, Nick Alexander, and Louise Walker to the RCDC Board of Directors for terms ending in 2021, 2022, 2023, and 2023, respectively.

CC #: 0592

File #: 0103-15-02

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

6.18. Appointment to Sites Reservoir Joint Powers Authority Board

Memo from Assistant Environmental Utilities Director Sean Bigley and Environmental Utilities Director Rich Plecker recommending the City Council appoint Councilmember Bruce Houdesheldt to the Sites Reservoir Joint Powers Authority.

CC #: 0580

File #: 0800-02

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

6.19. Legislative and Regulatory Platform for State and Federal Advocacy - 2020

Memo from Government Relations Administrator Mark Wolinski and Deputy City Manager Megan MacPherson recommending the City Council adopt the Legislative Platform which includes a set of priorities and legislative principles to guide the City's State and Federal legislative and judicial advocacy programs through 2020.

CC #: 0599

File #: 0103-32-02

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

6.20. Out-of-State Travel Request - Economic Development Department

Memo from Economic Development Director Laura Matteoli recommending the City Council approve two economic development staff members and one councilmember to attend travel out of state for the South by Southwest tradeshow in Austin, TX with the Greater Sacramento Economic Council in March for regional economic development business attraction efforts. The total costs related to tradeshow registration, airfare, lodging, and per diem for each attendee is \$3,433, totaling \$10,299 for all attendees. Funds are available within the Economic Development Department and City Council FY2019-20 budgets.

CC #: 0589

File #: 0600-02

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

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

Memo from Police Captain Troy Bergstrom and Police Chief James Maccoun recommending the City Council approve out-of-state travel for 15 members of the Police Department, including the Department Honor Guard, to attend the National Police Memorial Week in Washington DC from May 12th to 16th, 2020 in remembrance of the 25th anniversary of the loss of Roseville Police Officer Mark White. All travel costs associated with attendance at the memorial, including airfare, lodging, transportation, and meals are covered through donations or private funding by the attendees.

CC #: 0590

File #: 0600-02

CONTACT: Troy Bergstrom 916-774-5058 tbergstrom@roseville.ca.us

6.22. Out of State Travel Request - Police Department

Memo from Public Safety Program Coordinator Traci Drake and Police Chief James Maccoun recommending the City Council approve out of state travel for two police captains to travel to Quantico, Virginia in March 2020 for the graduation of a police lieutenant attending the FBI National Academy. The total

cost to attend the graduation is \$1,490, which includes flight, hotel and rental car. These costs are included in the FY2019-20 Police Department budget.

CC #: 0591

File #: 0600-02

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

Ceremonial Documents

6.23. Resolution - Ted Treleven

Commend Ted Treleven for his 15 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

CC #: 0593

File #: 0102-10

CONTACT: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

6.24. Resolution - Einar L. Maisch

Commend Einar L. Maisch for 34 years of outstanding service and dedication to the people of Placer County and extend wishes for a long, healthy, and enjoyable retirement.

CC #: 0610

File #: 0102-10

CONTACT: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Cooperative Vocational Education Agreement with Roseville Joint Union High School District

Memo from Assistant Human Resources Director Hedy Dehgan and Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 20-045 APPROVING A COOPERATIVE VOCATIONAL EDUCATION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Roseville Joint Union High School District coordinates Exploratory Work Experience Education (EWEE) programs for students to sample a variety of job opportunities to determine their interest and suitability for the occupation they are exploring and to supplement the curriculum they are actively engaged in at school. This agreement would provide the EWEE students internship learning opportunities and oversight. There is no fiscal impact to the City.

CC #: 0604

File #: 0600 & 0705

8. ORDINANCES

8.1. Staffing and Salary Schedule Changes

Memo from Human Resources Manager Linda Hampton and Human Resources Director Stacey Peterson recommending the City Council re-adopt ORDINANCE NO. 6170 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6158, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "G" TO BE EFFECTIVE JANUARY 4, 2020, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6189 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6170, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "H" TO BE EFFECTIVE FEBRUARY 29, 2020, AS AN URGENCY MEASURE. Staff is recommending that the City Council approve the citywide position allocation schedule reflecting the reclassification of twelve (12) allocations and the addition of five new positions. Staff is also requesting the addition of Custodian Supervisor, Environmental Utilities Maintenance Superintendent, Senior Electric Technology Systems Analyst and the deletion of Electric Technology Systems Supervisor on the Management A and B salary schedules. Staff is also recommending salary increases for Refuse Superintendent (6.58%), City Clerk (18%), and Assistant City Clerk (18%). In addition, it is requested that Council re-adopt Ordinance No. 6170 to approve the amended January 4, 2020 (Appendix G) Management salary schedules A & B to correct an administrative error on the Deputy City Manager salary schedule. The total impact for the FY2019-20 General Fund budget is a \$98,107. The total impact to enterprise funds for FY2019-20 is \$184,843.

CC #: 0606

File #: 0600-01

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

8.2. 2019/2020 Tobacco Grant Award and Budget Adjustment

Memo from Administrative Analyst Shelly Bracco and Police Chief James Maccoun recommending the City Council adopt RESOLUTION NO. 20-043 ACCEPTING A GRANT AWARD FROM THE STATE OF CALIFORNIA, DEPARTMENT OF JUSTICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AWARD DOCUMENT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6188 ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The City has been awarded \$612,381 in grant funding authorized under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016. The funds will support the Police Department's Social Services Unit by adding a School Resource Officer to the middle schools.

CC #: 0602

File #: 0214 & 0323 & 0201-01

CONTACT: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Flashing Pedestrian Warning Signs for the Downtown Area - Purchase Order

Memo from Assistant Engineer Jerome Pastor and Public Works Director Jason Shykowski recommending the City Council approve a purchase order in the amount of \$71,313 to procure flashing pedestrian warning sign systems from Traffic and Parking Control Co., Inc. The signs will be used for the Downtown Pedestrian Safety Connected Vehicle Pilot project. This is a capital improvement project and has been funded by the Transportation Fund and Traffic Mitigation Fund. No General Fund resources will be used for the project.

CC #: 0586

File #: 0321 & 0900-04

CONTACT: Jerome Pastor 916-746-1352 jpastor@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. Sierra Vista Specific Plan JMC Parcels - General Plan Amendment, 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 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report; adopt RESOLUTION NO. 20-040 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT

WITHIN THE LAND USE ELEMENT; and adopt RESOLUTION NO. 20-041 AMENDING THE SIERRA VISTA SPECIFIC PLAN; and introduce for first reading ORDINANCE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC ("WESTPARK FEDERICO") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & COMPUTER DEDUCTIONS") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & BAGLEY") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and introduce for first reading ORDINANCE ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & WEALTH MANAGEMENT") RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendments to allow for changes in land use and unit transfers within the Sierra Vista Specific Plan (SVSP) area. The resulting amendment would increase the acreage dedicated to Low Density Residential and reduce the acreage dedicated to Medium Density Residential. No overall change to the residential unit count within the plan area will occur. Four development agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. This action has no significant impact to the City's General Fund.

CC #: 0594

File #: 0400-04-12 & 0400-03 & 0400-04

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

10.2. Zoning Ordinance Update

Memo from Associate Planners Gina McColl and Charity Gold and Development Services Director Mike Isom recommending the City Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTERS 19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.16, 19.18, 19.22, 19.26, 19.42, 19.46, 19.50, 19.54, 19.58, 19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78, 19.80, 19.82, 19.84, AND 19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE

REGARDING ZONING ORDINANCE UPDATES. The primary purpose of the amendments is to enhance the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies. The proposed Zoning Ordinance amendments are not expected to result in an impact to the General Fund.

CC #: 0598

File #: 0400-02 & 0800-06

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

- 11. DEPARTMENT UPDATE - City Clerk**
- 12. COUNCIL REPORTS / PUBLIC COMMENTS**
- 13. ADJOURNMENT**



COUNCIL COMMUNICATION

CC #: 0587

File #: 0900-07 & 0714-01

Title: Maidu Covered Soccer Arena Improvement Project - Approval of Plans and Specifications and Authorization to Call for Bids

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

Meeting Date: 2/19/2020

Item #: 6.1.

RECOMMENDATION TO COUNCIL

Recommend Council approve the plans and specifications for the Maidu Covered Soccer Arena Improvement Project and authorize staff to call for bids.

BACKGROUND

The Maidu Covered Soccer Arena is located on the 152-acre regional park site, east of Rocky Ridge Drive and south of Douglas Boulevard. This project includes alterations to the existing covered soccer arena to improve access, cleanliness, and spectator comfort. Replacement of the existing netting and fencing with new netting and fencing, shade for bleachers, and additional concrete walks for access within the facility will enhance players' and spectators' experience. Bird nesting that occurs in the arena, negatively impacting the facility's cleanliness, will be addressed through these improvements. An electrically-operated gate will improve security and management of facility rentals.

Bids are scheduled to be opened in March 2020. Staff plans to return to Council in May to seek approval to award the project.

FISCAL IMPACT

The architect's estimate for construction for the base bid is \$284,821. The estimate for all additive alternatives combined is \$295,821. Additive alternates will be included in the construction contract as budget allows.

Funding for the park improvements is provided through the Parks, Recreation & Libraries Rehabilitation Fund and was carried forward from the unspent portion of the FY2018-19 budget. Maintenance of the existing citywide park is budgeted in 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.

Respectfully Submitted,

Heather Buck, Park Development Analyst

Jill Geller, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Maidu Soccer Arena - Clerestory Plans

Maidu Soccer Arena - Improvement Plans

Maidu Soccer Arena - Project Manual

ACI	CONTRACTOR FURNISH CONTRACTOR INSTALL	DWS	DETECTABLE WARNING STRIP	LAB	LABORATORY	RW	ROCK WOOL
CCI	CONTRACTOR FURNISH OWNER INSTALL	DW	DRAIN	LAM	LAMINATE	RWWWD	REDWOOD
CCI	OWNER FURNISH CONTRACTOR INSTALL	E	EXISTING	LAV	LAVATORY	RWL	RAIN WATER LEADER
OFI	OWNER FURNISH OWNER INSTALL	E	EAST	LB	LAG BOLT		
		EA	EACH	LB I	POUND / POUND OR NUMBER	S	SOUTH
@	AT	EB	EXPANSION BOLT	LEV	LEVEL	SAB	SOUND ATTENUATING BATTI
AC	AIR CONDITIONING	EE	EACH END	LH	LEFT HAND	SAD	SEE ARCHITECTURAL DRAWINGS
AB	ANCHOR BOLT	EF	EXHAUST FAN	LL	LOW LOAD	SAFF	SEE ADHERED FLEXIBLE FLASHING
AC	ASPHALT CONCRETE	EJ	EXPANSION JOINT	LN	LENGTH	SASM	SEE ADHERED SHEET MEMBRANE
ACC	ACCESSIBLE	ELEC	ELECTRICAL	LP	LOW POINT	SLBG	SOIL BLOCKING
ACOUS	ACOUSTIC	ELEV	ELEVATION	LRRS	LATERAL RESISTING FORCE SYSTEM	SC	SOLID CORE
AD	ASPHALT CONCRETE PAVING	EMBED	EMBEDDED / EMBEDMENT	LSL	LAMINATED STRAND LUMBER	SCD	SEE CIVIL DRAWINGS
ACT	ACOUSTICAL CEILING TILE	ENL	EDGE NAIL	LT	LIGHT	SCHED	SCHEDULE
AD	AREA DRAIN	ENC	ENCLOSURE	LTG	LIGHTING	SCD	SEE CIVIL DRAWINGS
ADA	AMERICAN DISABILITIES ACT	EP	EDGE OF PAVEMENT	LWT	LIGHTWEIGHT	SEDP	SEAP DISPENSER
ADU	ADDITIONAL	EPS	EXTRUDED POLYSTYRENE FOAM	LVR	LOUVER	SEAL	SEALANT
ADJ	ADJUSTABLE	EQ	EQUAL			SECT	SECTION
ADJHT	ADJUSTED HEIGHT	EQM	EQUIVALENT	M SUITE	MASTER SUITE	SED	SEE ELECTRICAL DRAWINGS
AFF	ABOVE FINISHED FLOOR	ES	EACH SIDE	MAT	MATERIAL	SF	SQUARE FOOT (FEET)
AGG	AGGREGATE	ESA	EMERGENCY VEHICLE ACCESS	MAX	MAXIMUM	SFAD	SEE FIRE ALARM DRAWINGS
AUJ	AUTHORITY HAVING JURISDICTION	EVTR	ELEVATOR	MB	MACHINE BOLT	SHR	SHOWER DRAIN
ALT	ALTERNATE	EW	EACH WAY	MBRS	MEMBERS	SHT	SHEET
ALUM	ALUMINUM	EX	EXIT	MC	MEDIUM CABINET	SHFT	SHEET FLOW
AMP	AMPERAGE	EXP	EXPANSION	MEF	MEDIUM DENSITY FIBER BOARD	SHGT	SHEATHING
APA	AMERICAN PLYWOOD ASSOCIATION	EXO	EXPOSURE	MECH	MECHANICAL	SM	SIMILAR
APPROX	APPROXIMATE	EXT	EXTENSION	MED	MEDIUM	SNGL	SINGLE
ARCH	ARCHITECT	EXTN	EXTENSION	MFR	MANUFACTURER	SL	SLOPING
ASL	ABOVE SEA LEVEL	F	FACE	MH	MANHOLE	SLO	SEE LANDSCAPE DRAWINGS
ASPH	ASPHALT	FA	FIRE ALARM	MI	MINIMUM	SUP	SLOPE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	F	FIRE ALARM	MIR	MIRROR	SLRS	SEISMIC RAIL RESISTING SYSTEM
		FAM RM	FAMILY ROOM	MISC	MISCELLANEOUS	SMD	SEE MECHANICAL DRAWINGS
BO	BOARD	FB	FACE BRICK	SMS	MASONRY OPENING	SMT	SHEET METAL DREW
BFC	BELOW FINISHED CEILING	FBD	FIBERBOARD	MOD	MODULAR	SOG	SLAB ON GRADE
BFD	BACK FLOW DEVICE	FBELL	FIRE BELL	MOR	MOSTURE RESISTANT	SP	SOUNDPROOF
BFI	BELOW FINISHED FLOOR	FDO	FURNISHING BY OTHER	MOSP	MOSTURE RESISTANT GYPSUM BOARD	SPD	SEE PLUMBING DRAWINGS
BTUM	BITUMINOUS	FCP	FIBER CEMENT PANEL	MSTR	MASTER	SPEC	SPECIFICATION
BLD	BOLARD	FDC	FLOOR DRAIN	MTD	MOUNTED	SQ	SQUARE
BLDD	BUILDING	FDC	FIRE DEPARTMENT CONNECTION	MTL	METAL	SQ IN	SQUARE INCH
BLK	BLOCK	FDN	FOUNDATION			SS	SANITARY SEWER / STAINLESS STEEL
BLNG	BLOCKING	FE	FIRE EXTINGUISHER	(N)	NEW	SSD	SEE STRUCTURAL DRAWINGS
BM	BEAM	FE	FIRE EXTINGUISHER CABINET	N	NORTH	STSL	STAINLESS STEEL
BO	BOTTOM OF	FF	FINISH FLOOR	NAT	NATURAL / NATIONAL	STR	STRAP
BOS	BOTTOM OF STEEL	FG	FINISH GRADE / FUEL-GAS	NC	NOT IN CONTACT	STA	STATION
BOT	BOTTOM	FL	FIBERGLASS	NO	NUMBER	STD	STANDARD
BRG	BEARING	FH	FIRE HYDRANT	NOM	NOMINAL	STL	STEEL
BRK	BRICK	FMS	FLAT HEAD MACHINE SCREW	NR	NON-RATED	STOR	STORAGE
BRZ	BROnze	FHORN	FIRE HORN	NTS	NOT TO SCALE	STRUC	STRUCTURAL
BTWN	BETWEEN	FHS	FIRE HOSE STATION			SUSP	SUSPENDED
BUR	BUILT-UP ROOFING	FHS	FLAT HEAD WOOD SCREW	O	OVER	SW	SHEAR WALL / SWITCH
		FN	FINISH	OA	OVERALL	SYN	SYMMETRIC
C	COMPACT	FX	FLUTURE	OBS	OBSCURE		
CAB	CABINET	FL	FLOOR JOIST	OC	ON CENTER		
CALCS	CALCULATIONS	FLR	FLOOR	OD	OUTSIDE DIAMETER	T&B	TOP AND BOTTOM
CB	CATCH BASIN	FLSH	FLASHING	OD	OVERFLOW DRAIN	T&G	TONGUE & GROOVE
CCB	CALIFORNIA BUILDING CODE	FLUORESC	FLUORESCENT	OFF	OFF	T&P	TOP OF PLATE
CEM	CEMENT	FN	FACE NAIL	OUTS	OUTSIDE FACE OF STUD	TEL	TELEPHONE
CEMPL	CEMENT PLASTER	FNC	FACE NAIL	OWHS	OVAL HEAD WOOD SCREW	TEMP	TEMPERED
CEMT	CEMENT TILE	FB	FACE OF BUILDING	OPP	OPPOSITE	TER	TERRAZZO
CH	CHASE	FOC	FACE OF CONCRETE	OPPH	OPPOSITE HAND	THRLD	THRESHOLD
CI	CAST IRON	FOF	FACE OF FINISH	OVFL	OVERFLOW	THK	THICK
CR	CIRCLE	FOM	FACE OF MASONRY			TJ	TOOL JOINT
CJ	CONSTRUCTION JOINT / CONTROL JOINT	POS	FACE OF STUD	P	PAINT	TK&D	TRACKBOARD
CLG	CEILING	FR	FIRE RETARDANT	PB	PUSH BUTTON	TN	TOE NAIL
CLGJ	CEILING JOIST	FOOT	FOOT / FRIET	PCF	POLYSTYRENE FIBER CUBIC FOOT	TOP	TOP OF
CLNG	CAULKING	FTG	FOOTING	PEN	PENEL EDGE NAIL	TOC	TOP OF CURB

GRID LINE INDICATION

1 — FACE OF
— CENTER OF

ROOM IDENTIFICATION

CLASSROOM — ROOM NAME
101 — ROOM NUMBER

FURNITURE / EQUIPMENT IDENTIFICATION

CHSM — FURNITURE / EQUIPMENT CODE

KEYNOTE & DRAWING NOTE IDENTIFICATION

1 — KEYNOTE

ELEVATION

4 — ELEVATION VIEW NUMBER
X — ELEVATION SHEET
Y —

SECTION

A — SECTION NUMBER
A5.1 — SECTION SHEET

DETAIL

23 — DETAIL NUMBER
A8.1 — DETAIL SHEET

DOOR NUMBER

101A — BY ROOM NUMBER - REFER TO DOOR SCHEDULE

WALL TYPE INDICATOR

01 — REFER TO WALL SCHEDULE

WINDOW TYPE INDICATOR

1 — REFER TO WINDOW SCHEDULE

WORK POINT

— (CONTROL or DATUM POINT)

FINISH INDICATOR

P1 — FINISH CODE

DIMENSIONS

0"–6" — STANDARD DIMENSION - FACE OF STUD WHERE APPLIED TO WALLS OR PARTITIONS, U.N.O.

0"–6" — FINISH TO FINISH DIMENSION - FACE OF GYP. OR DIMENSIONAL FINISH WHERE APPLIED TO WALLS OR PARTITIONS, U.N.O.

— FEET
— INCHES
% — PERCENT
& — AND
+/- — PLUS OR MINUS
— NUMBER
@ — AT

> — GREATER THAN
< — LESS THAN
Ø — DIAMETER
° — DEGREE
L — ANGLE
CL — CENTERLINE
PL — PROPERTY LINE
FL — FLOOR LINE

ATI
ARCHITECTS
+
ENGINEERS
AN AC MARTIN COMPANY

PROFESSIONAL STAMP:



CONSULTANT:

PROJECT WORK DESCRIPTION

1. EXISTING SOCCER ARENA BUILDING TO BE PROTECTED FROM BIRDS ACCESSING THE INSIDE OF THE ARENA. THIS PART OF THE PROJECT IS TO COVER THE TOP CLEARSTORY.

1. THE INTENT OF THE DWINGS AND SPECIFICATIONS, AS DESCRIBED IN THE SUMMARY OF WORK, IS TO BE IN ACCORDANCE WITH CCR, TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOPED NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN FINISHED WORK WILL NOT COMPLY WITH CCR, TITLE 24, A CONSTRUCTION CHANGE DOCUMENT DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER (WHEN APPLICABLE), DELEGATED PROFESSIONAL ENGINEER, AND OWNER BEFORE PROCEEDING WITH THE WORK.

2. COMPLIANCE WITH CFC CH 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND CBC CH 33 SAFEGUARDS DURING CONSTRUCTION WILL BE ENFORCED. SEE ALSO SPECIFICATION DIV. 1.

3. MATERIALS AND THEIR INSTALLATION SHALL COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER RECOMMENDATIONS.

CCR 115-104.1 "ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS."

BUILDING CODES AND STANDARDS

2016 CALIFORNIA ADMINISTRATIVE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1)

2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2) (BASED ON 2015 INTERNATIONAL BUILDING CODE)

2016 CALIFORNIA ELECTRICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3) (BASED ON 2014 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4) (BASED ON 2015 IAPMO UNIFORM MECHANICAL CODE)

2016 CALIFORNIA PLUMBING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5) (BASED ON 2015 IAPMO

2016 CALIFORNIA REFERENCE STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12)

TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen) (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11)

2016 CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS WITH 2017 AMENDMENT
2017 CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARD
AISC 341-16 MANUAL OF STEEL CONSTRUCTION
AF&PA NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI-318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

NFPA 14, 2013 EDITION, INSTALLATION OF STANDPIPE, PRIVATE HYDRANT AND HOSE SYSTEMS (W/ AMENDMENTS PER CBC CH 35)

NFPA 17, 2013 EDITION, DRY CHEMICAL EXTINGUISHING SYSTEMS

NFPA 17-A, 2013 EDITION, WET CHEMICAL EXTINGUISHING SYSTEMS

NFPA 20, 2016 EDITION, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION

NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM CODE (W/ AMENDMENTS PER CBC CH 35)

NFPA 80, 2016 EDITION, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVE

NFPA 2001, 2015 EDITION, STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

UL 300, 2005 EDITION, STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT

UL 521, 1999 EDITION, HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS

ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

GENERAL DRAWING	
G1	TITLE SHEET
ARCHITECTURE	
A0.1	DEMO PLAN, SECTION AND ELEVATIONS
A1	PLAN, SECTION AND ELEVATIONS
A2	DETAILS

OWNER & CLIENT CITY OF ROSEVILLE PARKS, RECREATION & LIBRARIES DEPARTMENT RIAJHA CANLAS 311 VERNON STREET ROSEVILLE, CA. 95678 PHONE: 916.774.5342 rcanlas@roseville.ca.us	ARCHITECT <u>ATI ARCHITECTS AND ENGINEERS</u> MICHAEL GOLDSWORTHY 3009 DOUGLAS BLVD., SUITE 290 ROSEVILLE, CA. 95661 PHONE: 916.772.1800 mgoldsworthy@atiiae.com
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[illegible]

APPROVALS:

[illegible]

KEY PLAN:

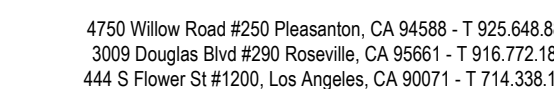
City of Roseville Parks,
Recreation & Libraries Dpmnt.

**MAIDU PARK
SOCCER ARENA
BIRD BARRIER
PROJECT
MAIDU PARK
ROSEVILLE, CA.**

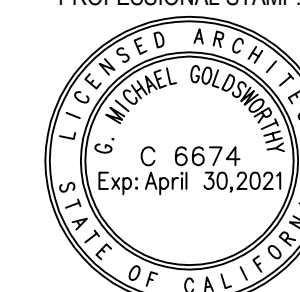
TITLE SHEET

DRAWN BY: DE	CHECKED BY: GMG
DATE: 04/30/2019	PROJECT NO: R7810
SHEET NO:	

G1



PROFESSIONAL STAMP:



CONSULTANT:

APPROVALS:

[illegible]

KIRILAN

City of Roseville Parks,
Recreation & Libraries Dpmnt.

**MAIDU PARK
SOCCER ARENA
BIRD BARRIER
PROJECT**

MAIDU PARK
ROSEVILLE, CA.

DEMO PLAN, SECTION AND ELEVATIONS

DRAWN BY: DE	CHECKED BY: GMG
DATE: 04/30/2019	PROJECT NO: R7810
SHEET NO:	

A0.1



1. PROTECT (E) SYNTHETIC FIELD FROM ANY DAM

City of Roseville Approval: _____

01/09/2019 - 10:16:47 AM
P:\R\R7800 City of Roseville\R7810 Maidu Park Bird Barrier\3 Dwgs\A01+A01.dwg - deshe



1. PROTECT (E) SYNTHETIC FIELD FROM WELDING OPERATIONS AND ANY DAMAGE.
2. IN SHOP PRIME AND PAINT ALL STEEL ITEMS INCLUDING SCREEN FABRIC. COLOR TO MATCH (E) STEEL STRUCTURE.
3. TOUCH UP ALL WELD AREAS WITH PRIMER AND PAINT TO MATCH (E).



APPROVALS:

KEEP PLAN:

PLAN, SECTION AND ELEVATIONS

A1

AC	CONTRACTOR FURNISH CONTRACTOR INSTALL	DWS	- DETECTABLE WARNING STRIP	LAB	- LABORATORY	RAW	- ROCK WOOL
CFCI	CONTRACTOR FURNISH OWNER INSTALL	EA	- EXISTING	LAM	- LAMINATE	RAWWD	- REWOOD
CFCI	OWNER FURNISH CONTRACTOR INSTALL	EB	- EXISTING	LAV	- LAVATORY	RWL	- RAIN WATER LEADER
OFDI	OWNER FURNISH OWNER INSTALL	EE	- EAST	LB	- LAG BOLT		
		EA	- EACH	LB #	- POUND / POUND OR NUMBER	S	- SOUTH
AC	AIR CONDITIONING	EB	- EXPANSION BOLT	LEV	- LEVEL	SAB	- SOUND ATTENUATING BATTIS
AB	ANCHOR BOLT	EE	- EACH END	LH	- LEFT HAND	SAD	- SEE ARCHITECTURAL DRAWINGS
ACC	ASPHALT CONCRETE	EF	- EXHAUST FAN	LL	- LINE LOAD	SAF	- SELF ADHERED FLEXIBLE FLASHING
ACC	ACCESSIBLE	EG	- EXPANSION JOINT	LN	- LENGTH	SAGM	- SELF ADHERED SHEET MEMBRANE
ACOUS	ACOUSTIC	ELEC	- ELECTRICAL	LP	- LOW POINT	SBLKG	- SOLID BLOCKING
ACOP	ASPHALT CONCRETE PAVING	ELEV	- ELEVATION	LRFS	- LATERAL RESISTING FORCE SYSTEM	SC	- SOLID CORE
ACT	ACUSTICAL CEILING TILE	EMBED	- EMBEDDED / EMBEDMENT	LSL	- LAMINATED STRAND LUMBER	SCD	- SEE CIVIL DRAWINGS
AD	AREA DRAIN	EN	- EDGE NAIL	LT	- LIGHT	SCHED	- SCHEDULE
ADA	AMERICAN W/ DISABILITIES ACT	ENCL	- ENCLOSURE	LTO	- LIGHTING	SD	- STORM DRAIN / SMOKE DETECTOR
AEO	ADDITION	EP	- EDGE OF PAVEMENT	LWTI	- LIGHTWEIGHT	SDSP	- SOUND DISPENSER
ADJ	ADJUSTABLE	EPS	- EXTRUDDED POLYSTYRENE FOAM	LVS	- LOUVER	SEAL	- SEALANT
ADJHT	ADJUSTED HEIGHT	EQ	- EQUAL	M SUITE	- MASTER SUITE	SECT	- SECTION
AF	ABOVE FINISHED FLOOR	EQUV	- EQUIVALENT	MAT	- MATERIAL	SED	- SEE ELECTRICAL DRAWINGS
AG	AGGREGATE	ES	- EACH SIDE	MAX	- MAXIMUM	SF	- SQUARE FOOT (FEET)
AGG	AGGREGATE	EV	- EVACUATION VEHICLE ACCESS	MBS	- MACHINE BOLT	SFAD	- SEE FIRE ALARM DRAWINGS
AH	AUTHORITY HAVING JURISDICTION	EVTR	- ELEVATOR	MBS	- MEMBERS	SHR	- SHOWER / SHEAR
ALT	ALTERNATE	EW	- EACH WAY	MB	- MEDICINE CABINET	SHF	- SHEET
ALUM	ALUMINUM	EX	- EXIT	MC	- MEDIUM DENSITY FIBER BOARD	SHT	- SHEET FLOW
AMP	AMPERAGE	EXP	- EXPANSION	MEF	- MECHANICAL	SHTG	- SHEATHING
APA	AMERICAN PLYWOOD ASSOCIATION	EXPOSURE	- EXTERIOR	MED	- MEDIUM	SM	- SINGLE
APPROX	APPROXIMATE	EXT	- EXTENSION	MED	- MEDIUM	SNG	- SINGLE
ARCH	ARCHITECT	EXTN	- EXTENSION	MFR	- MANUFACTURER	SLD	- SLODING
ASL	ABOVE SILL LEVEL	F	- FACE	MN	- MANHOLE	SLS	- SEE LANDSCAPE DRAWINGS
ASPH	ASPHALT	FA	- FIRE ALARM	MIN	- MINIMUM	SLS	- SEE MECHANICAL DRAWINGS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FA FM	- FIRE ALARM FAMILY ROOM	MIR	- MIRROR	SMS	- SHEET METAL SCREW
		FB	- FACE BRICK	MISC	- MISCELLANEOUS	SOG	- SOLID ON GROUND
BD	BOARD	FBD	- FIREBRICK	MIR	- MIRROR	SPO	- SEE PLUMBING DRAWINGS
BFC	BELOW FINISHED CEILING	FBS	- FIREBRICK SURF	MIRP	- MOISTURE RESISTANT GYPSUM BOARD	SPEC	- SPECIFICATION
BFD	BACK FLOOR/DWYING	FBO	- FURNISHED BY OTHER	MSTR	- MASTER	SO	- SQUARE
BFF	BELOW FINISH FLOOR	FDP	- FIRE DEPARTMENT CONNECTION	MTD	- MOUNTED	SO N	- SQUARE NCH
BTJM	BUTYLMASS	FDC	- FOUNDATION	MTL	- METAL	SS	- SANITARY SEWER / STAINLESS STEEL
BLD	BUILD	FEN	- FIRE EXTINGUISHER			SST	- SEE STRUCTURAL DRAWINGS
BLOG	BUILDING	FE	- FIRE EXTINGUISHER CABINET			SSTL	- STAINLESS STEEL
BLK	BLOCK	FF	- FINISH FLOOR			ST	- STRAP
BLCG	BLOCKING	FE	- FIRE EXTINGUISHER			STA	- STATION
BM	BEAM	FEN	- FIRE EXTINGUISHER			STD	- STANDARD
BO	BOTTOM OF	FG	- FINISH GROUND / FUEL GAS			STD	- STANDARD
BO	BOTTOM OF STEEL	FG	- FINISH GROUND / FUEL GAS			STL	- STEEL
BTM	BOTTOM	FG	- FINISH GROUND / FUEL GAS			STOR	- STORAGE
BRG	BEARING	PH	- FIRE HYDRANT			STRUC	- STRUCTURAL
BRK	BROCK	PHS	- FIRE HOSE STATION			SUSP	- SUSPENDED
BRZ	Bronze	PHWS	- FIRE HOSE WOOD SCREW			SW	- SHEAR WALL SWITCH
BTWN	BETWEEN	FIN	- FINISH			SYM	- SYMMETRICAL
BUR	BUILT UP ROOFING	FIXT	- FIXTURE				
		CAB	- CABBINET				
CAL	COMPACT	FLR	- FLOOR				
CALCS	CALCULATIONS	FLR	- FLOOR				
CB	CATCH BASIN	FLSH	- FLASHING				
CC	CALIFORNIA BUILDING CODE	FLUR	- FLOORING				
CEM	CEMENT	FLN	- FACE NAIL				
CEM PL	CEMENT PLASTER	FNC	- FENCE				
CEST	CERAMIC TILE	FCB	- FACE OF BUILDING				
CH	CHASE	FOC	- FACE OF CONCRETE				
CI	CAST IRON	FOF	- FACE OF FINISH				
CR	CIRCLE	FOM	- FACE OF MASONRY				
CJ	CONSTRUCTION JOINT / CONTROL JOINT	FOG	- FACE OF STUD				
CLG	CEILING	FR	- FIRE RETARDANT				
CLGJ	CEILING JOINT	FR	- FIRE RETARDANT				
CLNG	CAULKING	FTG	- FOOTING				
CLD	CLOSET	FTU	- FUTURE				
CLR	CLEAR	GA	- GAUGE				
CLRSY	CLERESTORY	GB	- GALVANIZED				
CLS	CLOUSE	GB	- GALVANIZED				
CMU	CONCRETE MASONRY UNIT	GB	- GRADE BAR				
CNDT	CONDUIT	GB	- GRADE BAR				</

1 FACE OF CENTER OF	101A DOOR NUMBER BY ROOM NUMBER - REFER TO DOOR SCHEDULE
A ROOM IDENTIFICATION CLASSROOM ROOM NAME 101 ROOM NUMBER	01 WALL TYPE INDICATOR REFER TO WALL SCHEDULE
1 WINDOW TYPE INDICATOR REFER TO WINDOW SCHEDULE	WORK POINT (CONTROL or DATUM POINT)
CHSM FURNITURE / EQUIPMENT IDENTIFICATION FURNITURE / EQUIPMENT CODE	P1 FINISH INDICATOR FINISH CODE
1 KEYNOTE & DRAWING NOTE IDENTIFICATION	0'-6" STANDARD DIMENSION - FACE OF STUD WHERE APPLIED TO WALLS OR PARTITIONS, U.O.
1 ELEVATION 4 X Y 2 ELEVATION SHEET 3	0'-6" FINISH TO FINISH DIMENSION - FACE OF GYP. OR DIMENSIONAL FINISH WHERE APPLIED TO WALLS OR PARTITIONS, U.O.
A SECTION SECTION NUMBER A5.1 SECTION SHEET	' ————— FEET > ————— GREATER THAN " ————— INCHES < ————— LESS THAN % ————— PERCENT Ø ————— DIAMETER & ————— AND ° ————— DEGREE +/- ————— PLUS OR MINUS L ————— ANGLE # ————— NUMBER CL ————— CENTERLINE @ ————— AT PL ————— PROPERTY LINE FL ————— FLOOR LINE
23 DETAIL DETAIL NUMBER A8.1 DETAIL SHEET	

PROJECT DESCRIPTION

PROJECT WORK DESCRIPTION

1. THE EXISTING SOCCER ARENA IMPROVEMENTS ARE TO INSTALL BIRD BARRIERS TO THE LOWER AREA OPENINGS OF THE COVERED SOCCER ARENA.

ADD ALTERNATE

1. REMOVE AND REPLACE FIELD NETTING AT SEMICIRCLE AREAS OF PLAY FIELD.

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, AS DESCRIBED IN THE SUMMARY OF WORK, IS TO BE IN ACCORDANCE WITH CBC, TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOPED NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN FINISHED WORK WILL NOT COMPLY WITH CBC, TITLE 24, A CONSTRUCTION CHANGE DOCUMENT DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER (WHEN APPLICABLE), DELEGATED PROFESSIONAL ENGINEER, AND OWNER BEFORE PROCEEDING WITH THE WORK.
2. COMPLIANCE WITH CFC CH 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND CBC CH 33 SAFEGUARDS DURING CONSTRUCTION WILL BE ENFORCED. SEE ALSO SPECIFICATION DIV. 1.
3. MATERIALS AND THEIR INSTALLATION SHALL COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER RECOMMENDATIONS.
4. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE CBC 11B.1.1 ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES EXCEPT WHERE THE REQUIREMENT IS STATED AS A RANGE WITH SPECIFIC MINIMUM AND MAXIMUM END POINTS.

BUILDING CODES AND STANDARDS

2016 CALIFORNIA ADMINISTRATIVE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1)

2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2 (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2) (BASED ON 2015 INTERNATIONAL BUILDING CODE)

2016 CALIFORNIA ELECTRICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3) (BASED ON 2014 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4) (BASED ON 2015 IAPMO UNIFORM MECHANICAL CODE)

2016 CALIFORNIA PLUMBING CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5) (BASED ON 2015 IAPMO UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6)

2016 CALIFORNIA FIRE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9) (BASED ON 2015 INTERNATIONAL FIRE CODE)

2016 CALIFORNIA REFERENCE STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12)

TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen) (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11)

REFERENCE STANDARDS

2016 CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS WITH 2017 AMENDMENT

2017 CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARD

AISC 341-16 MANUAL OF STEEL CONSTRUCTION

AF&PA NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI-318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

NFPA 13, 2016 EDITION, INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS (W/ AMENDMENTS PER CBC CH 35)

NFPA 14, 2013 EDITION, INSTALLATION OF STANDPIPE, PRIVATE HYDRANT AND HOSE SYSTEMS (W/ AMENDMENTS PER CBC CH 35)

NFPA 17, 2013 EDITION, DRY CHEMICAL EXTINGUISHING SYSTEMS

NFPA 17-A, 2013 EDITION, WET CHEMICAL EXTINGUISHING SYSTEMS

NFPA 20, 2016 EDITION, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION

NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM CODE (W/ AMENDMENTS PER CBC CH 35)

NFPA 80, 2016 EDITION, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVE

NFPA 2001, 2015 EDITION, STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

UL 300, 2005 EDITION, STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT

UL 521, 1999 EDITION, HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS

ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

GENERAL DRAWING

G2 TITLE SHEET

ARCHITECTURE

A3 DEMO FLOOR PLAN

A4 DEMO SECTIONS AND ELEVATIONS

A5 FLOOR PLAN

A6 SECTION AND ELEVATIONS

A7 DETAILS

ELECTRICAL

E1 ELECTRICAL SITE PLAN

OWNER & CLIENT
CITY OF ROSEVILLE
PARKS, RECREATION & LIBRARIES DEPARTMENT
HEATHER BUCK
316 VERNON STREET #400
ROSEVILLE, CA 95678
PHONE: 916.774.5254
HCBuck@roseville.ca.us

ARCHITECTS
ATI ARCHITECTS AND ENGINEERS
MICHAEL GOLDSWORTHY
3009 DOUGLAS BLVD., SUITE 290
ROSEVILLE, CA 95661
PHONE: 916.772.1800
mgoldsworthy@ati.ae.com

PROJECT SITE: MAIDU PARK
550 MAIDU DR.,
ROSEVILLE, CA 9566



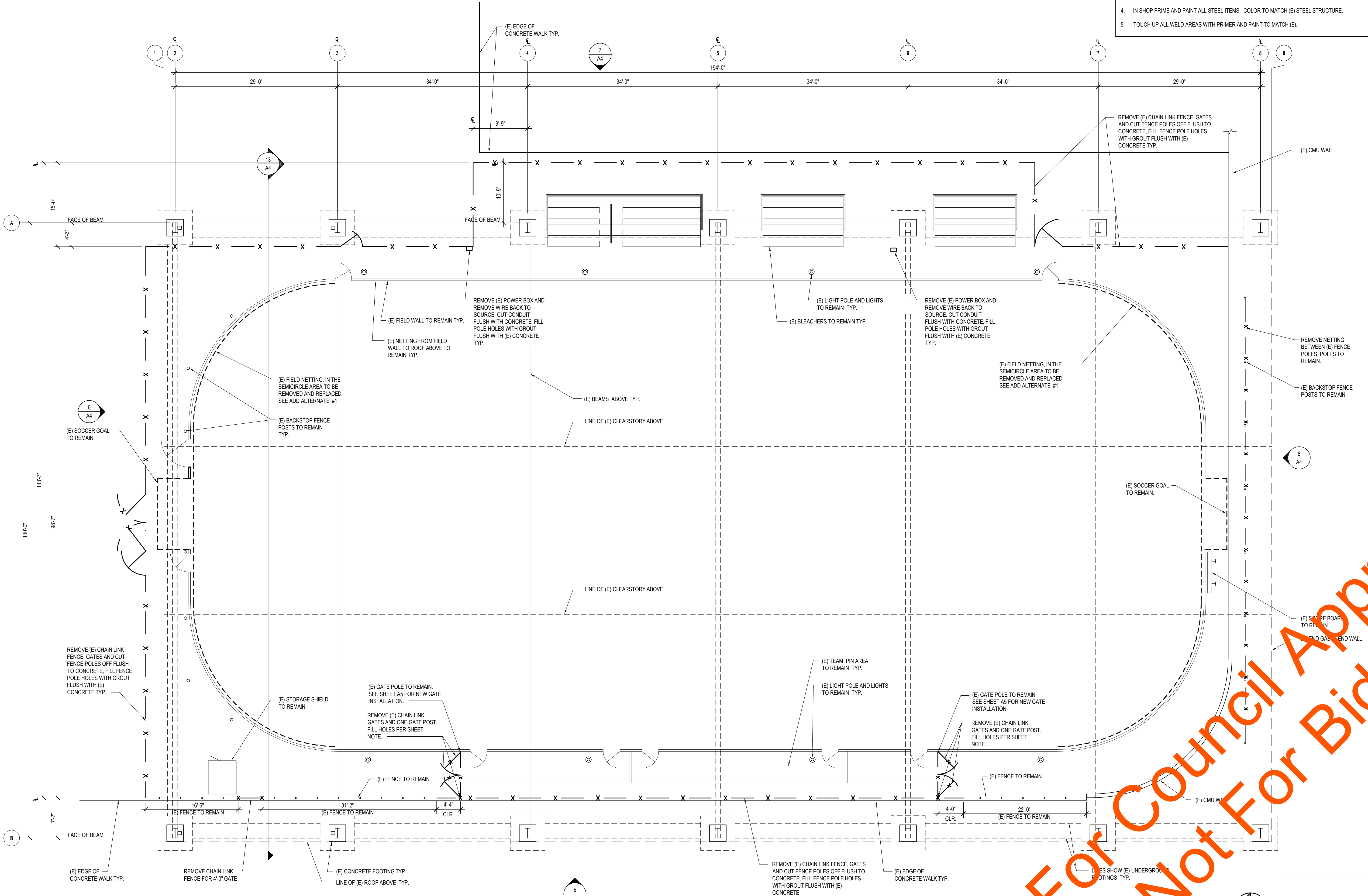
KEPLAN

TITLE SHEET

DRAWN BY: DE	CHECKED BY: GMG
DATE: 12/19/2019	PROJECT NO: R7810
SHEET NO:	

G2

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NOTE

1. PROTECT (E) SYNTHETIC FIELD FROM OPERATIONS AND ANY DAMAGE.
2. REMOVE (E) CHAIN LINK FENCE AND CUT FENCE POLES OFF FLUSH TO CONCRETE, FILL FENCE POLE HOLES WITH GROUT FLUSH WITH (E) CONCRETE, AROUND PLAY FIELD TYP.
3. (E) SOCCER FIELD NETTING TO REMAIN. SEE ADD ALTERNATE #1, AT SEMICIRCLE AREA OF PLAY FIELD.
4. IN SHOP PRIME AND PAINT ALL STEEL ITEMS. COLOR TO MATCH (E) STEEL STRUCTURE.
5. TOUCH UP ALL WELD AREAS WITH PRIMER AND PAINT TO MATCH (E).



PROFESSIONAL STAMP:



CONSULTANT:

APPROVALS:

ITEM:	REVISION / ISSUE:	DATE:
PERMIT		12/18/2019

KEY PLAN:

City of Roseville Parks,
Recreation & Libraries Dpmnt.
**MAIDU COVERED
SOCCER ARENA
IMPROVEMENTS
PROJECT**
MAIDU PARK
ROSEVILLE, CA.

**DEMO
FLOOR PLAN**

DRAWN BY: DE
DATE: 12/19/2019
SHEET NO:

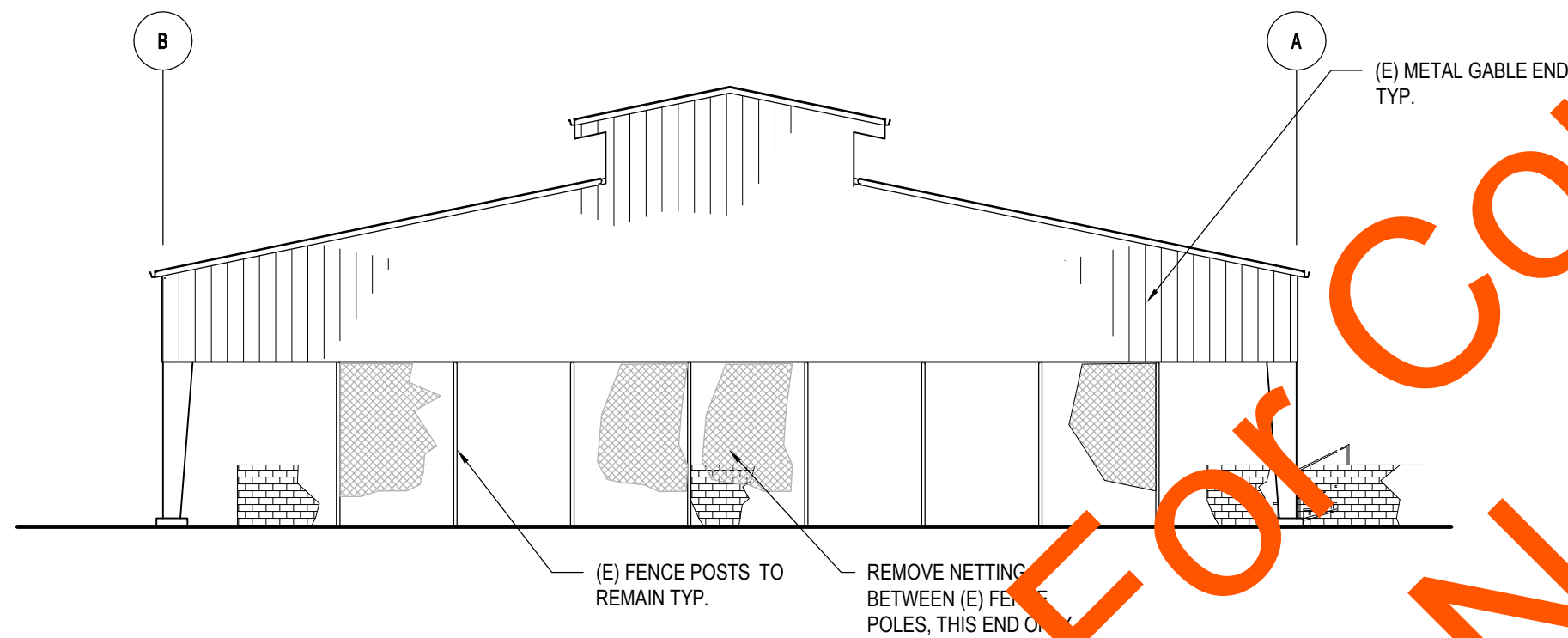
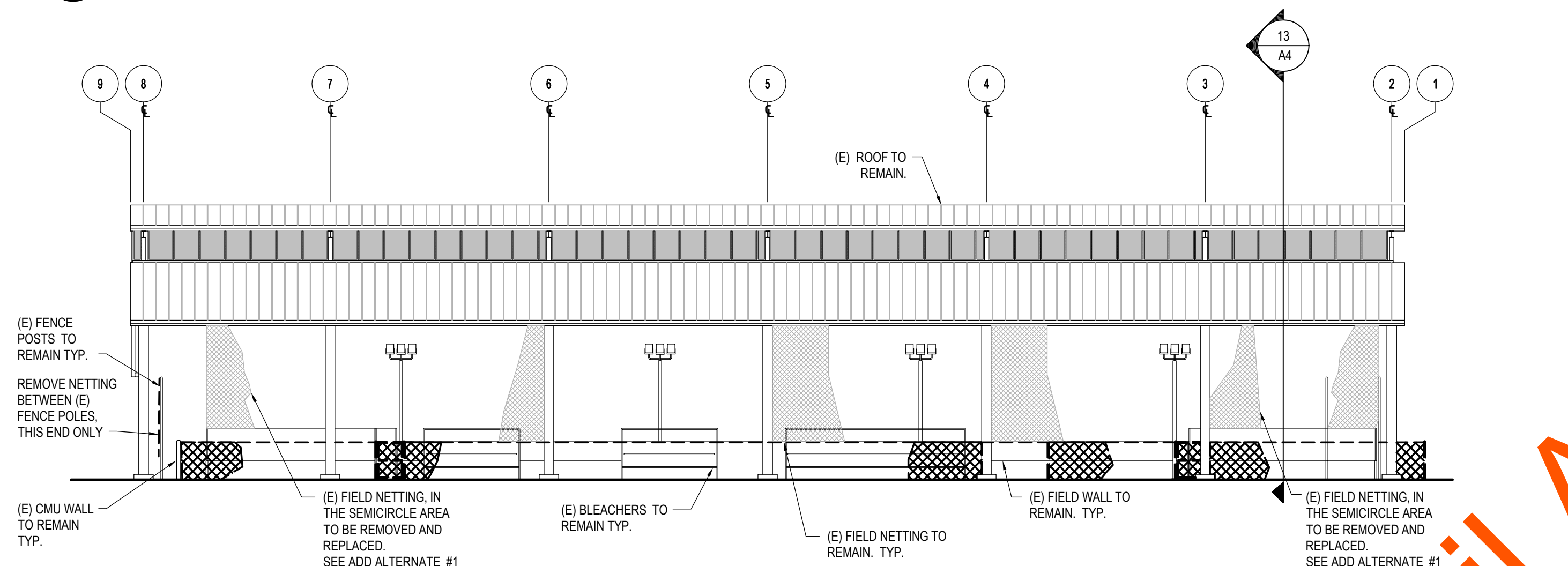
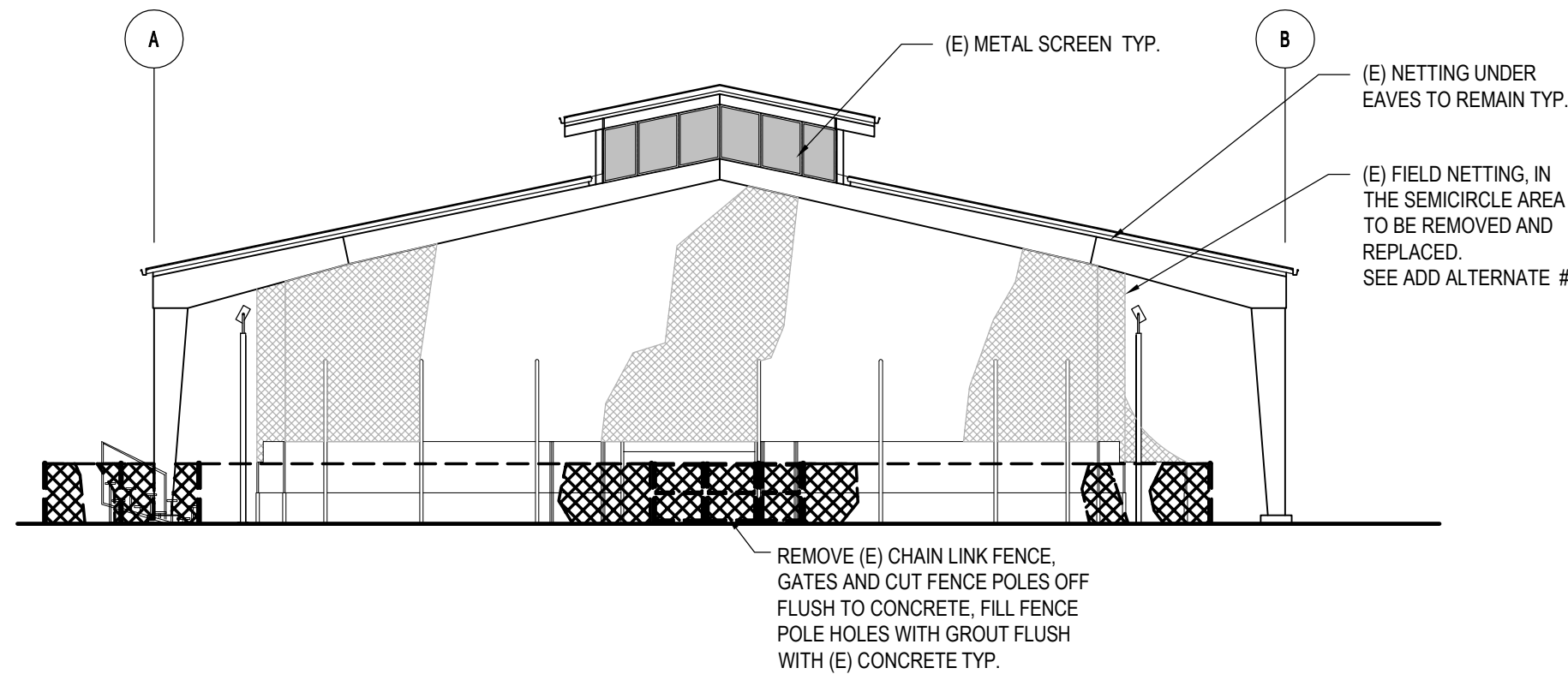
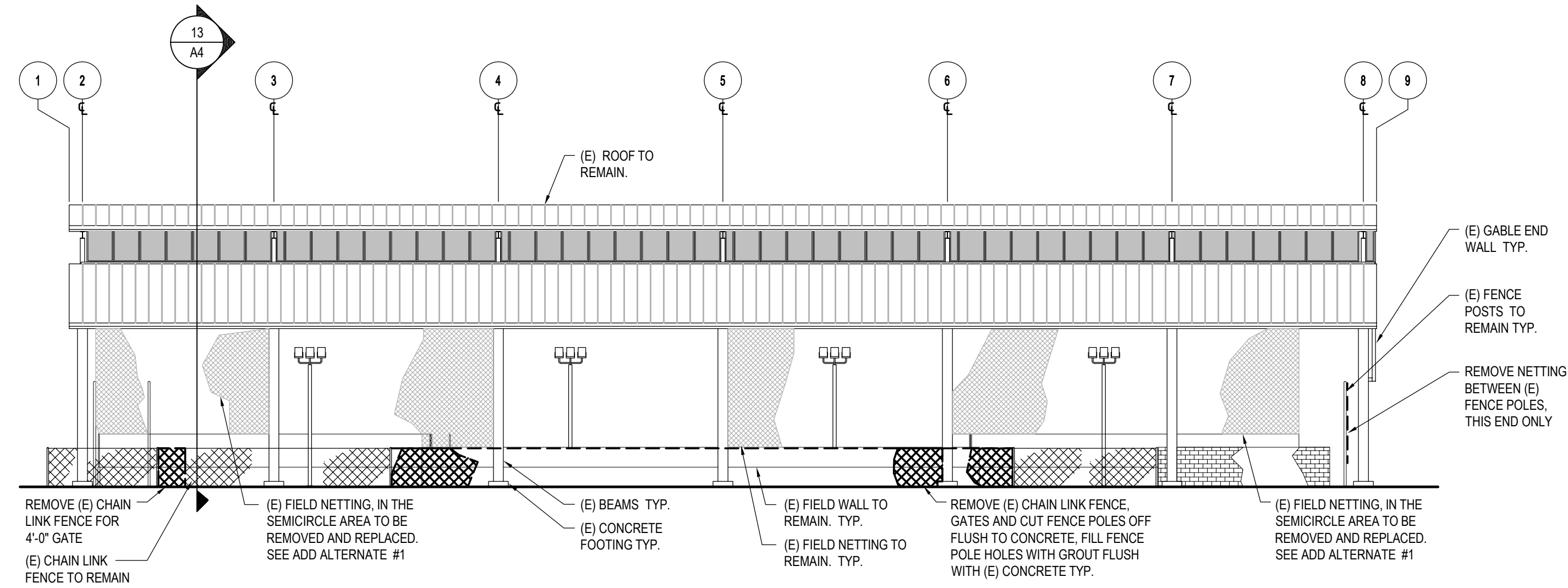
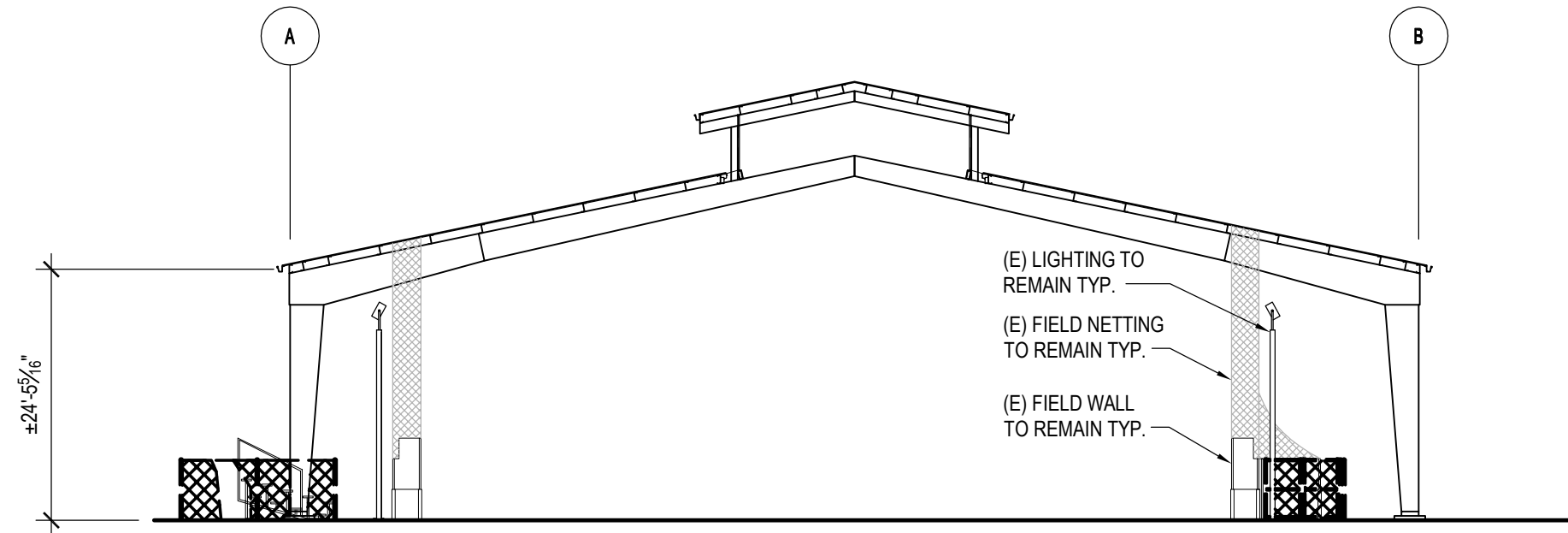
CHECKED BY: GMG
PROJECT NO: R7810

A3

1 FLOOR PLAN

SCALE : 1/8" = 1'-0"

City of Roseville Approval



ITEM:	REVISION / ISSUE:	DATE:
PERMIT		12/18/2019



A5

2/18/2019 - 05:47:48 PM
p:\RIR7800_City_of_Roseville\R7810_Maidu_Park_Bird_Barrier3_Dwgs\A5_Ph5_2+A5.dwg - deshe

SCALE : 1/16" = 1'-0"

SCALE : 1/4" = 1'-0"

SCALE : 1/8" = 1'-0"

SECTION

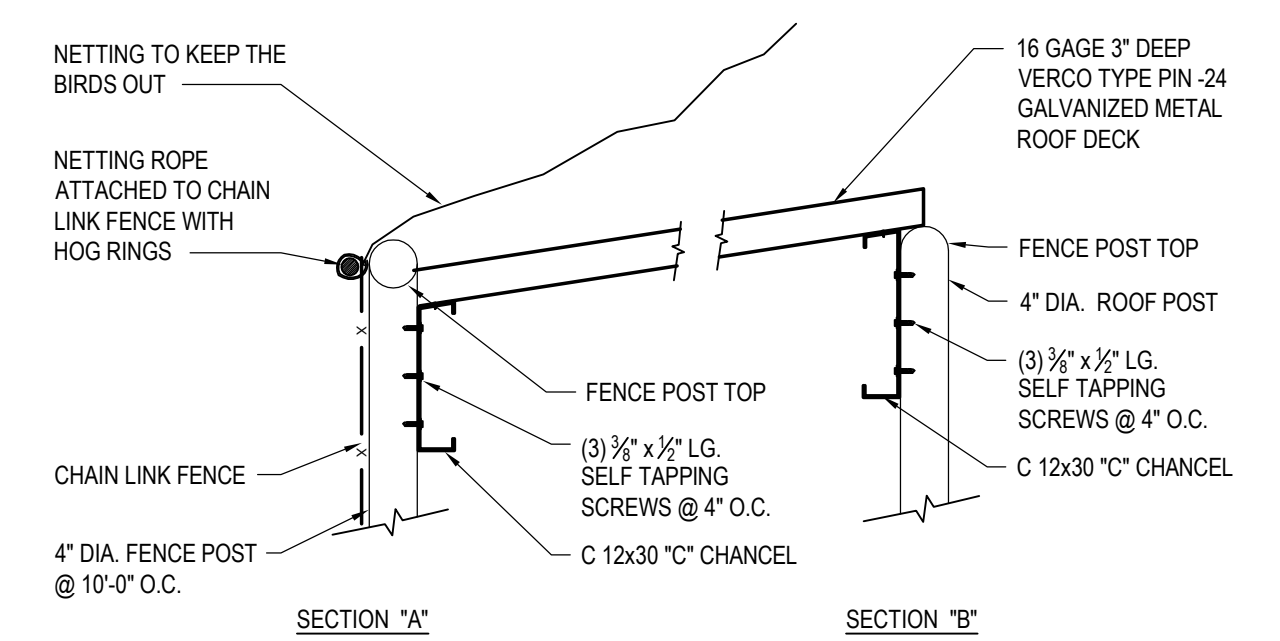
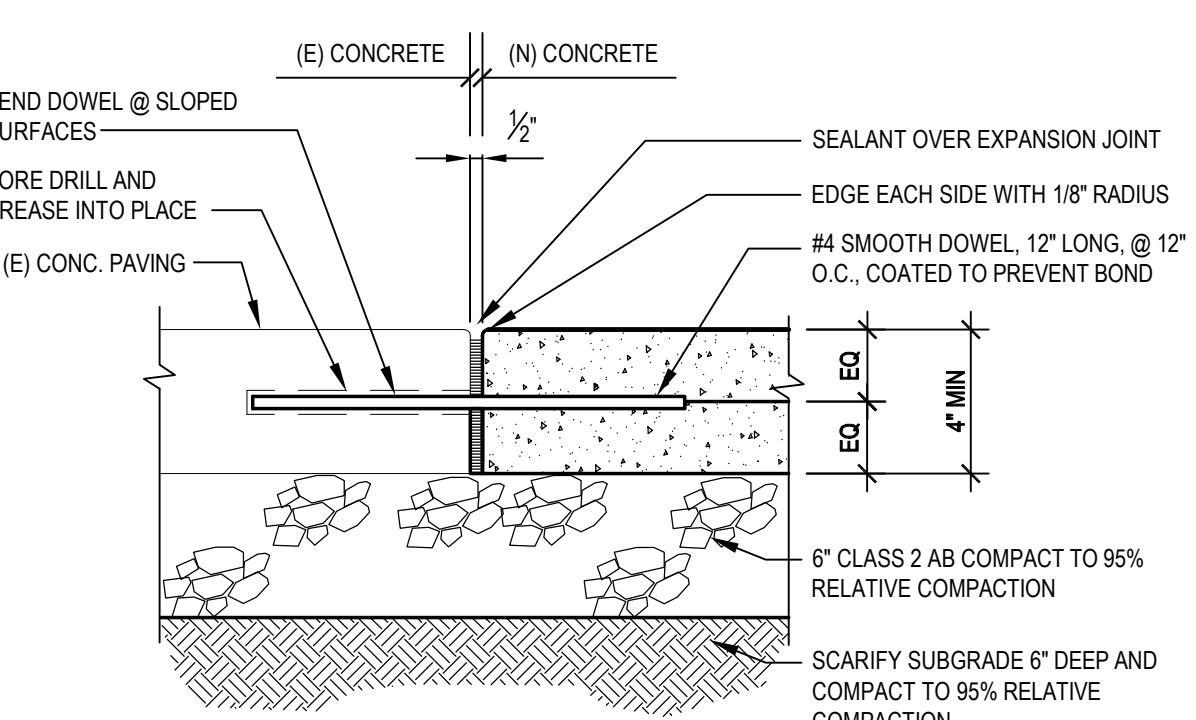
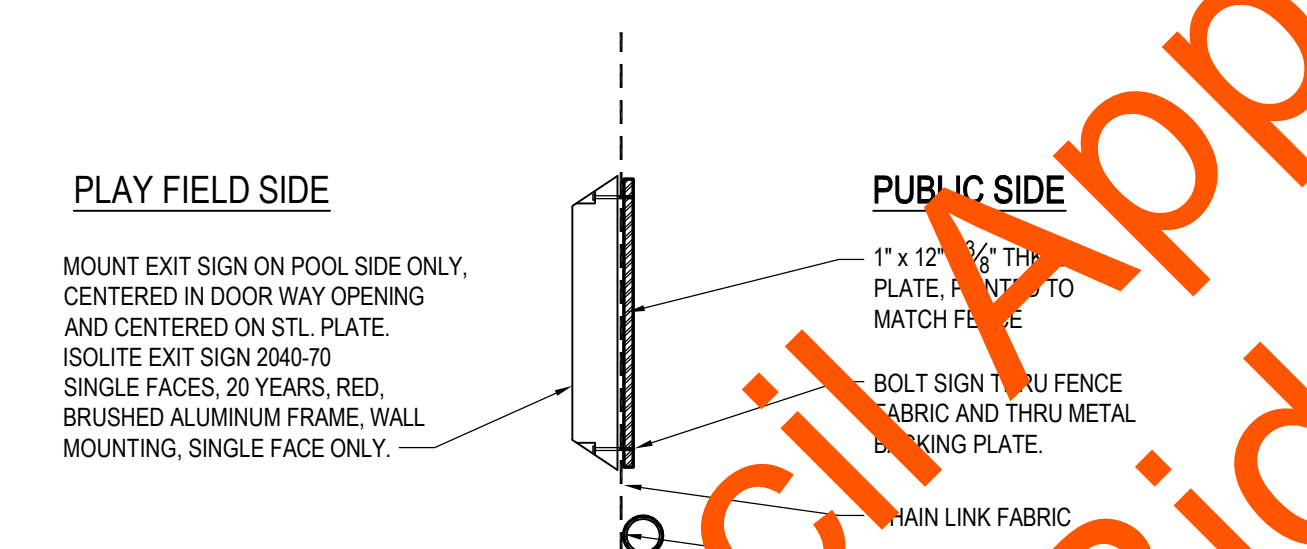
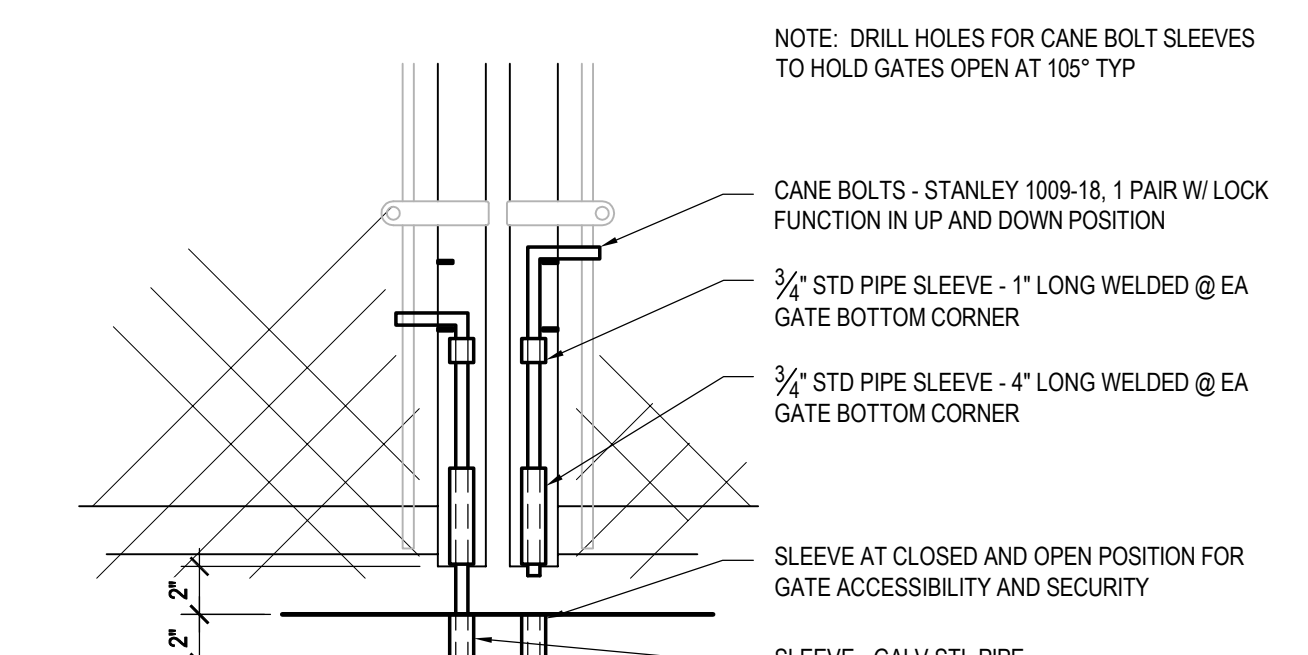
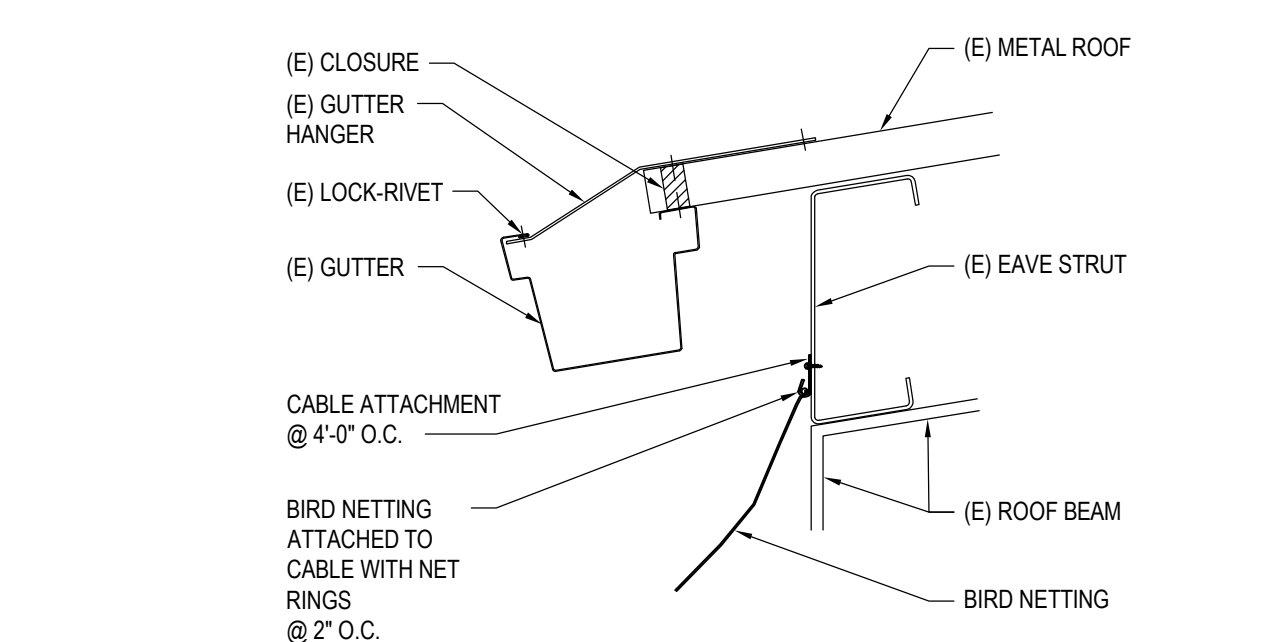
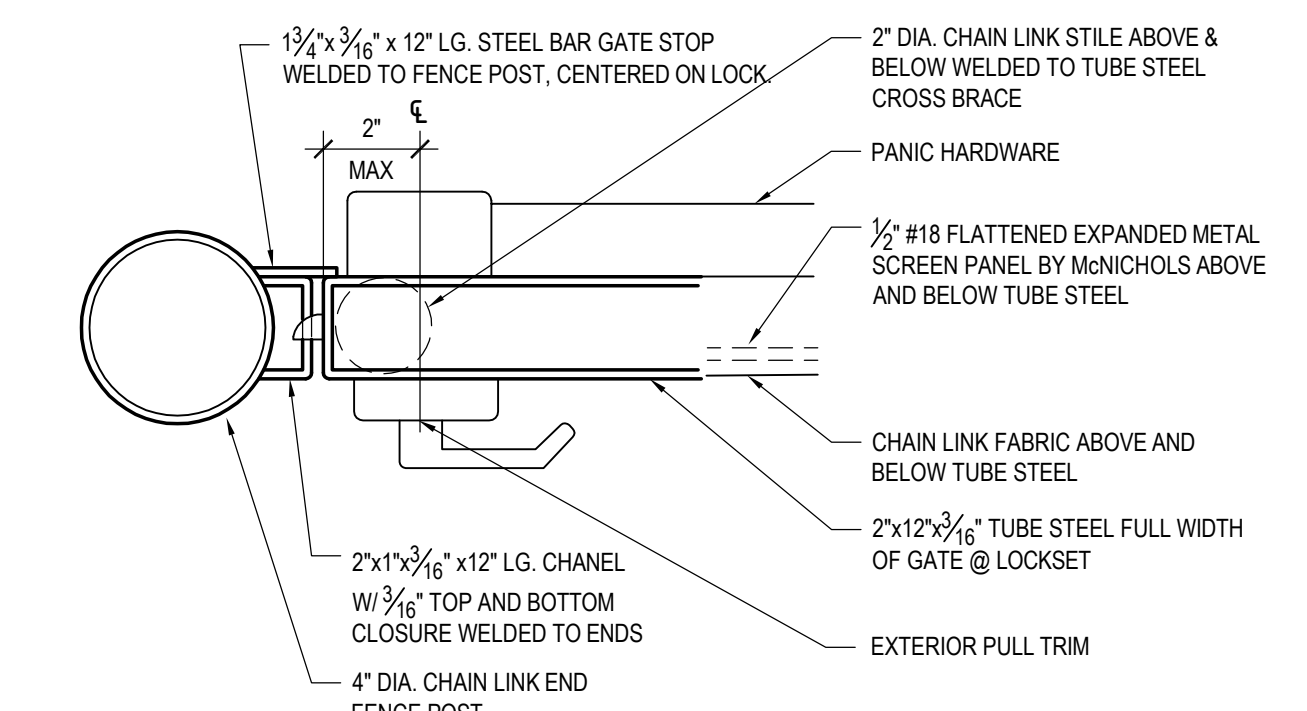
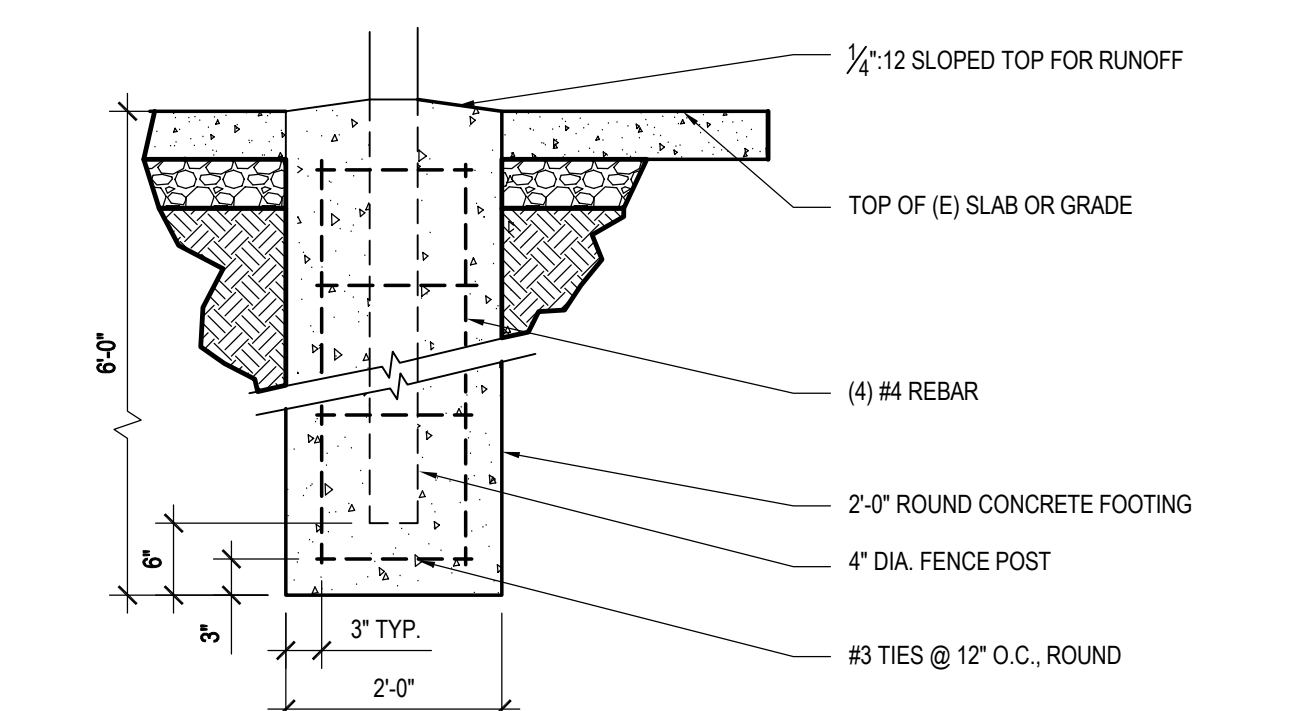
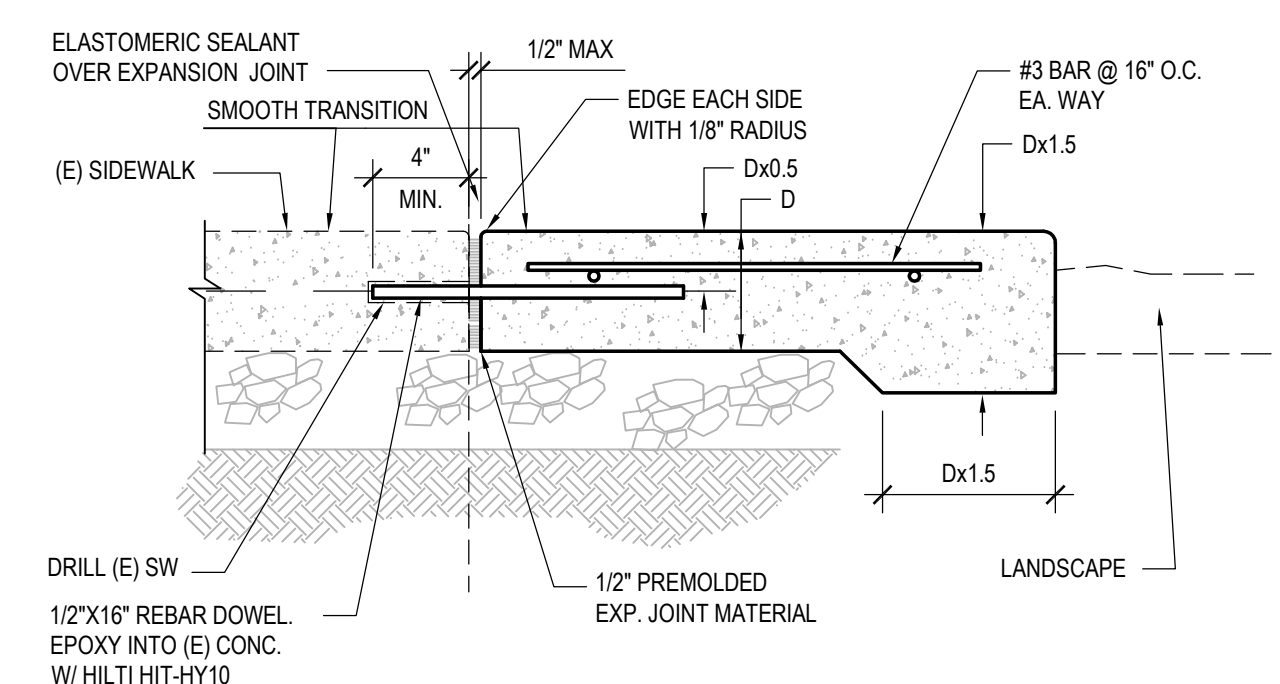
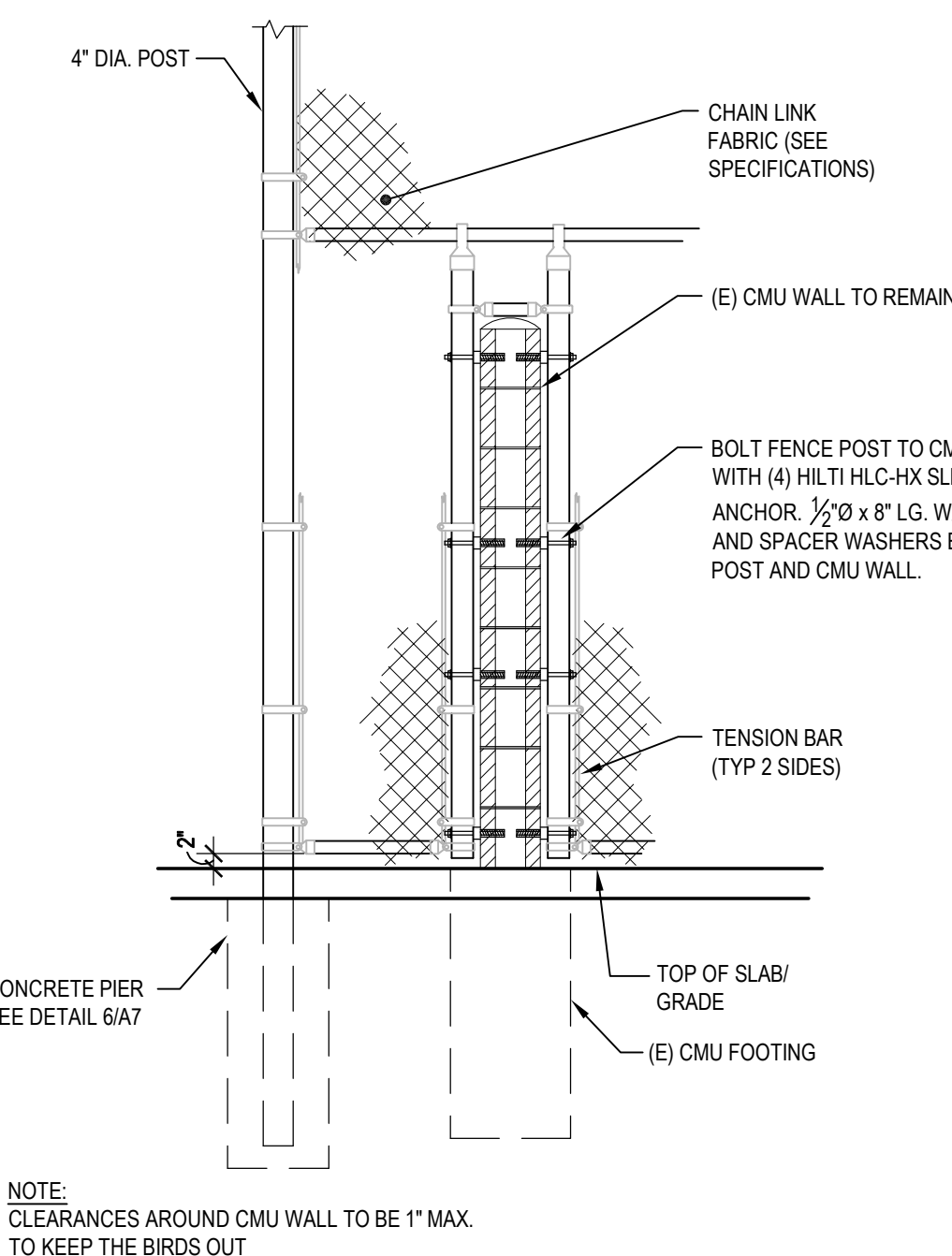
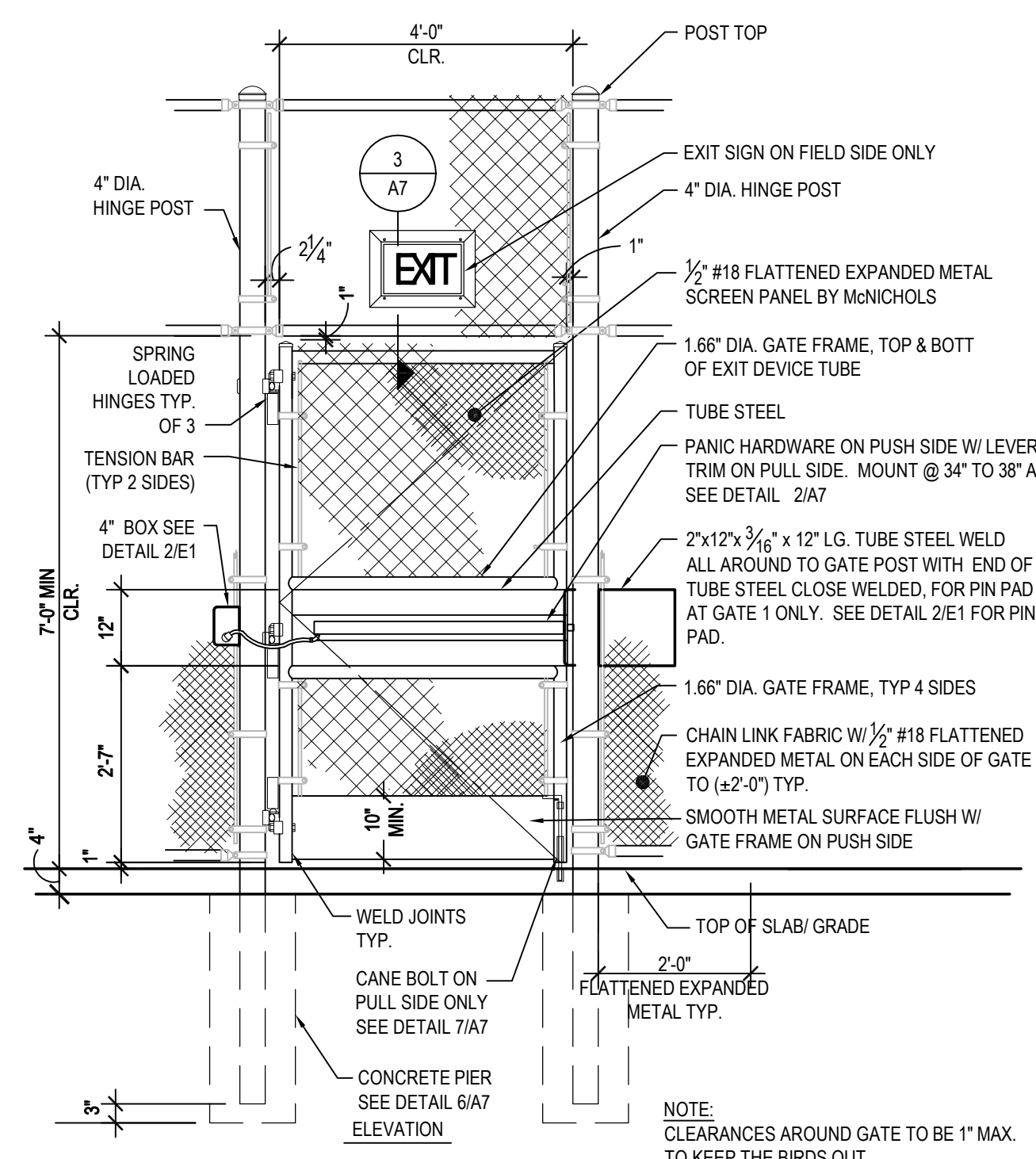
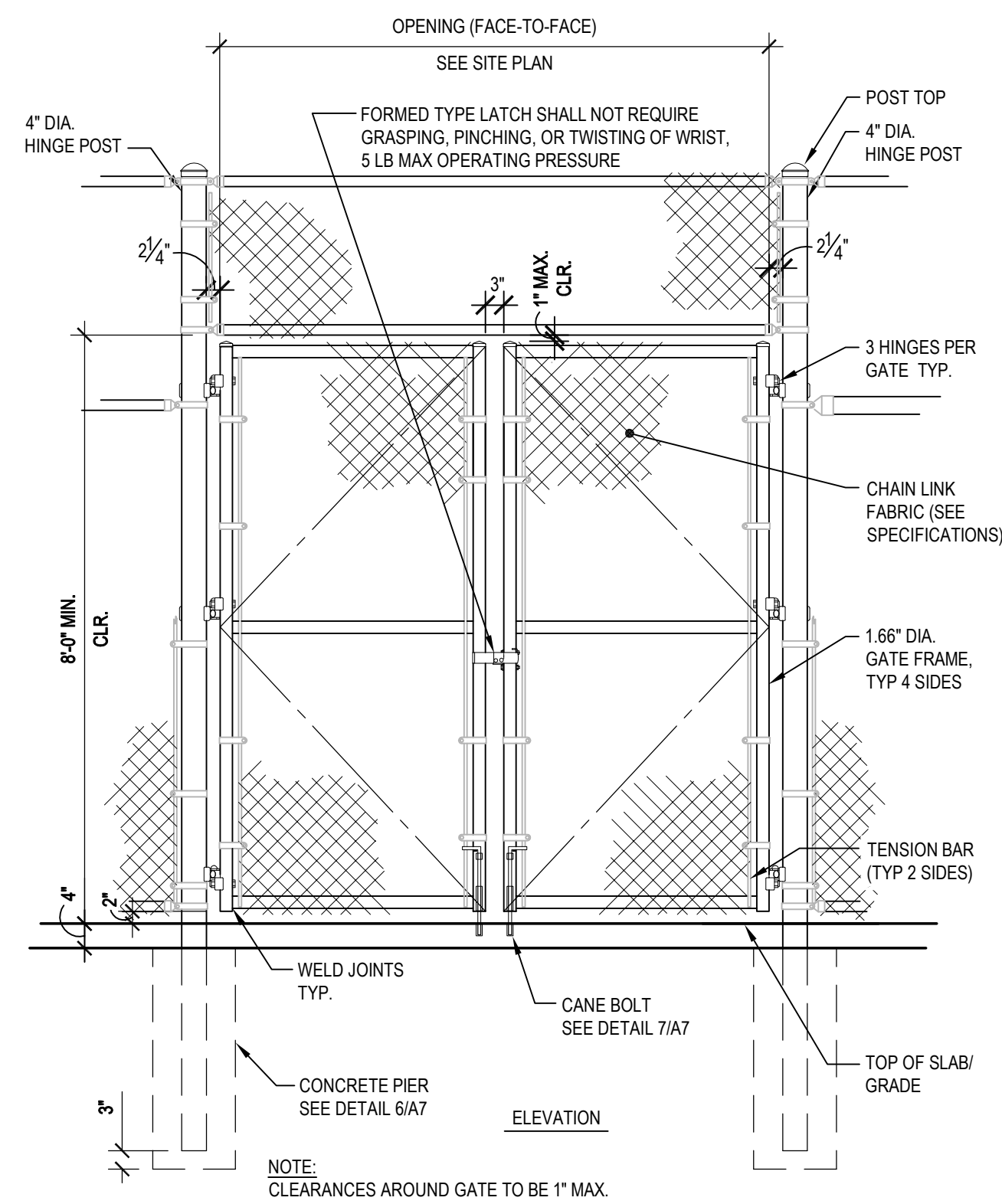
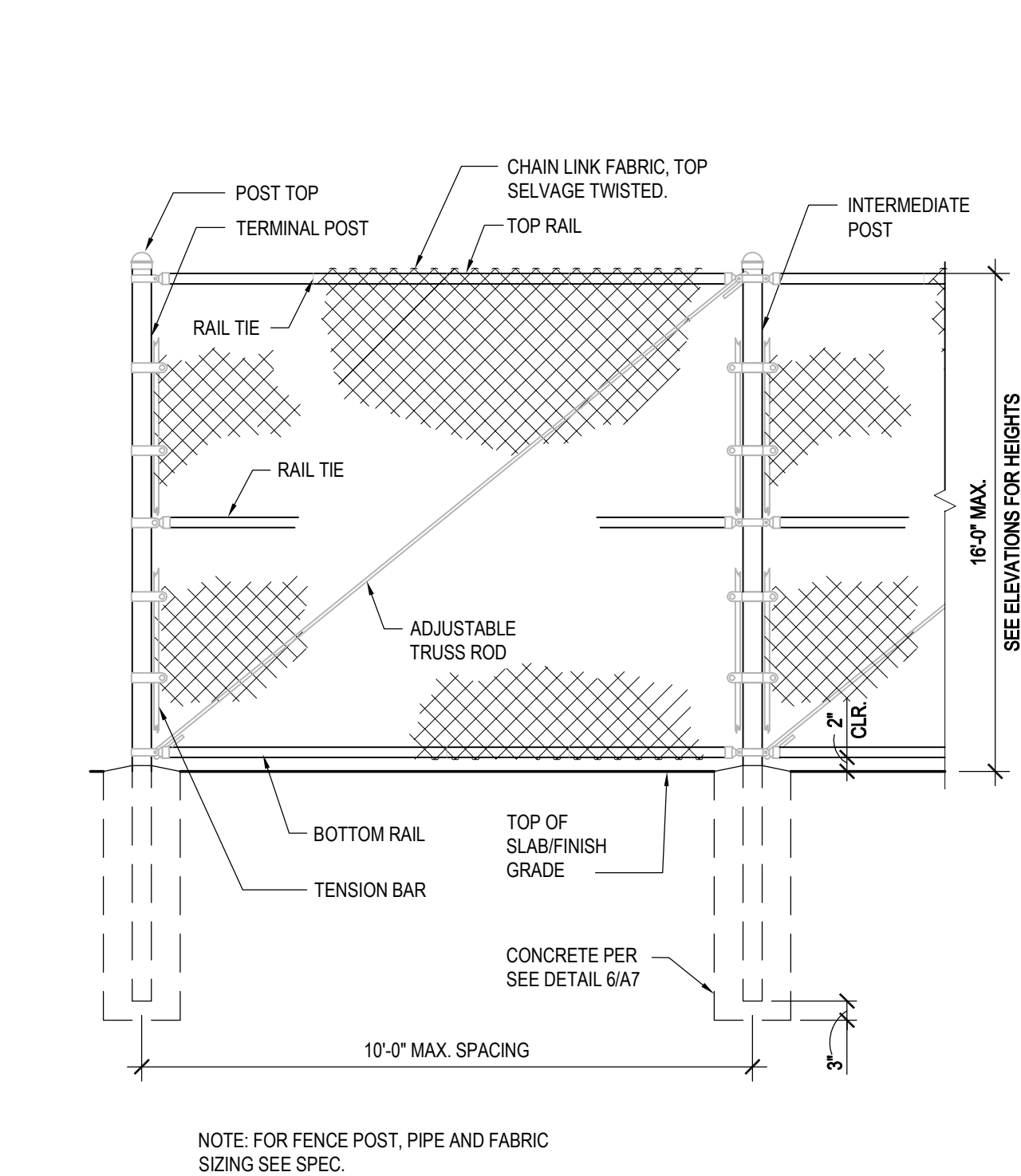
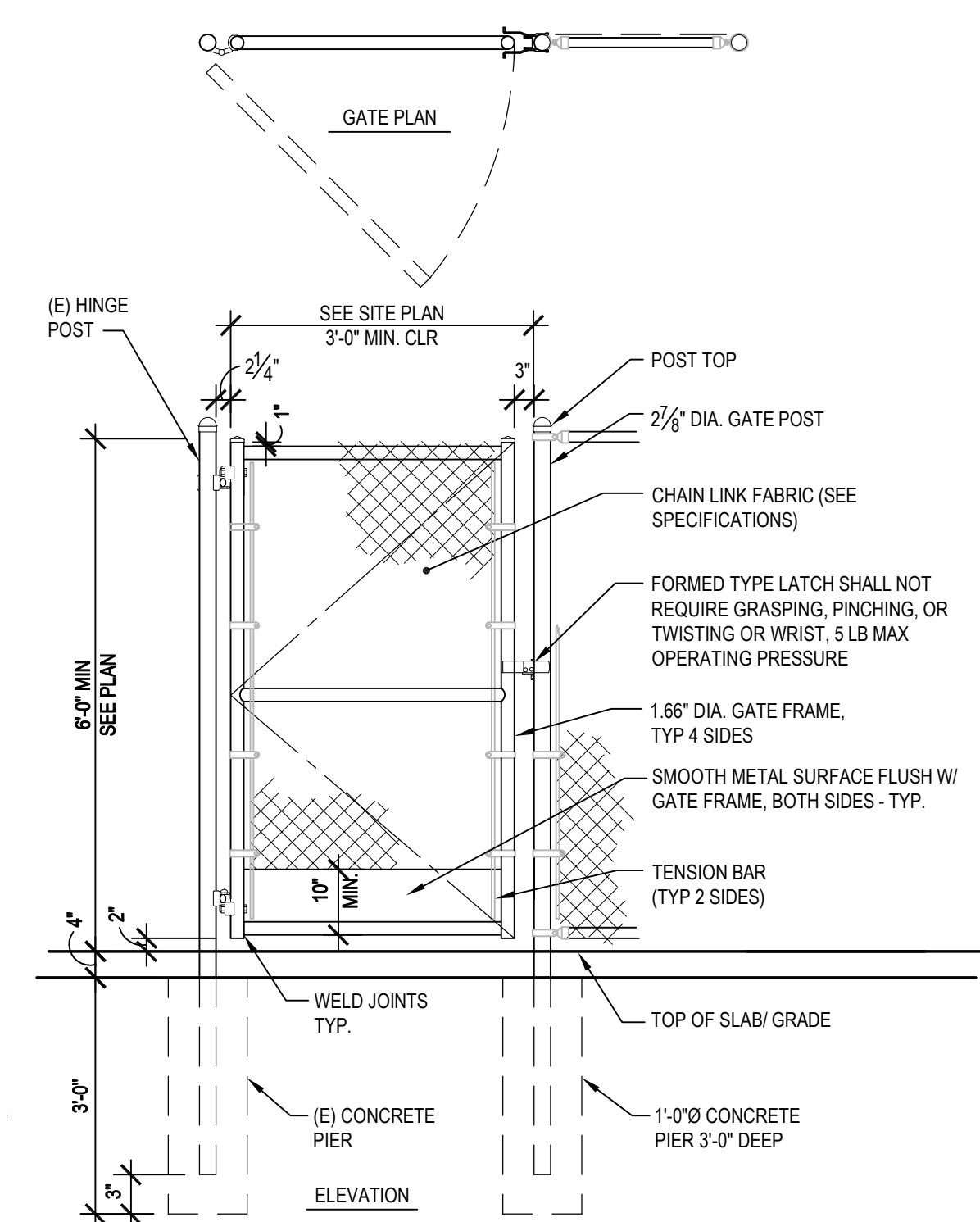
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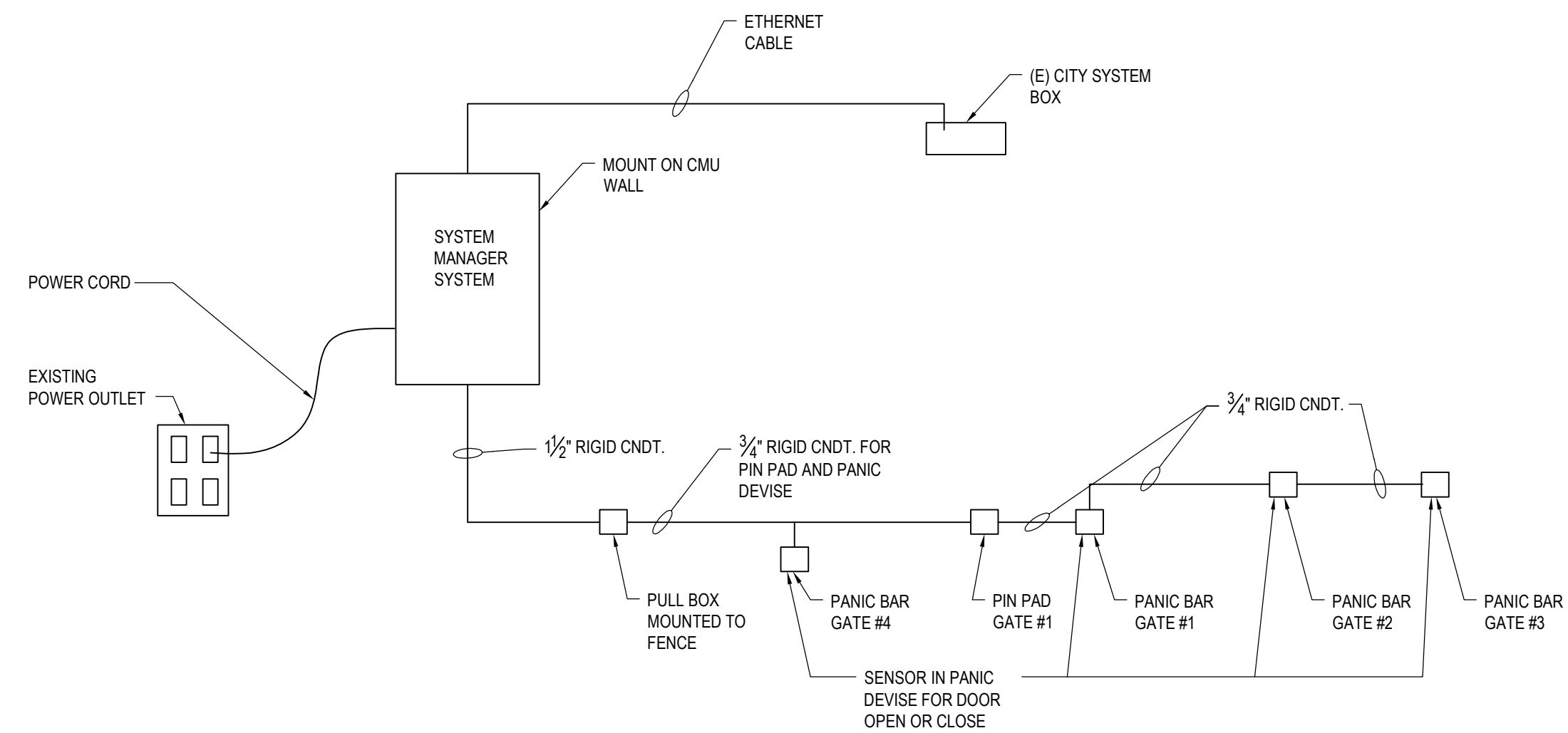
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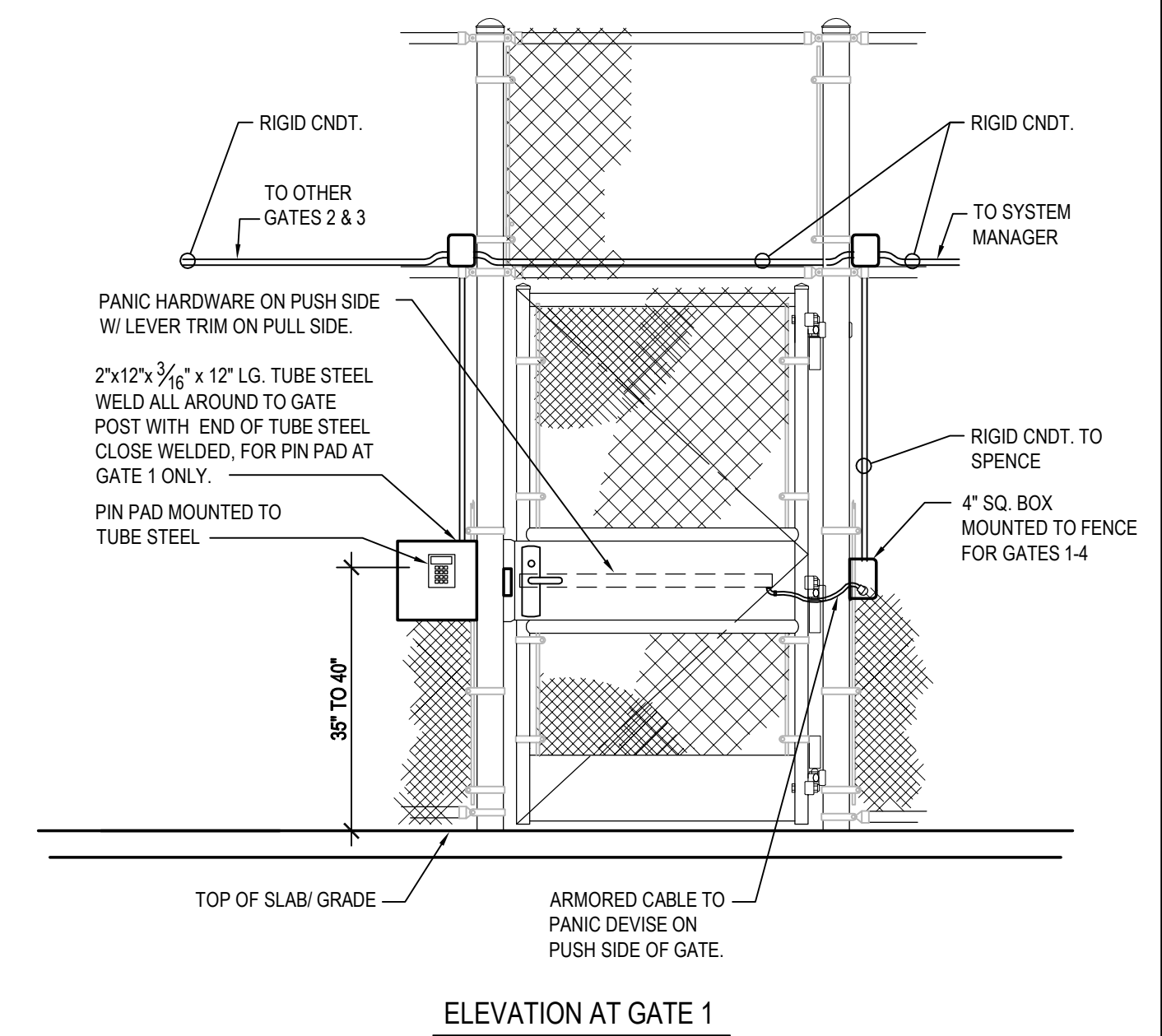
$$15 \times 16'' = 1'$$

SCALE : 1/16" = 1'-0"

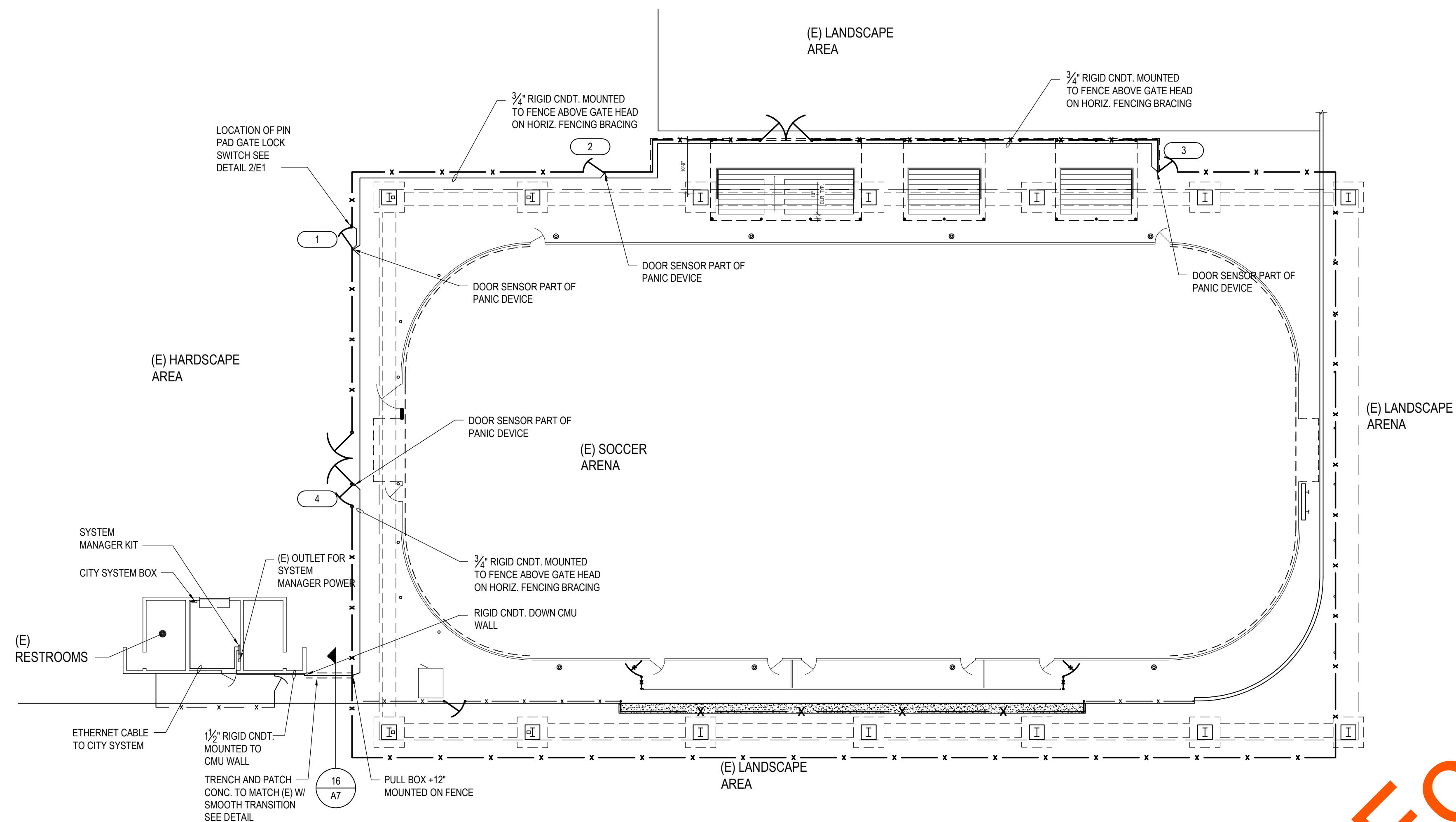
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③ ONE LINE DIAGRAM



② CHAIN LINK GATE WITH PANIC HARDWARE @ GATE 1



1 ELECTRICAL SITE PLAN

NOTE

1. MOUNT RGD. CNDT. (RIGID CONDUIT) ON FENCE POSTS AND HORIZ. MEMBRANE. PAINT TO MATCH VINYL COATED FENCE. NO PAINTING OF GALV. FENCING.

PROVIDE THE FOLLOWING

1. MILLENNIUM TELLUS (2) DOOR ENTRY SYSTEM WITH LINUX OS/APPLIANCE.
2. (1) KEYBOARD, MOUSE & 17" LCD SCREEN & UPS.
3. (1) ALTRONICS 4AMP POWER SUPPLY WITH BATTERY BACK-UP
4. INSTALL AND TERMINATE FIELD DEVICES, MAKE UP BACK BOARDS & HEAD END SYSTEMS.
5. INSTALL WIRE & CABLE TO READER, LOCK AND LATCH POSITION SWITCHES.
6. COORDINATE DOOR HARDWARE (FBO) CONNECTIONS WITH GC.
7. CONNECT (1) TO CITY NETWORK SWITCH IN STORAGE ROOM. PROGRAM, TEST AND TRAIN USERS ON LOCAL AND REMOTE ACCESS.



ATI
ARCHITECTS
+
ENGINEERS
AN AC MARTIN COMPANY

4750 Willow Road #250 Pleasanton, CA 94588 - T 925.648.8800
3009 Douglas Blvd #290 Roseville, CA 95661 - T 916.772.1800
444 S Flower St #1200, Los Angeles, CA 90071 - T 714.338.1600

PROFESSIONAL STAMP:



CONSULTANT:

APPROVALS:

[illegible]

PLAN:

City of Roseville Parks,
Recreation & Libraries Dpmnt.
**MAIDU COVERED
SOCCER ARENA
IMPROVEMENTS
PROJECT**
MAIDU PARK
ROSEVILLE, CA.

ELECTRICAL SITE PLAN

DRAWN BY: DE	CHECKED BY: GMG
DATE: 12/19/2019	PROJECT NO: R7810
SHEET NO:	

E1



Project Manual for the Maidu Soccer Arena Improvements Project

February 2020

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

For Council Approval
Not For Bidding



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For Council Approval
Not For Bidding



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

Notice to Bidders

DATE: February 19, 2020

TO: Prospective Bidders

FROM: Heather Buck, Park Development Analyst

RE: Maidu Soccer Arena Improvements Project

Project Description: The City of Roseville is now accepting bid proposals for the Maidu Soccer Arena Improvements Project. The scope of work for this project generally includes removal of existing netting and fencing around the field, and replacement with new netting and fencing. Work also includes, but is not limited to installation of new concrete walk, shade for bleachers, and electrically operated gate.

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 \$284,821.00.

Questions: All questions prior to the deadline for bid submissions shall be directed to the attention of Heather Buck 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 will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 p.m. on March 18, 2020. 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 2019 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.

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Not For Bidding



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

Notice to the apparent low bidder for the Maidu Soccer Arena Improvements 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 April 6, 2020.

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

Send completed forms to:

City of Roseville - Parks, Recreation & Libraries Department
Attn: Heather Buck
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
Not For Bidding

916.774.5505 phone
916.774.5251 fax
www.roseville.ca.us

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For Council Approval
Not For Bidding

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Notice to Contractors	NTC
Instructions to Bidders	INT
Proposal	PROP
Insurance Broker Information Packet	INS
General Conditions for Buildings and Grounds	GC
Supplemental Conditions	SC
Specifications	SPEC
Drawings	DRAW
Assembly Bill No. 626	AB 626

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

CITY OF ROSEVILLE
DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Name of Project: Maidu Soccer Arena Improvements

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 March 18, 2020 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 March 18, 2020 at the Office of the City Clerk located at 311 Vernon Street, Roseville California for the following project:

Maidu Soccer Arena Improvements.

A pre-bid meeting will be held at (not applicable)

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.

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:

[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

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 B General Engineering or General Bldg 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

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 Heather Buck via email at HCBuck@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: _____

For Council Approval
Not For Bidding

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

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.

For Council Approval
Not For Bidding

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

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

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,

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,

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

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

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.

For Council Approval
Not For Bidding

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.

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.

For Council Approval
Not For Bidding

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)

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.

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.

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.

For Council Approval
Not For Bidding

PROPOSAL TO THE DEPARTMENT OF PARKS, RECREATION & LIBRARIES

Project: Maidu Soccer Arena Improvements

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 _____
Maidu Soccer Arena Improvements, 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

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: _____

PROP - 3

For Council Approval
Not For Bidding

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 _____
*Signature of Authorized Official**

By _____
*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).

For Council Approval
Not For Bidding

[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.]

PROP - 5

For Council Approval
Not For Bidding

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.

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

PROP - 6

For Council Approval
Not For Bidding

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.

(Signature of Bidder)

Business Address

Telephone

PROP - 7

For Council Approval
Not For Bidding

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

Maidu Soccer Arena Improvements

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

PROP - \$

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

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.

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

SCHEDULE OF BID ITEMS

MAIDU SOCCER ARENA IMPROVEMENTS 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.

BASE BID:

Base bid includes all work as shown on the plans, project manual, and addenda to **construct the Maidu Soccer Arena Improvements Project.**

Numerical **Base** Bid: \$ _____

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

ADD ALTERNATES:

Add Alternate #1 – Remove existing field netting, and provide and install new field netting at each end of the arena per Plans.

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

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

TOTAL LUMP SUM BID:

Lump Sum Base Bid plus Add Alternate #1

Numerical **Total Lump Sum** Bid: \$ _____

Written **Total Lump Sum** Bid: _____ dollars and _____

For Council Approval
Not For Bidding

The additions/deletions sheets (PROP – 13C through 13D) 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
Not For Bidding

MAIDU SOCCER ARENA IMPROVEMENTS

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 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-11 Slope Drains	ea	
8	EC-14 Compost Blanket	sf	
9	EC-16 Non-Vegetative Stabilization	sf	
10	SE-1 Silt Fence	lf	
11	SE-5 Fiber Rolls	lf	
12	SE-6 Gravel Bag Berm	ea	
13	SE-7 Street Sweeping and Vacuuming	ea	
14	SE-8 Sandbag Barrier	lf	
15	SE-9 Straw Bale Barrier	lf	
16	SE-10 Storm Drain Inlet Protection	ea	
17	SE-12 Temporary Silt Dike	lf	
18	SE-13 Compost Socks and Berms	sf	
19	Clearing and Grubbing	sf	
20	Site Security Fencing	lf	
21	Rough Grading (Earthwork)	cy	
22	14' high chain link fence	lf	
23	6' high chain link fence	lf	

Items 1 through 18 are to be consistent with requirements detailed in California Stormwater Quality Association Stormwater Best Management Practice Handbook, latest edition.

MAIDU SOCCER ARENA IMPROVEMENTS

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
24	Bird netting, cables and clips	sf	
25	Windscreen	sf	
26	3/4" rigid conduit	lf	
27	1-1/2" rigid conduit	lf	
28	Pull box	lf	
29	ADA Ramp (Including Grooves, Retaining Curb, Domes)	ea	
30	Concrete paving	sf	
31	Decomposed Granite at Planters	sf	
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
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50			
51			

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) _____				

For Council Approval
Not For Bidding

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)

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.

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

For Council Approval
Not For Bidding

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: _____

For Council Approval
Not For Bidding

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.

Print Name

Name of Business/Company/Corporation

Address

Signature

Date

Phone

END OF PROPOSAL

PROP - 15

For Council Approval
Not For Bidding

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

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

For Council Approval
Not For Bidding

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.

CITY OF ROSEVILLE

CONTRACTOR

For Council Approval
Not For Bidding

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

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

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

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE

BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

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

CITY OF ROSEVILLE, a
municipal corporation

_____, a

BY: _____
DOMINICK CASEY

BY: _____
its: _____

and

ATTEST:

BY: _____
its: _____

BY: _____
SONIA OROZCO
City Clerk

For Council Approval
Not For Bidding

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name: _____

Title: _____

For Council Approval
Not For Bidding

INSURANCE BROKER INFORMATION PACKET

Project: Maidu Soccer Arena Improvements

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
Not For Bidding

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Insurance Requirements	INS 2
Public Works Faithful Performance Bond	INS 10
Public Works Payment Bond	INS 13

For Council Approval
Not For Bidding

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 Maidu Soccer Arena Improvements. 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
Attn: Heather Buck
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.

INS - 1

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

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

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 of 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 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:** Pollution coverage is not required.

[REDACTED]

[REDACTED]

[REDACTED]

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

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

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.

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
FAITHFUL PERFORMANCE BOND**

(Project: Maidu Soccer Arena Improvements)

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

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

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

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

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

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

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

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

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.
2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

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

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

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

[SIGNATURES NEXT PAGE]

For Council Approval
Not For Bidding

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 Approval
Not For Bidding**

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For Council Approval
Not For Bidding

Bond No. _____
Premium \$ _____

**PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND**
(Project: Maidu Soccer Arena Improvements)

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

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

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

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

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

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

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

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

PRINCIPAL:

SURETY:

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

PRINT TITLE: _____

PRINT TITLE: _____

AND

MAILING ADDRESS:

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

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

APPROVED AS TO FORM:

BY: _____
City Attorney

For Council Approval
Not For Bidding

CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

GC

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

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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

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

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

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

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

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

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

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, expeditors, 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.

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

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

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.

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

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

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

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

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-

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.

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

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,

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

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.”

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

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

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

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.

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 or any nature over or on the

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

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.

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

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

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

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

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.

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 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

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.

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:

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

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

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

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 therefor. For equipment owned,

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 be 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

(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 penalty 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.

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

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

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

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

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

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.

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

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

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

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

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.

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

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

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.**

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

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

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

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

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

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.

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

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

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

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

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

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, as 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).

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 statutes, 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

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

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

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

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.

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

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.

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

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

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

(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 of 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

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.

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

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

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

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 Work, 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

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,

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.

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 from 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.

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.

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.

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

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

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.

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.

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

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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Not For Bidding

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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

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

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.

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

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)

- (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

(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.

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.

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

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

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").

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

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

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

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

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

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

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

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

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.

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

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

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

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.

For Council Approval
Not For Bidding

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

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,

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

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

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

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

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

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

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

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

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.

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

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:

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.

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

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.

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]

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

SUPPLEMENTAL CONDITIONS

Project: Maidu Soccer Arena Improvements

For Council Approval
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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.

1.1.56 **QUALIFIED BIDDERS.** A Class "A" General Engineering license is preferred. A Class "B" General Building license is allowed if, 1) a majority of work is performed by the general contractor; 2) the general contractor has successfully completed other park work equal to the size and scope of the current project within the last three years; and 3) qualified subcontractors for specialties are used.

1.1.57 **QUALIFIED SUBCONTRACTOR.** A licensed contractor in good standing whose trade is required in order to complete the project outline in the plans and specifications and with a minimum of three years experience for work of similar size and scope.

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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 14 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 45 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 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: Maidu Soccer Arena Improvements

SPEC

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SECTION 02 4119
SELECTIVE DEMOLITION

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes: Requirements for performing selective demolition.

1.02 SUBMITTALS

- A. Comply with requirements of Section 01 3323, Submittals.
- B. Salvageable items: Submit typewritten list of items to be salvaged, for Owner's approval.

1.03 QUALITY ASSURANCE

- A. Perform demolition in conformance with ANSI A10.6.

1.04 EXISTING CONDITIONS

- A. Prior to start of demolition operations, conduct survey of existing conditions. On such survey, list items specified and indicated to be salvaged.
- B. Following performance of demolition, inspect and report defects and structural weaknesses of construction and improvements partially demolished, cut and removed; of construction and improvements remaining; and of adjacent construction and improvements.
- C. Protection: Protect the structural integrity of existing construction and improvements to remain.

PART 2 PRODUCTS

2.01 MATERIALS

- A. General:
 - 1. Remove and dispose of items and materials not designated to be salvaged. Other than hazardous material, all debris disposal shall be coordinated with local disposal services.
 - 2. If, in the course of removing designated items and materials, the condition of other materials or the structure so exposed appears to be damaged or of otherwise questionable condition, immediately notify the Architect who will determine if the other materials or structure shall be removed, and if so, to what extent.
 - 3. Nothing to be removed from the site shall be stored, sold, or burned on the site without the Architect's and Owners prior written consent.
 - 4. Remove and dispose of debris found in work areas at start of work.
 - 5. Follow directions of this specification for removal of hazardous materials that are encountered.
- B. Remove existing bird netting, support wire and other materials as listed on the drawings.

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PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that conditions are satisfactory for beginning selective demolition. If unsatisfactory conditions exist, do not begin demolition operations until such conditions have been corrected.

3.02 PREPARATION

- A. Prior to start of demolition operations, prepare a proposed layout and sequence for the work; coordinate with related work which requires cutting and sawing.
- B. Review proposed layout and sequence with the Architect prior to starting demolition operations.
- C. Cap, re-route and protect utility lines prior to start of demolition operations per the Mechanical, Plumbing and Electrical work.

3.03 GENERAL

- A. As demolition progresses, continuously inspect for damage. Should signs of damage arise, immediately notify the Architect and stop demolition operations in the affected location until advised as to how to proceed.
- B. Remove items designated for demolition, and as required for the performance of the work. If in doubt as to whether an item is to be demolished, contact the Architect for a decision prior to proceeding with its demolition.
- C. Remove items carefully; provide for neat and structurally sound junctions between existing and new materials.
- D. As applicable, remove miscellaneous items and fastenings associated with items to be demolished.
- E. Demolish concrete in small sections.
- F. Clean surfaces affected by demolition operations of adhesives, bitumen, and other adhering materials, as required to afford suitable substrates for the application of new materials.

3.04 CUTTING AND CORING

- A. Make new openings neat, as close as possible to profiles indicated, and only to the extent required to accommodate new work.
- B. Do not cut or alter structural members without the prior written consent of the Architect or Engineer.
- C. At concrete, masonry, and other materials where edges of cuts and holes will remain exposed in the completed work, perform cutting and coring with power equipment.

END OF SECTION

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SECTION 03 1100
CONCRETE FORMING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Furnish, install and remove forms for cast-in-place concrete including shoring and form supports.
- B. Related Sections:
 - 1. Section 03 2000, Concrete Reinforcing.
 - 2. Section 03 3500, Concrete Finishing.
 - 3. Section 32 1313, Concrete Paving.

1.02 REFERENCES

- A. The following references, codes and standards are hereby made a part of this Section. Formwork shall conform to the applicable requirements therein except as otherwise specified herein or shown on the Drawings. Nothing contained herein shall be construed as permitting work that is contrary to code requirements.
 - 1. "Recommended Practice for Concrete Formwork", ACI 301,318 & 347,1995.
 - 2. California Building Code (CBC), current edition.

1.03 QUALITY ASSURANCE

- A. Allowable Tolerances: Design, construct, set and maintain the formwork so as to insure complete work within the suggested tolerance limits specified in ACI 347-78, Section 3.3.1. See Section 03 3500 for slab tolerances.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Earth Forms: Unless otherwise indicated or required by the Structural Drawings, concrete for footings may be placed directly against vertical excavated surfaces provided the material will stand without caving and provided that minimum reinforcing steel clearances indicated on Drawings are maintained and suitable provisions are taken to prevent raveling of top edges or sloughing of loose material from walls of excavation. Sides of excavation shall be made with a neat cut and the width made as detailed on Drawings. Concrete which is exposed to view on exterior shall be formed to a minimum depth of 0'-6" below finished grade.
- B. Wood Forms:
 - 1. Exposed Concrete Not Otherwise Noted or Specified: APA Plyform, Grade B-B, Class I or II (as per strength and tolerance requirements), Exterior Grade.
 - 2. Unexposed Concrete Not Otherwise Specified: Of sufficient design and strength to hold concrete properly in place and alignment.
 - 3. Framing: At Contractor option subject to meeting necessary strengths and surface tolerances.

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- C. Form Release Agents:
 - 1. Exposed Concrete Including Surfaces to Receive Paint and Other Coatings: Chemically active type producing water insoluble soaps. Form release agents shall be delivered in manufacturer's sealed and trademarked containers and shall be guaranteed to provide clean, stain-free concrete release and not to interfere with future applied coatings and finishes. Release agents shall contain no petroleum solvents such as creosote, paraffin, waxes or diesel oil.
 - 2. Unexposed Concrete: Contractor option except that release agents shall not interfere with bond of any applied finish.
- D. Form Ties: Contractor option except that wire ties and wood spreaders are not allowed for exposed concrete. Wood spreaders shall not remain in concrete.

PART 3 EXECUTION

3.01 PREPARATION

- A. Vertical and Horizontal Controls: Establish and maintain necessary benchmarks, lines, or controls throughout construction.
- B. Secure information and provide for openings, sleeves, chases, foundation vents, pipes, recesses, nailers, anchors, ties, inserts, and similar embedded items. Coordinate with concrete work for requirements governing embedment and sleeving of pipes and conduit.

3.02 ERECTION

- A. Formwork - General: Construct wood forms of sound lumber, straight and rigid, thoroughly braced, mortar tight, and of such strength that the pressure of concrete and the movement of men and equipment will not displace them. Visible waves in exposed concrete surfaces after stripping of forms may result in rejection of that portion of the concrete. The design and engineering of formwork shall be the complete responsibility of the Contractor.
- B. Plywood Forms for Exposed Concrete: Plywood panels shall be clean, smooth, uniform in size, and free from damaged edges or faces (including holes other than those required for form ties). Make joints plumb. Block plywood edges which do not occur at bearing points in order to eliminate joint offsets.
- C. Framing and Bracing: Framing, bracing and supporting members shall be of ample size and strength to safely carry, without excessive deflection (exceeding allowable tolerances), all dead and live loads to which formwork may be subjected, and shall be spaced sufficiently close to prevent any apparent bulging or sagging of forms.
- D. Form Ties: Form ties shall be of sufficient strength and used in sufficient quantities to prevent spreading of the forms. Ties for exposed concrete surfaces shall be arranged symmetrically.
- E. Arrange forms to allow proper erection sequence and to permit form removal without damage to concrete.
- F. Form Release Agent: Thoroughly clean forms and coat with release agent prior to initial use and before each reuse. Apply release agent in strict accordance with manufacturer's directions and coverage recommendations avoiding stained areas or excessive applications. Apply release agents before reinforcing steel is placed.
- G. Prior to placement of concrete, remove dirt, debris and foreign material from forms. Leave no wood in concrete except nailers or dividers.

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- H. Provide chamfer strips at concrete edges; use $\frac{3}{4}$ " x $\frac{3}{4}$ " except as noted on drawings.

3.03 INSTALLATION

- A. Provide formed openings where required for work embedded in or passing through concrete.
- B. Coordinate work of other Sections in forming and setting openings, slots, recesses, chases, sleeves, bolts, anchors, and other inserts.
- C. Install accessories in accordance with manufacturer's instructions, level and plumb. Ensure items are not disturbed during concrete placement.

3.04 CONSTRUCTION

- A. Falsework: Contractor shall be fully responsible for proper strength, safety and adequacy of falsework, supports and bearing surfaces therefor used on and in connection with the work. Falsework shall be designed to support imposed loads without deformation, deflection or settlement.
- B. Removal Of Forms And Falsework:
 - 1. The removal of forms and falsework shall be carried out in such manner as to ensure the complete safety of the structure. Supports shall not be removed until members have sufficient strength to safely support their own weight and any superimposed loading with proper factor of safety.
 - 2. After concrete is placed, the following minimum times shall elapse before the removal of forms:
 - a. Side Forms (Foundations): 24 hours.
 - 3. Upon removal of forms, bolts, wires, clamps, rods, etc., not necessary to the work, shall be removed to a minimum of 1 inch from the surface. The Contractor shall so conduct his operations as to eliminate any danger of rust stains from form tie materials or other unprotected ferrous materials embedded in or adjacent to exposed concrete surfaces.

END OF SECTION

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SECTION 03 2000
CONCRETE REINFORCING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Reinforcement for cast-in-place concrete work.
- B. Related Sections:
 - 1. Section 03 1100, Concrete Forming.
 - 2. Section 05 5000, Metal Fabrications.
 - 3. Section 32 1313, Concrete Paving.

1.02 REFERENCES

- A. The following references, codes and standards are hereby made a part of this Section. Reinforcement shall conform to the applicable requirements therein except as otherwise specified herein or shown on the drawings. Nothing contained herein shall be construed as Permitting work that is contrary to code requirements.
- B. American Concrete Institute, ACI:
 - 1. ACI 301 – Specifications for Structural Concrete.
 - 2. ACI 315 – Details and Detailing of Concrete Reinforcement.
- C. ANSI/AWS D1.4 – Structural Welding Code, Reinforcing Steel.
- D. Concrete Reinforcing Steel institute, CRSI:
 - 1. CRSI - Manual of Standard Practice, latest edition.
 - 2. CRSI 65 – Recommended Practice for Placing Reinforcing.
- E. American Society for Testing and Materials, ASTM:
 - 1. ASTM A615 – Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement.
 - 2. ASTM A706 – Standard Specification for Low-alloy Steel Deformed Bars for Concrete Reinforcement.
- F. California Building code (CBC) Current edition.

1.03 SUBMITTALS

- A. Shop Drawings:
 - 1. Submit fully detailed shop drawings, including bending schedules and bending diagrams to the Architect for review. Shop drawings shall show placing details and size and location of reinforcing steel.
 - 2. Shop drawing shall be of such detail and completeness that fabrication and placement at the site can be accomplished without the use of project or contract drawings for reference.
 - 3. Check civil, landscape, architectural, structural, mechanical, plumbing, electrical and fire protection project or contract drawings for anchor bolt schedules and locations, anchors, inserts, conduits, sleeves, and other items which are required to be cast in concrete. Make necessary provisions as required so that reinforcing steel will not interfere with the placement of such embedded items.

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4. Reinforcing steel shall not be fabricated or placed before the shop drawings have been reviewed by the Architect and returned to the Contractor. Review of shop drawings by the Architect will not relieve the Contractor of responsibility for errors or for failure in accuracy and complete placing of the work.
- B. Mill Test Reports: Submit certified mill test reports, tensile and bending, for each heat or melt of steel shall be submitted to the Architect before delivery of material to the site. Where reinforcing is required to be welded, mill test reports shall verify the weldability of the steel.

1.04 QUALITY ASSURANCE

- A. Where certified mill test reports are not furnished, conform to the following:
- B. Test reinforcing bars in tension and bending per ASTM A 615. Testing shall be done by the Owner's testing agency. Furnish one copy of test reports to Architect, Structural Engineer, Owner and Contractor.
- C. The testing agency will take samples from bundles as delivered from the mill. Where bundles are identified by a heat number and a mill analysis accompanies to report, one tensile and one bending test specimen will be taken from each 10 tons or fraction thereof, of each size and kind of bar. Where positive identification of heat numbers cannot be made or where random samples are taken, one series of tests shall be made from each 2-1/2 tons or fraction thereof, of each size and kind of bar.
- D. The cost of tests, sampling and handling of reinforcing steel shall be paid by the Owner. Re-testing by Contractor.
- E. Include material required to provide samples for testing.
- F. The following is subject to Special Inspection as required by the CBC. Costs for the following will be paid by the Owner.
 1. Placement and welding of reinforcing steel in masonry walls requiring special inspection.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver reinforcing to project site properly bundled and tagged, and stored so as to prevent excessive rusting or fouling with grease or other coating that will interfere with bond. Segregate so as to maintain identification after bundles are broken. Do not use damaged, reworked, or deteriorated material.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Reinforcing Bars:
 1. New, free of loose rust.
 2. Billet Steel Bars: ASTM A 615, Grade 60, including supplementary requirements S1, weldable where indicated or required.
- B. Welded Wire Fabric: STM A 185.
- C. Tie Wire: #16 minimum, black and annealed.

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- D. Accessories: Metal or plastic spacers, supports, ties, etc., as required for spacing, assembling, and supporting reinforcing in place. Legs of accessories to be of type that will rest on forms without embedding into forms. Galvanize metal items where exposed to moisture, or use approved other non-corrodible, non-staining supports.

2.02 FABRICATION

- A. Comply with details on Drawings.
- B. Where specific details are not shown or noted, do detailing and fabrication in conformance with, or superior to, requirements contained in ACI 315.
- C. Clean bars of loose rust, loose mill scale and substance which may decrease bond. Bend bars cold and accurately to details on reviewed shop drawings.
- D. Shop fabricate reinforcing.

PART 3 EXECUTION

3.01 ERECTION

- A. General: Place reinforcing steel in accordance with the Drawings, reviewed shop drawings and these Specifications. Install reinforcing accurately and secure against movement, particularly under the weight of workmen and the placement of concrete.
- B. Reinforcing Supports:
 - 1. Accurately locate reinforcing in the forms and hold in place by means of supports adequate to prevent displacement and to maintain reinforcing at proper distance from form face. Supports and their placement shall comply with CRSI "Placing Reinforcing Bars". The use of wood supports and spacers inside the forms is not permitted except as noted in Concrete Forming Section.
 - 2. Support reinforcing for on-grade slabs by wiring to precast concrete blocks spaced 3 feet on center maximum both ways, staggered. Size blocks so that reinforcing is maintained at the center line of the slab.
- C. Obstructions: Where conduit, piping, inserts, sleeves, etc., interfere with placing of reinforcing steel, obtain approval of method of procedure before concrete is placed. Bending of bars around openings or sleeves is not permitted.
- D. Tying: Rigidly and securely tie reinforcing with steel tie wire at splices, crossing points and intersections in the position shown. After cutting bend tie wires in such a manner that concrete placement will not force the wire ends to the surface of exposed concrete.
- E. Welded Wire Fabric: Fabric shall be in as long lengths as practicable and shall be wired at laps.
 - 1. Edge Laps: 2 inches minimum of selvage wires.
 - 2. End Laps: 2 inches minimum greater than transverse wire spacing. Offset end laps in adjacent widths.
- F. Dowels: Tie securely in place before concrete is deposited. In the event there are no bars in position to which dowels may be tied, add bars to provide proper support and anchorage. Minimum bar size for added reinforcing is number 3. Bending of dowels after placement of concrete is not permitted.
- G. A minimum class [C] [B] lap splice as defined by ACI 318 is required for each case not otherwise shown on Drawings. Stagger splices where possible.

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- H. Welding: Do welding by Cadweld T series for bars #10 and larger or as noted on Drawings. No welding of reinforcing steel or of attachments to reinforcing steel will be permitted unless the chemistry of the steel conforms to AWS D12.1 and is so established by the mill certificates. If welding is to be done, welds must be approved by the Structural Engineer and welding shall comply with requirements and procedures established by AWS D12.1. Thoroughly clean welding material, wire cuttings, and tramp metal from forms for exposed concrete before concrete is placed.
- I. Minimum coverages for reinforcement:
1. Wall Surface Exposed to Weather: 1-1/2 inches
 2. Formed Surface in Contact with Earth: 2 inches
 3. Unformed Surface in Contact with Earth: 3 inches
- J. Reinforcing laps and splices shall be a minimum of 64 bar diameters in concrete, but never less than 24 inches for cases not otherwise shown on drawings.
- K. At time of placing concrete reinforcing must be free of coatings that would impair bond.

END OF SECTION

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SECTION 03 3500
CONCRETE FINISHING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Finishing required on exposed cast-in-place concrete surfaces including patching and curing of cast-in-place concrete.
- B. Related Sections:
 - 1. Section 07 9200, Joint Sealants.
 - 2. Section 32 1313, Concrete Paving.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Curing Materials:
 - 1. Curing Paper: ASTM C 171-69, non-staining waterproof paper, regular type.
 - 2. Curing Compounds: ASTM C 309-74, Type 1, clear resin type free of oil, wax grease, or other substance which might prove deleterious to any material to be applied to concrete. Curing compounds for exposed class shall be a multi-purpose curing-hardener-sealer type equivalent to Sonneborn-Contech "Kure-N-Seal", L&H "Dress & Seal" or Protex "Triple Seal".
- B. Exposed Aggregate Concrete Retarder: Rugasol-C by Sika Corporation, or Master Finish EA by BASF.

PART 3 EXECUTION

3.01 CURING

- A. Cure concrete by use of curing paper or curing compounds, as specified herein.
- B. Do not use curing compounds on surfaces when their use may be detrimental to bonding of concrete, joint sealants or the specified surface finish or coating. Use curing-hardener-sealer type compounds for exposed slabs.
- C. Curing Compound - General:
 - 1. Apply immediately following completion of specified finishing.
 - 2. When applying compound, the surfaces shall be damp but free from standing water.
 - 3. Cover surfaces with a uniform and even film of compound, as supplied. Using pressurized spray equipment, apply in a single coat to achieve total coverage as recommended by manufacturer.
 - 4. When curing compound is applied inside enclosed spaces, provide and maintain adequate ventilation throughout the periods of application.
- D. Paper Curing: Concrete not otherwise permitted to be cured by curing compound shall be paper cured as follows:
 - 1. Saturate slabs such that free moisture occurs over the entire area.

2. After dampening, immediately cover slabs with curing paper lapped 4 inches at joints and sealed with adhesive tape or waterproof glue. Curing paper shall remain in place for not less than 10 calendar days. During curing period, scuffed or torn areas must be promptly recovered with additional papers. Do not use curing papers, which contain a distinct thread design that may leave an impressed pattern on the slab.

3.02 FINISHING

A. Flatwork:

1. Unless otherwise noted or specified, slabs shall be finished monolithically. Floor slabs, which are indicated as sloped to floor drains, shall be sloped uniformly so as to provide positive drainage of the indicated areas. Special care shall be taken that a smooth, even joint is obtained between successive pours.
2. Tolerances:
 - a. Exposed concrete slabs and slabs to receive carpet: 1/8 inch in 8 feet with maximum high and low variance not occurring in less than 16 feet and with 1/16 inch tolerance in any one running foot with no abrupt variations.
 - b. Slabs to receive resilient flooring: 1/8 inch in 10 feet with maximum high and low variance not occurring in less than 20 feet, and with 1/16 inch tolerance in any one running foot with no abrupt variations.
 - c. Slabs to receive tile set with dry-set mortar: 1/4 inch in 10 feet.
3. Trowel Finish (Typical for exposed interior slabs and under carpeting, resilient flooring, and all other areas not specifically noted): After the concrete slab has been screeded to finish grade and float finished, the floating shall be followed by steel troweling after the concrete has hardened sufficiently to prevent excess fine material from working to the surface. Jitterbugs shall not be used where slabs are exposed. The finish shall be brought to a smooth uniform surface free from defects and blemishes. No dry cement or mixture of dry cement and sand shall be sprinkled on the surface.
4. Broom Finish (Typical for exterior flatwork unless noted otherwise): After screeding and floating, the concrete slab shall be given a light steel troweling to seal the surface and remove any irregularities left by the wood float. Just before the concrete becomes non-plastic, the surface of the concrete shall be given a broom finish with a broom not less than 18 inches wide. The broom shall be pulled gently over the surface of the concrete from edge to edge. Adjacent strokes shall be slightly overlapped. Unless direction of brooming is indicated on Drawings, brooming shall be perpendicular to the line of traffic and so executed that the corrugations thus produced will be free from porous spots, irregularities, depressions, and small pockets or rough spots such as may be caused by accidentally disturbing particles of coarse aggregate embedded near the surface. See Section 32 1313, Site Concrete for broom finishes at all accessible paths of travel.
5. The surface of exterior concrete slabs and walks shall be scored as shown on Drawings or as directed by Architect using a tool which will produce a groove 1/4 inch wide at top and a depth of 1/2 inch with rounded corners. All lines shall be straight, parallel, and/or square, all intersections square cut. Edges of slabs shall be rounded in the same manner.
6. Exposed Aggregate Concrete Finish: Conform to ACI Publication No. 303R-12, Guide to Cast-in-Place Architectural Concrete Practice. Produce and finish in following manner:
 - a. Horizontal Exposed Aggregate Slabs: Produce by use of retarder agent applied to concrete surface as per Manufacturer's printed instructions for penetration of 3/16 inch. After finishing and removing water puddled on surface, apply retarder with pressure spray at approximately 100 square feet per gallon.

- b. Exposed Aggregate Finishing: Remove surface retarded mortar with water pressure stream from hose and a stiff brush within a period of 12 to 24 hours after placement, depending upon temperature and climatic conditions at time of placement. Follow retardant Manufacturer's Specifications to obtain deep exposed aggregate finish to match existing concrete.
 - c. Curing: Upon completion of placement and finishing, and not more than 24 hours after placing, apply specified curing compound. Plastic sheeting, other curing compounds or fine water fog mist shall not be used which would be detrimental to color uniformity.
7. Match existing adjacent concrete finish for concrete patch areas.

3.03 REPAIR/RESTORATION

- A. Defective Work: Finish which is not true to line and plane, which is not in conformance with specified finish and appearance requirements, which exceeds specified tolerances, which does not properly connect to adjoining work, which does not slope to drain and which has been improperly cured, will be deemed as defective. All such defective work shall be removed and replaced with proper work meeting Drawing and Specification requirements and at no added cost to the Owner.
- B. Patching: Within 3 days after stripping formwork, surface defects such as rock pockets, honeycombs, cracks, and holes shall be filled and patched. The Architect shall distinguish between concrete, which requires replacement or repair and surface defects, which require patching. Permission to patch an area shall not be construed as a waiver of the Architect's right to require complete removal of the defective work if the patching, in his opinion, does not satisfactorily restore the quality and appearance of the surface.
 - 1. At areas to be patched, chip away loose material and thoroughly wet area to at least 6 inches entirely surrounding the patch area. Coat areas with thin brush coat of fine sand-cement grout followed by patching mortar. Prepare patching mortar of the same material and proportions as used for concrete, except remove coarse aggregate. Keep water in the mix to a minimum. Do not retemper mortar by adding water. Allow mortar to stand for one-hour prior to use and mix thoroughly to prevent setting. Thoroughly compact mortar into place and screed to leave patch slightly higher than surrounding surfaces and then leave undisturbed for 1 to 2 hours to permit initial shrinkage. Finish patch to match adjacent surface.
 - 2. Solidly fill form tie holes with patching mortar as specified above and finish to match adjacent surface.

3.04 PROTECTION

- A. Contractor shall employ security forces to protect all concrete finishes during curing.
- B. Protect exposed surfaces including flat work as required to prevent damage by impact or stains from rubbish and the work of other trades. Employ security personnel for the protection of flatwork during curing.

END OF SECTION

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SECTION 05 1200

STRUCTURAL AND MISCELLANEOUS STEEL

PART 1 GENERAL

1.01 SUMMARY

- A. Furnish labor, materials, and equipment as required to fabricate and install structural and miscellaneous steel work as indicated on Drawings and specified herein.
- B. Although such work or materials are not specifically indicated, furnish and install supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a secure and complete installation.
- C. Provide shop drawings for work.
- D. Completely coordinate with work of other trades.

1.02 REFERENCES

- A. The following references, codes and standards are hereby made a part of this Section. Steel work shall conform to applicable requirements therein except as otherwise specified herein or shown on the Drawings. Nothing contained in the Drawings or these Specifications shall be construed as permitting work that is contrary to code requirements.
 - 1. AISC: Standard Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC).
 - 2. AISC – Code of Standard Practice – Manual of Steel Construction – Allowable Stress Design (ASD).
 - 3. AISC – Code of Standard Practice of Steel Buildings and Bridges.
 - 4. ASTM A36 – Structural Steel.
 - 5. ASTM A-53: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
 - 6. ASTM A-120: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
 - 7. ASTM A307 – Carbon Steel Externally Threaded Standard Fasteners.
 - 8. ASTM A500 – Cold Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes.
 - 9. ASTM A501 – Hot Formed Welded and Seamless Carbon Steel Structural Tubing.
 - 10. AWS A2.4 – Symbols of Welding, Brazing, and Nondestructive Examination.
 - 11. AWS D1.1 – Structural Welding Code.
 - 12. SSPC (Steel Structures Painting Council) – Painting Manual.
 - 13. California Building Code (CBC), latest edition.

1.03 SUBMITTALS

- A. Shop Drawings: General
 - 1. Before structural steel is fabricated or delivered to project site, submit Shop Drawings in accordance with the General Conditions of these specifications.
 - 2. Shop Drawings shall clearly show pieces with pertinent dimensions, data, layout, sizes and weights, connections, and controlled dimensions and elevations. Drawings shall clearly distinguish between shop and field bolts and welds. Errors in dimensions shown on shop drawings shall be responsibility of Contractor.
 - 3. Show details, including cuts, copes, connections, holes, threaded fasteners, and welds in accordance with AWS.
 - 4. Indicate which structural units, members or brackets require field cuts or welds due to construction techniques.

5. Indicated metal fabricator's method for radius form bents of pipe or tubing.
 6. Shop and field welds shall be indicated by AWS Welding Symbols.
 - a. Indicate size, length and type of each weld.
 - b. Special Inspection required by CBC and Building Department.
- B. Welding:
1. Certification of Welder's Qualifications.
 2. Welding Procedure: Submit descriptive data to illustrate welding procedures to be performed.

1.04 QUALITY ASSURANCE

- A. Fabricate structural steel members in accordance with AISC Code of Standard Practice.
1. Perform Work in accordance with AISC Section 10.
 2. Perform Work in accordance California Building Code (CBC), latest edition.
 3. Welding procedures, welders, welding operation, and tackers shall be qualified in accordance with AWS Standard Code D1.1.
 4. Maintain one copy of each document on site.
 5. Fabricator: Company specializing in performing the work of this section.
 6. Erector: Company specializing in performing the work of this section.
 7. Construction shall conform to applicable building codes, project specifications and applicable regulations. Where the provisions of applicable codes, material manufacturer's requirements, and project specifications conflict, the more stringent provision shall govern.
 8. Certification: Furnish, before fabrication, a mill certified report (in duplicate) of the tests for each heat of steel or iron from which the material is to be fabricated, containing the results of chemical and physical tests required by the ASTM specifications for the materials.
 9. Qualify welding processes and welding operators in accordance with AWS "Standard Qualifications Procedure". Provide certification that welders to be employed in work have satisfactorily passed AWS qualification test within the previous twelve (12) months. If recertification of welders is required, retesting will be Contractor's responsibility.
 10. Work shall comply with the Drawings, Specifications and accepted Shop Drawings in every aspect. Errors of fabrication and connections, defective materials, fasteners, and workmanship shall be replaced at the expense of the Contractor.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver anchor bolts and anchorage devices which are to be embedded in cast-in-place concrete or masonry in ample time so as not to delay that Work.
- B. Store materials to permit easy access for inspection and identifications. Keep steel members off the ground using pallets, platforms, or other supports. Protect steel members and packaged materials from corrosion and deterioration. Remove damaged items from the site and replace at no cost to the Owner.
- C. Use necessary means to protect structural steel before, during and after installation.

1.06 COORDINATION

- A. Coordinate and furnish required anchorages, templates, and patterns, setting drawings, and installation directions for built-in items. Supervise the proper location and the installation of built-in items. Deliver items required to be embedded in concrete, masonry or built into other material to their respective Contractor. Provide holes and connections for Work of others Contractors.

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1.07 FIELD MEASUREMENTS

- A. Take field measurements prior to preparation of Shop Drawings and metal fabrication. Proper fit and attachments of items is required; allow for trimming and fitting when taking field measurements before metal fabrication.

1.08 SHOP ASSEMBLY

- A. Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.

PART 2 PRODUCTS

2.01 GENERAL

- A. Use materials of size and thickness indicated or, if not indicated, as required to produce strength and durability in finished product for use intended.
- B. Metal surfaces used for fabrications of miscellaneous metal items which will be exposed to view shall be smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness.
- C. Other materials not specifically described, but required for a complete and proper installation, shall be new, free from rust, best quality of their respective kind, and subject to the approval of the Project Inspector.

2.02 MATERIALS

- A. Miscellaneous Steel: Standard cold-rolled sections, new, free from rust, and conforming to ASTM A-36.
- B. Structural Steel, Plates, Shapes and Bars: New materials, conforming to ASTM A36, A572-50, and A992 as noted on drawings. Requirements for delivery shall conform to ASTM A6.
- C. Steel Pipe: Black steel pipe, except where indicated to be galvanized, complying with provisions of:
 - 1. ASTM A-120, Schedule 40 for pipe less than four (4) inch diameter.
 - 2. ASTM A-53 ERW for pipe greater than four (4) inch diameter.
- D. Steel Tubing: Cold-formed steel tubing conforming to ASTM A-500, Grade B.
- E. Metal Decking: Type PLN-24 16 gauge, 3 inch deep galvanized roof deck for single span, as manufactured by Verco Decking, Inc or equal.

2.03 FASTENERS

- A. General: Provide electro-zinc plated fasteners for exterior use or where bolted into exterior walls. Select fasteners for the type, grade and class specified.
- B. Bolts and Nuts: Regular hexagon-head carbon steel type conforming to ASTM A 307, Grade A with electro-zinc plating.
- C. Flat Washers: U.S.S. standard round carbon steel type conforming to F1554 - W-92 with electro-zinc plating.

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- D. Lock Washers: Helical spring carbon steel type conforming to FS FF-W-84 with electro-zinc plating.
- E. Anchor Bolts: Hex bolt type, unless otherwise indicated on Drawings, conforming to ASTM A-307, Grade A with electro-zinc plating.

2.04 SHOP PAINT

- A. Primer shall be Red Oxide Primer, conforming to Federal Specification TT-P-31 for steel surfaces and Federal Specifications TT-P-64b for galvanized surfaces.

PART 3 EXECUTION

3.01 GENERAL

- A. Comply with AISC Code and Specifications and maintain Work in safe and stable conditions during erection. Provide temporary bracing and shoring as required; remove when final connections are in-place.
- B. Execute Work using skilled metal workers only. Do welding as per AWS Specifications with certified welders.
- C. When possible, fit and shop assemble metal Work, ready for installation, with shop and field connections welded or attached with fasteners as indicated on Drawings.
- D. Prior to work of this Section, carefully inspect the installed work of other trades and verify that such work is complete to the point where fabrication and installation of the work of this section may properly commence.
- E. Make required measurements in the field to ensure proper and adequate fit of miscellaneous metal items.
- F. It is the intent of the Drawings to indicate detail connections. Where connection detail is not shown, detail shall be patterned after a connection similar condition, or an AISC standard type.

3.02 FABRICATION

- A. General
 - 1. Use materials of size and thickness indicated on Drawings or on accepted Shop Drawings to produce strength and durability in finished product for use intended. Work to dimensions are indicated on drawings or on accepted Shop Drawings, using proven details of fabrication and support.
 - 2. Fabrication shall be in accordance with AISC Specifications for fabrication of structural steel, California Building Codes, and requirements of regulatory agencies.
 - 3. Do not field cut or alter structural metal units, members or brackets without accepted Shop Drawings.
 - 4. Fabricate and pre-assemble work in shop to greatest extent possible.
 - 5. Fabricate exposed work true to line, shape and level with accurate angles and radiuses. Ease exposed metal edges to a radius of approximately 1/32 inch.
 - 6. Make cuts, bends, punching and drilling accurate, neat and properly located. Grind and file smooth parts exposed to view; leave exposed surfaces free of fabrication marks. Mark and match-mark units requiring field assembly.
 - 7. Welds shall be continuous, unless otherwise indicated, complying with AWS Specifications. Form exposed connections with tight, flush and smooth hairline joints. Grind exposed welds smooth and flush to match and blend with adjoining surfaces.

8. Cut, reinforce, drill and tap fabricated metal work as indicated on Drawings to receive finish hardware, fasteners and similar items.
- B. Bolted Connections:
1. Punch or drill holes 1/16 inch larger than bolt size and spear-ream before inserting bolts.
 2. Ream unfair holes, but only up to next larger bolt size. Where unfairness exceeds maximum, weld hole in base material solid and drill hole of proper size.
 3. As erection progresses, bolt up work to take care of dead load, lateral forces, and erection stresses. Provide additional bracing necessary to resist possible forces during erection. Contractor is entirely responsible for the stability of the structural steel work until the project is complete.
- C. Assembly with Standard Threaded Fasteners:
1. Beveled Washers: Provide under bolt heads or nuts resting on surfaces exceeding 5 percent slope with respect to head or nut.
 2. Draw up tight, check threads with chisel, or provide approved lock washers or self-tightening nuts.
- D. Welded Connections:
1. Perform welding using shielded metal arc, submerged arc, gas metal arc, or flux cored arc methods in accordance with appropriate sections of AWS D1.1 and CBC Chapter 27.
 2. In addition to specific requirements of Drawings, details of welded joints shall comply with requirements for joints which are accepted without qualification tests under the AWS Code. If sizes of fillet welds are not shown on Drawings, use AWS minimum weld size, but not less than thinnest part thickness minus 1/16 inch.
 3. Plan welding operations to eliminate stress build-up.
 4. Field Welding:
 - a) Perform field welding in accordance AWS D1.1.
 - b) Where field welding is applied to existing flexural members involving application of significant amounts of heat to member, provide temporary shoring to prevent deflections.
 - c) Provide Special Inspection per the CBC, latest edition.

3.03 SHOP PAINTING

- A. Shop prime metal Work, except surfaces and edges to be field welded, unless otherwise indicated.
- B. Clean metal work to be primed and painted in accordance with Section 09 9100, Painting.
- C. Immediately after surface preparation brush or spray on primer in accordance with manufacturer's instruction at a rate to provide uniform dry film thickness of 20 mils for each coat. Use painting methods which will result in full coverage of joints, corners, edges and exposed surfaces.
- D. Apply one shop coat to fabricated metal items, except apply two coats of primer to surfaces inaccessible after assembly or installation.
- E. Repaint built-in portions on abraded areas after installation.

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3.04 INSTALLATION

A. General:

1. Compliance: Erect and install miscellaneous metal in strict accordance with the Drawings, the reviewed shop drawings, and the referenced standards, aligning straight, plumb, and level within a tolerance of one in 200. Accurately assemble structural steel to lines and elevations indicated, within specified AISC tolerances.
2. Splice metal work only where indicated and approved on shop Drawings.
3. Install anchorage devices and fasteners where required for securing miscellaneous metal fabrications to in-place construction.
4. Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set Work accurately in location, alignment and elevation. Install items plumb, level, true and free of rack; measured from established lines and levels.
5. Fit exposed connections accurately together to form tight hairline joints. Weld connections which are not to be left as exposed joints, but cannot be shop welded due to shipping size limitations. Grind exposed joints smooth and touch-up shop paint coat.
6. Field welds shall conform to AWS Specifications. Grind exposed welds smooth and flush to match and blend with adjoining surfaces.
7. Clean and touch-up field welds and scratches with shop paint as specified.

3.05 FINISHES

- #### A.
- Finish fabricated metal Work as per Section 09 9100: Painting.

END OF SECTION

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SECTION 05 5000

METAL FABRICATIONS

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Items of miscellaneous metal and related accessory items required for the project and which are not specified elsewhere. Such items include, but are not necessarily limited to:
 - 1. Sleeves for miscellaneous metal items.
 - 2. Grouting required for setting miscellaneous metal items.
- B. Related Sections:
 - 1. Section 32 1313, Concrete Paving.

1.02 SUBMITTALS

- A. Shop Drawings: Show dimensions, sizes, thicknesses, gages, finishes, joining, attachments, and relationship of work to adjoining construction. Where items must fit and coordinate with finished surfaces and/or constructed spaces, take measurements at site and not from Drawings.
 - 1. Where materials must be set to exact locations to receive work, furnish assistance and direction necessary to permit other trades to properly locate their work.
 - 2. Where welded connectors and inserts are required to receive work, show exact locations required. Furnish drawings to the trades responsible for installing the connectors or inserts.
 - 3. Catalog work sheets showing illustrated cuts of item to be furnished, scale details and dimensions may be submitted for standard manufactured items.
 - 4. Design shop drawings under direct supervision of professional engineer experienced in design of this work, licensed in the State of California.

1.03 QUALITY ASSURANCE

- A. Qualifications: Welding procedures, welders, and tackers for structural metal work shall be qualified in accord with CBC.
- B. References and Standards: The following references and standards are hereby made a part of this Section. Miscellaneous and ornamental metal work shall conform to the applicable requirements therein except as otherwise specified herein or shown on the Drawings. Nothing contained herein shall be construed as permitting work that is contrary to code requirements or governing rules and regulations.
 - 1. "Code for Arc and Gas Welding in Building Construction" of the American Welding Society, AWS D1.1, latest edition with current supplements, revisions and addenda. Welded connections; use standard AWS A2.0 welding symbols. Indicate net weld lengths.
 - 2. "Pipe Railing Manual", published by National Assn. of Architectural Metal Manufacturers (NAAMM).
 - 3. "Metal Bar Grating Manual", published by National Assn. of Architectural Metal Manufacturers (NAAMM).
 - 4. Steel Structures Painting Council (SSPC) Surface Preparation Specifications, Vol. 2, Painting Manual.

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PART 2 PRODUCTS

2.01 MATERIALS

- A. Standard Structural Steel Shapes, Bars and Plates: ASTM A36, latest edition and ASTM 283, latest edition.
- B. Architectural and Miscellaneous Steel Items: ASTM A 283, latest edition, grade optional.
- C. Steel Tubing:
 - 1. Cold Formed: Grade A or B per ASTM A 500 latest edition.
 - 2. Hot Formed: Welded or seamless per ASTM A 501 latest edition.
- D. Steel pipe:
 - 1. Type E or S: ASTM A 53, latest edition.
 - 2. Grade B: Structural pipe.
 - 3. Grade A or Type F for railings where bending is required.
- E. Sheet steel: ASTM A 446, grade B, structural quality with galvanized coating.
- F. Flattened Expanded Metal: 1/2 #18F 18 gauge galvanized sheet metal, as manufactured by McNichols or equal. Provide single width metal sheet between top and bottom horizontal rails.
 - 1. McNichols Co.: 19226 Cabot Boulevard, Hayward, California, 1-800-237-3820, www.mcnichols.com
- G. Fastenings - General: Furnish bolts, nuts, screws, clips, washers and other fastenings necessary for proper erection of items specified herein. Use stainless steel or hot dip galvanized on exterior. On interior, match adjacent material. Bolts, ASTM Grade A 307.
- H. Welding Electrodes: As permitted by AWS Code D1.1. Where exposed, select filler metal to match base metal. Use E70xx electrodes.
- I. Paint Primer: Fed. Spec. TT-P-86, Type II or TT-P-645, zinc chromate.
- J. Non-Shrink Grout: Sauereisen No. F-100, Sonneborn-Contech "Fondag", Upco "Upcon", 5-Star, Master Builders "Masterflow 713", or approved equal, non-metallic, non-staining, premixed grout having a min. compressive strength at 28 days as required by Structural Drawings.

2.02 FINISHES

- A. Finishes shall be as noted in the following paragraphs, except as otherwise noted on the drawings or specified.
- B. Exterior Ferrous Metal and Interior Ferrous Metal Exposed to Continuing Moisture: Welds, burrs, and rough surfaces ground smooth after fabrication and completed assembly hot-dipped galvanized and then given one shop prime coat of paint.
- C. Interior Ferrous Metal: Welds, burrs, and rough surfaces ground smooth and completed assembly cleaned, hot phosphate treated, and given one shop prime coat of paint. Hot phosphate treatment not required on items that are not exposed in the finished work or on those items where size prohibits such treatment. Indicate on shop drawings where size prohibits such treatment. Indicate on shop drawings where treatment is proposed to be omitted.
- D. Exposed Fastenings: Match color and finish of adjacent material.

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2.03 QUALITY

- A. Structural steel used in lateral-force-resisting systems shall conform to A 36, A 500, A 501, A 992, A 572 (Grades 42 and 50), A 913 (Grades 50 and 65) and A 588. Structural steel conforming to A 283 (Grade D) may be used for base plates and anchor bolts.
- B. Welds used in primary members and connections in the lateral force-resisting systems shall be made with a filler metal that has a minimum Charpy V-notch toughness of 20 ft-lbs at minus 20 degrees Fahrenheit, as determined by AWS Classification or manufacturer certification.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Inspect surfaces to receive metal work and report defects that would interfere with the installation to the Architect. Starting work implies acceptance of surfaces as satisfactory.

3.02 CONSTRUCTION

- A. General Requirements:
 - 1. Verify measurements at project site.
 - 2. Coordinate metal work with adjoining work for details of attachment, fittings, etc. Do cutting, shearing, drilling, punching, threading, tapping, etc., required for metal or for attachment of adjacent work. Drill or punch holes; do not use cutting torch. Shearing and punching shall leave true lines and surfaces.
 - 3. Conceal fastenings where practical. Thickness of metal and details of assembly and supports shall give ample strength and stiffness. Form joints exposed to weather to exclude water.
 - 4. Make permanent connections in ferrous metal surfaces using welds where possible; do not use bolts or screws where they can be avoided.
 - 5. Provide lugs, clips, anchors, and miscellaneous fastenings necessary for the complete assembly and installation.
 - 6. Set work plumb, true, rigid, and neatly trimmed out. Miter corners and angles of exposed moldings and frames unless otherwise noted.
 - 7. Do grouting of frames, plates, sills, bolts, and similar items with non-shrink grout.
 - 8. Where items must be incorporated or built into adjacent work, deliver to trade responsible for such work in sufficient time that progress of work is not delayed. Be responsible for proper location of such items.
 - 9. Protect dissimilar metals from galvanic corrosion.
- B. Welding:
 - 1. Perform welding in accord with AWS Code D 1.1.
 - 2. Welds shall be made only by operators experienced in performing the type of work indicated.
 - 3. Welds normally exposed to view in the finished work shall be uniformly made and ground smooth.
 - 4. Where welding is done in proximity to glass or finished surfaces, protect such surfaces from damage due to weld sparks, spatter, or tramp metal.

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- C. Bolted, Screwed, and Riveted Connections:
1. In general, use bolts for field connections only and then only as detailed. Provide washers under all heads and nuts bearing on wood. Draw all nuts tight and upset threads of permanent connections to prevent loosening. Use beveled washers where bearing is on sloped surfaces.
 2. Where screws must be used for permanent connections in ferrous metal, use flat head type, countersunk, with screw slots filled and finished smooth and flush.
 3. Where rivets are used, they shall be machine driven tight, heads centered, countersunk, and finished flush and smooth.
- D. Surface Treatment and Protective Coatings:
1. Cleaning: Thoroughly clean mill scale, rust, dirt, grease and other foreign matter from ferrous metal prior to galvanizing, hot phosphate treatment or painting. Conditions that are too severe to be removed by hand cleaning methods shall be cleaned as per SSPC "Surface Preparation Specifications", "Solvent Cleaning, SSPC-SP1-63"; "Power Tool Cleaning, SSPC-SP 3-36"; or "Brush-Off Blast Cleaning, SSPC-SP 7-63", as required.
 2. Hot Phosphate Treatment: Conform to SSPC-PT-4.
 3. Painting: After material has been properly cleaned and treated, apply shop prime coat of paint to surfaces except those encased in concrete or masonry. Apply paint as per manufacturer's directions. Spot paint abrasions and field connections after assembly. Shop coat must be dry prior to shipment to project site. Unless otherwise specified or directed, do not apply shop prime coats or stenciled or painted identification markings to galvanized surfaces.
 4. Galvanizing: Conform to ASTM A 123-78 for rolled, pressed and forged shapes, plates, bar and strip; A 153-78 for hardware items and A 386-78 for assembled steel products. Conform to ASTM A 384-76 and A 385-76, Recommended Practices, pertaining to galvanized assembled steel products. Unless otherwise permitted, do galvanizing after fabrication, in largest sections practicable. Where galvanizing is removed by welding or other assembly procedure, touch-up abraded areas with molten zinc or zinc-rich paint.

3.03 PROTECTION AND CLEANING

- A. Remove soil and foreign matter from finished surfaces and apply such protective measures as may be required to prevent damage or discoloration until acceptance of project. Protection of work and initial cleaning shall be the responsibility of each installer or erector until the installation is completed, whereupon the responsibility for subsequent protection and final cleaning shall pass to the General Contractor for the entire project. Remove protective coverings prior to acceptance of Work.

END OF SECTION

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SECTION 07 9200

JOINT SEALANTS

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Caulking and sealant work required for the project and not specified elsewhere.
- B. Related Sections:
 - 1. Section 09 9100, Painting.

1.02 SUBMITTALS

- A. Samples: Samples of exposed caulking and sealants are required for Architect's approval of colors. Unless otherwise directed, apply samples in 6 inch runs in actual joints at the project site.
- B. Manufacturer's Specifications and Materials List: At least 30 days prior to commencing work, furnish to Architect, 2 copies of manufacturer's specifications for installations indicated, listing specific materials proposed. Specifications shall indicate completely, recommendations for use of primers, joint preparation and sealant dimensions.

1.03 QUALITY ASSURANCE

- A. Exterior, elastomeric type sealants shall be applied by a firm normally in the business of applying sealants similar to those specified.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Delivery: Deliver caulking and sealants and related accessories to the job site in factory sealed, unopened containers bearing manufacturer's name and product designation.
- B. Storage: Store in unopened containers. Follow manufacturer's recommendations for storage temperatures and shelf life.
- C. Handling: Follow manufacturer's recommendations for handling products containing toxic materials. Keep flammable material away from heat, sparks and open flame. Use recommended solvents and cleaning agents for cleaning tools, equipment and skin.

1.05 PROJECT CONDITIONS

- A. Environmental Conditions: Schedule caulking and sealing operations so that working joints are most likely to be normal size. Apply materials within manufacturer's recommended surface and ambient temperature ranges.

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PART 2 PRODUCTS

2.01 MATERIALS

- A. General: Caulking and sealants, primers and accessories shall be non-staining to adjacent exposed materials. Products having similar application and usage shall be of the same manufacturer and type. Unless otherwise specified, colors will be selected from approved manufacturer's standard range. Use gun consistency compounds unless otherwise required by job conditions.
- B. Butyl Sealant: One component, butyl based sealant, skinning type; DAP "Butyl-Flex", Pecora BC-158, Tresco "Butyl Sealant", or approved equal.
- C. Silicone Sealant for Exterior: One component, low modulus, silicone based sealant; Dow-Corning "790", General Electric "Silpruf", or approved equal.
- D. Silicone Sealant for Interior: Dow-Corning "8640", or approved equal, white color.
- E. Primers, If Required: As manufactured and recommended for each substrate by approved manufacturer of each caulking and sealant material used.
- F. Back-Up Materials: As recommended for and compatible with each caulking and sealant used. In general, use closed cell, bead or rope shaped, expanded polyethylene or polyurethane foam. Do not use bituminous, oily or solvent containing materials or incompressible materials. In general, width or diameter of preformed; back-up material shall be 1-1/3 to 1-1/2 times the width of the joint to be sealed.
- G. Release Materials: Polyethylene film.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Inspect surfaces to receive caulking and sealant materials and report defects. Starting work implies acceptance of surfaces as satisfactory.
- B. Verify that joints and spaces to be caulked or sealed is of proper width.
- C. Concrete, masonry, and plaster surfaces shall be thoroughly cured.
- D. Apply no caulking or sealant materials in contact with surfaces contaminated with oil, grease, bituminous materials, form release agents, bond breakers, and deleterious curing compounds, water repellents and other special surface treatments. Aluminum surfaces must be free of lacquer and other oxidizing coatings. Costs occasioned by removal of such contaminants shall be responsibility of the trade having caused their presence.

3.02 PREPARATION

- A. Thoroughly clean joints, removing foreign matter such as dirt, dust, moisture, frost, rust, mill scale, paint, lacquer and protective coatings. Blow joints free of loose particles.
- B. Use no cleaning solvents that leave residue. Wipe joints free of solvent using clean, dry white cloths or white lintless paper. Do not permit solvent to air dry.
- C. Follow the Manufacturer's directions for products and surfaces.

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3.03 INSTALLATION

- A. Unless otherwise required by these Specifications, install materials in strict accordance with Manufacturer's specifications and recommendations using approved equipment.
- B. Usage:
 - 1. Use butyl sealant for interior static joints not otherwise noted.
 - 2. Use interior type silicone sealant for caulking around ceramic tile and similar conditions at vertical surfaces.
 - 3. Use exterior type silicone sealant for joints not otherwise noted or specified.
- C. Prime surfaces as recommended by manufacturer immediately prior to caulking or sealing. Make preliminary tests to ensure that primers will not stain exposed materials or deteriorate back-up material.
- D. Unless otherwise required by caulking and sealant manufacturer's specifications and recommendations, use back-up material to control caulking and sealant depths as follows, depths are measured at bond face:
 - 1. Silicone Sealants at Exterior: Make depth half of width but not less than 3/16 inch or more than 3/8 inch.
 - 2. Do not twist or stretch preformed bead or rope type back-up material during installation.
- E. At joints subject to movement, where required by nature of back-up material used or where sealant contacts back of joint, use release material between back-up material or back of joint and sealant to confine adhesion to surfaces of materials being joined. Follow manufacturer's recommendations exactly. Release material is not required over polyethylene backing.
- F. Neatly tool joints to slightly concave surface using tooling agent recommended by sealant manufacturer. Repair any air pockets exposed by tooling. Tool so as to compress material and improve adhesion to surfaces joined.
- G. Use masking tape where practical to control lap of materials onto adjacent surface or to facilitate tooling. Remove tape immediately after caulking and sealing.

3.04 REPAIR/RESTORATION

- A. Patch or replace defective or damaged sealants. Be responsible for damage to adjacent surfaces caused by caulking and sealant operations.

3.05 CLEANING

- A. Clean adjacent surfaces soiled by caulking and sealing operations. Remove wet material before it sets. Follow manufacturer's recommendations for cleaning procedures. Cleaning agents shall not stain or be injurious to exposed surfaces nor shall they be potentially dangerous to glass and metal surfaces due to wash-off by rain.

END OF SECTION

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SECTION 08 7100

DOOR HARDWARE

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Materials, equipment transportation and services required for a complete installation of finish hardware for doors and gates, as indicated on the Drawings and as specified herein. No substitutions on the hardware manufacturer except where indicated or approved by Owner.
- B. Related Sections:
 - 1. Section 09 9100, Painting.
 - 2. Division 26, Electrical.

1.02 SUBMITTALS

- A. Schedule: Submit for Architect's review, within 30 days after award of contract, 6 copies of complete schedule of hardware. The Architect will make necessary corrections and return 2 copies to the Contractor. Resubmit 6 complete corrected copies for final review plus 2 copies for Owner for maintenance purposes. Schedules shall identify each piece of hardware with manufacturer's name and catalog number to facilitate checking and project identification.

1.03 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with requirements of California Building Code (CBC) 2016 edition, Title 19 and 24 California Administrative Code, current edition of NFPA 80 "Fire Doors and Windows", current edition of NFPA 101 "Life Safety Code" and all requirements of Underwriters' Laboratories where applicable, ADA and ADAAG.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Be responsible for arranging work and securing delivery of hardware so that work will progress without delay or interruption.
- B. Furnish hardware with each unit marked and numbered in accord with the final hardware schedule.
- C. Provide locked storage for hardware items and be responsible for same once they are delivered to project site.

1.05 WARRANTY

- A. Provide warranties of respective hardware, from date of project final acceptance, as follows:
 - 1. Locksets: Lifetime Mechanical.
 - 2. Exit Devices: Lifetime Mechanical.
 - 3. Other Hardware: Two years.

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PART 2 PRODUCTS

2.01 MATERIALS

- A. Template Hardware: Hardware applied to metal work shall be made to template and secured by machine screws. Furnish templates to metal fabricator.
- B. Fastenings: Furnish door hardware with necessary screws, bolts or other fastenings of suitable size and type to anchor in position for heavy use and long life. Fastenings material and finish shall harmonize with the hardware. Furnish these fastenings where necessary with expansion shields, sex bolts, or other approved anchors according to the material to which it is applied and as recommended by the manufacturer.
1. Fasten closers and exit bolts to hollow metal sections with sex bolts.
 2. Screws normally exposed to view in the finished installation including screws for hinges shall be Phillips head.
- C. Items not otherwise noted shall be bronze metal with plated finish.

2.02 MANUFACTURERS

- A. Door hardware shall be as provided by the following manufacturers. Substitutions are allowed where indicated. Substitutions to be prior approved by Architect.

	<u>Item</u>	<u>Manufacturer</u>	<u>Acceptable Substitute</u>
1.	Locks, Latches & Cylinders	Schlage	Approved Equal
2.	Exit Devices	Von Duprin	Approved Equal
3.	Protection Plates	Ives	DonJo
4.	Stops, Silencers	Ives	Approved Equal
5.	Gate Hinges	Locinox	No Substitute

2.03 MANUFACTURED UNITS

- A. Locksets: Cylindrical or mortise latch set and locksets.
1. Throw - Latchbolt: Standard except 3/4 inch minimum for labeled doors.
 2. Backset: 2-3/4 inches unless noted or specified otherwise or required for replacement lock/latch sets.
 3. Design: Schlage: Rhodes lever handle.
 4. Cylinders: (NO IC CORES):
 - a. 6 pin x Std. Plug (D Series).
 - b. Schlage Rim Cylinder 20-022 (Exit Device).
 - c. Schlage Mortise 20-001 (Exit Device)
 5. Strikes: Strikes shall have extended lips where required to protect trim or frame from being marred by latch bolt. Lips shall not project more than 1/8" beyond door frame trim at single doors or face of inactive leaf at pairs of doors. Furnish wrought box strikes for all locks, latches and deadlocks. Locks Product of Schlage.
 6. Exterior locks to have non-ferrous and stainless steel parts.
- B. Stops: Brass or bronze metal.
- C. Silencers: Install silencers after finishing in stop of frame. Provide 2 at single doors 2 at each leaf of pairs.
- D. Key Cylinders: The District will provide lock manufacturer's masterkeyed key cylinders as required for locks provided under other Sections of the work. Aluminum entrance doors require a rim cylinder. The District will provide cylinders for panic devices.

2.04 FINISHES

- A. The hardware finishes shall be as follows, unless otherwise indicated: (BHMA designations in

parenthesis)

1. Hinges:
 - a. 630 Satin Stainless Steel (US32D) External only.
 - b. 626 Satin Chrome (US26D) Internal only.
2. Locks: 626 Satin Chrome (US26D).
3. Miscellaneous: 626 Satin Chrome (US26D). UON.

2.05 KEYING

- A. Locks shall be grand masterkeyed to the existing system.
- B. Keying shall be done by the lock manufacturer as per Owner's directions.
- C. Furnish keys with visual key control.
 1. Stamp keys "Do Not Duplicate".
 2. Stamp (BHMA) key symbol on key.
 3. Stamp unique owner identifier from the key bow.
 4. Delete key section identifier from the key bow.
 5. Delete key "bitting" from the key bow.
- D. Keys shall be large bow.
- E. Locks installed during construction period and prior to acceptance by the Owner shall be construction keyed. Contractor shall be responsible for conversion of locks to regular change keys. Ship permanent masterkeys and change keys directly to Owner. Provide two copies of key manifest showing cut number of change keys related to Owner's system of door/room numbers and register number of masterkeys.
- F. Mechanical keys required:
 1. 2 cut change keys for each different change key code.
 2. 1 uncut key blank for each change key code.
 3. 6 cut masterkeys for each different masterkey set.
 4. 3 uncut key blanks for each masterkey set.
 5. 2 cut control keys cut to the top masterkey for permanent I?C cylinders.
 6. 1 cut control key cut to each SKD combination.
- G. Provide Keying Transcript to owner. End –user to provide letter of authorization to hardware dealer to allow Schlage to mail transcript (bitting list) to the end-user designated representative.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Condition of Surfaces: Inspect surfaces to receive items of finish hardware and report defects which might adversely affect the installation and function of the hardware. Commencing work implies acceptance of surfaces as satisfactory.

For Council Approval
Not For Bidding

3.02 PREPARATION

- A. Coordinate and be responsible for the proper fabrication of work or material to receive hardware. No extra cost will be allowed because of changes or corrections necessary to facilitate the proper installation of the hardware.

3.03 INSTALLATION

- A. Neatly and properly install finish hardware. Fit hardware prior to finish painting and then remove, except hinges and prime coated items, and complete painting before final installation of hardware.
- B. Mounting Heights: The location of hardware on doors and frames shall be as follows, distances are from finished floor:
 - 1. Hinges:
 - a. Top: Frame manufacturer's standard.
 - b. Bottom: Frame manufacturer's standard.
 - 2. Handles, pulls, latches, locks and other operable parts on doors and gates shall be placed 34 inches minimum and 44 inches maximum above the finish floor or ground.
- C. In existing work; increase screw size for hinge replacement.
- D. Patch and fill voids, both existing and new, in doors and frames where hardware is modified or replaced, to match adjacent finish material, color and texture.

3.04 ADJUSTING

- A. When installation is otherwise complete, adjust working hardware for proper operation and function.

3.05 SCHEDULE

- A. Hardware items are scheduled as a part of the Door, Frame and Hardware Schedule located on the Plans. While the Schedule is intended to cover all doors and similar movable parts of the building, and establish a type and standard of quality, it shall be the specific duty and responsibility of the finish hardware supplier to examine the Drawings, Specifications and Schedule and furnish proper hardware for all openings, whether listed or not. If there are any obvious omissions in hardware in regard to regular doors, they shall be called to the attention of the Architect prior to bid opening for instructions, otherwise, the list will be considered complete.

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Hardware Group 01 Gate 1

Hinge-Self Closing	1 ea	Mammoth 180	652	Locinox
Hinge	1 ea	Dino	652	Locinox
Electric Mortise Lock	1 ea	E7500 FSE		Von Duprin
Rim Exit Device	1 ea	E9975NL-06 3'	26D	Von Duprin
Mortise Cylinder	1 ea	Per Owner standards	626	Schlage
Mortise Housing	1 ea			Schlage
Core	1 ea	6 pin best keyway	626	Schlage
Flexible Armored Door Loop	1 ea	DLK-403B 16" x 1/2" O.D. Stainless Steel		UHPPOTE
Key Pad Access Control	1 ea	RPK40	Black	HID

Hardware Group 02 Gates 2, 3, 4

Hinge-Self Closing	1 ea	Mammoth 180	652	Locinox
Hinge	1 ea	Dino	652	Locinox
Electric Mortise Lock	1 ea	E7500 FSE		Von Duprin
Rim Exit Device	1 ea	E9975NL-06 3'	26D	Von Duprin
Mortise Cylinder	1 ea	Per Owner standards	626	Schlage
Mortise Housing	1 ea			Schlage
Core	1 ea	6 pin best keyway	626	Schlage
Flexible Armored Door Loop	1 ea	DLK-403B 16" x 1/2" O.D. Stainless Steel		UHPPOTE

END OF SECTION

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SECTION 09 9100

PAINTING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Surface preparation, paint and finish the exterior and interior exposed surfaces listed on the Painting Schedule in Part 3 of this Section. Provide high grade materials as recommended by the paint manufacturer for unlisted surfaces, as specified herein and as needed for a complete and proper installation. Exposed interior and exterior surfaces that do not have a factory finish shall be painted unless noted otherwise. For the purposes of this Section, a galvanized coating is not considered a factory finish.
- B. Related Sections:
 - 1. Section 05 1200, Structural and Miscellaneous Steel.
- C. Painting is required throughout the project except for the following:
 - 1. Unless otherwise indicated, painting is not required on surfaces in concealed areas and inaccessible areas such as furred spaces, foundation spaces, utility tunnels, pipe spaces, and duct shafts.
 - 2. Metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze, and similar finished materials will not require painting under this Section except as may be so specified. Galvanized metals shall be painted unless noted otherwise.
 - 3. Do not paint moving parts of operating units; mechanical or electrical parts such as valve operators; linkages; sensing devices; and motor shafts, unless otherwise indicated.
 - 4. Do not paint over required labels or equipment identification, performance rating, name or nomenclature plates.

1.02 REFERENCES

- A. ANSI/ASTM D16, Definitions of Terms Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D2016, Test Method for Moisture Content of Wood.
- C. State of California Department of Transportation Standard Specifications, Latest Edition.
- D. Regulation 8, Rule 3, of Local Area Air Quality Management District as it pertains to organic compounds and Architectural coatings.

1.03 DEFINITIONS

- A. Conform to ANSI/ASTM D16 for interpretation of terms used in this Section.

1.04 SUBMITTALS

- A. Submit product data for the following items for review and approval:
 - 1. List of materials to be used:
 - a. Surface Cleaning Materials.
 - b. Surface Patching and Caulking Materials.
 - c. Painting Materials.
 - 2. Manufacturer's technical specifications, data sheets and additional information if requested for each painting material listed.

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3. Color and Finish Samples: Samples of each color and finish required. Such approved samples will constitute standards for color and finish for acceptance or rejection of completed work. Make samples 8 by 10 inches in size. Furnish 6 samples of each color and finish. Resubmit additional samples if necessary. Samples are to be labeled on the back side with the name of the project, contractor's name, color name, type of paint, and name of paint manufacturer.
 4. Provide M.S.D.S. to the Contractor's field office only. Do not send to Architect's office for review.
- B. Manufacturer's application instructions.
 - C. Copy of surface moisture and Ph test results to the Owner.
 - D. Certification of factory mixed colors from paint manufacturer.

1.05 QUALITY ASSURANCE

- A. Product Manufacturer: Company specializing in manufacturing quality paints and finish products with 10 years experience.
- B. Applicator: Company specializing in commercial painting and finishing with 5 years documented experience approved by product manufacturer.
- C. Workmanship shall be of highest quality.
- D. Regulatory Requirements:
 1. Conform to applicable code for flame/fuel/smoke rating requirements for finishes.
 2. Conform to Bay Area Quality Management District requirements.
 3. Interior finishes shall comply with CBC Chapter 8 and Table 8-B.
- E. Field Samples: On actual wall surfaces and other exterior building components, duplicate painted finishes of prepared samples. Provide full-coat finish samples on at least 100 square feet of surface, as directed. Provide additional samples if necessary to demonstrate the specified sheen, color and texture. Simulate finished lighting conditions for review of in-place work.
 1. Final acceptance of colors will be made from these in place samples.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver paint materials to site in manufacturer's original unopened containers with product designation, batch numbers and date of manufacture clearly visible. City Inspector to verify.
- B. Store paint materials and equipment in well-ventilated storage container provided by the contractor and in a location approved by the Owner. Receiving and opening paint materials will be performed in this room. Keep storage space neat, clean and accessible. Only paint filled rags must be removed and disposed of each day. Leave no paint materials unsecured.
- C. Container labeling to include manufacturer's name, type of paint, brand name, brand code, coverage, surface preparation, drying time, cleanup, color designation, and instructions for mixing and reducing.
- D. Store paint materials in minimum ambient temperature of 45 degrees Fahrenheit, and a maximum of 90 degrees Fahrenheit, in well ventilated area; unless required otherwise by manufacturer's instructions.
- E. Take precautionary measures to prevent fire hazards and spontaneous combustion.

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1.07 ENVIRONMENTAL REQUIREMENTS

- A. Environmental Conditions: Paint surfaces only when free from moisture. Perform no painting when temperature is below 50 degrees Fahrenheit, except when specifically directed otherwise in writing by the Owner.
- B. Provide continuous ventilation and heating facilities to maintain surface and ambient temperatures above 45 degrees Fahrenheit for 24 hours before, during, and 48 hours after application of finishes, unless required otherwise by manufacturer's instructions.
- C. Do not apply exterior coatings during rain, or when relative humidity is above 80 percent.
- D. Provide the Owner with M.S.D.S. data for products being used, a copy of which is to be posted at the project site.
- E. Minimum Applications Temperatures for Latex Paints: 45 degrees Fahrenheit for interiors, 50 degrees Fahrenheit for exterior unless required otherwise by manufacturer's instructions.

1.08 GUARANTEE

- A. Provide a written guarantee covering the adherence and quality of the finish for a period of 3 years from the date of final acceptance. Guarantee shall state that the Contractor will refinish without charge to the Owner any portion of the work, including adjacent surfaces if necessary, which evidences blistering, peeling, chalking, change of color, or other noticeable defects within this period.

1.09 MAINTENANCE

- A. Extra Materials: Provide one gallon of each paint used on this project, labeled with manufacturer name, paint color and area of use.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Manufacturer's catalog names and number of paint types in this Section herein are based on products of Benjamin-Moore Paint Company, and is the standard of quality against which the Owner will judge equivalency. The quantity of titanium dioxide, the use of clays, aluminum silicate, talc and the purity of acrylic materials are a few of the criteria which will be used by the Owner in determining equivalency of materials.

2.02 MATERIALS

- A. Coatings: Factory mixed colors. Pigments shall be fully ground; maintaining a soft paste consistency capable of being readily and uniformly dispersed to a homogeneous coating.
- B. Coatings: Good flow and brushing properties, capable of drying or curing free of streaks or sags.
- C. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified, shall be of commercial quality and approved by paint manufacturer.
- D. Paint materials shall conform to BAAQMD Regulation 8 (Rule 3).

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2.03 FINISHES

- A. Refer to schedule at end of Section for surface finish schedule. Color selection packages will identify colors and application locations for each individual site as issued by the Owner.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify the substrate conditions are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report condition to the Architect and Construction Manager that may potentially affect proper application.
- C. Project Inspector must review and accept substrate prior to contractor beginning installation.

3.02 PREPARATION

- A. Prior to the start of surface preparation, the following items will be completed to the satisfaction of the City Inspector:
 - 1. Provide protective coverings for items that are not to be painted.
 - 2. Power wash entire exterior of buildings to provide a clean, stable surface for paint application.
 - 3. Surfaces not to be painted: Chain link fence, galvanized handrails, except as noted, concrete steps and paving, aluminum windows, hardware, unpainted benches and fences, and other items not presently painted. Items in question are to be brought to the attention of the Project Manager for clarification prior to bidding.
- B. Methods for installation and protection of work: Provide and maintain lifts, scaffolding, ladders and drop cloths required for this work. Painted and finished surfaces subject to damage or defacement due to other work on the building must be properly protected and covered. Contractor will be responsible for any and all damages to painted work and to that of other areas caused by his operation.
- C. Protection: Protect concrete walks, landscaping, floors and pre-finished materials. Building fixtures and other items are not to be painted.
 - 1. Repair damage to other surfaces caused by work of this Section.
 - 2. Furnish drop cloths, shields, and protective methods to prevent spray or droppings from disfiguring other surfaces.
 - 3. Remove empty paint containers from site at end of each day.
- D. Do not begin painting or finishing until the surfaces to be painted or finished are in proper condition in every respect, and approved by the City Inspector.
- E. Surfaces to be painted must be clean, dry, sound and free of dirt, rust, grease, traffic scum, dust, loosely adhering paint, surface chalk, staples, tacks, and other substances which might interfere with the functioning of the painting or coating system.
- F. Remove electrical plates, hardware, light fixture trim, acrylic guards and fittings prior to preparing surfaces or finishing.
- G. Correct defects and clean surfaces that affect work of this Section. Where wood is loose or missing, repair and paint.

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- H. Impervious Surfaces: Remove mildew by scrubbing with solution of tri-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- I. Galvanized Surfaces: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.
- J. Remove loose nails, screws or staples, and patch accordingly.
- K. Spot prime repairs, patching and bare substrate prior to application of finish coat.

3.03 APPLICATION AND WORKMANSHIP

- A. Painting is to be performed by skilled and experienced mechanics, working under the supervision of a capable foreman. Workmanship shall be of the highest quality and to the complete satisfaction of the City Inspector. Apply materials in accordance with the manufacturer's directions and in compliance with the manufacturer's specifications. Spray and backroll material, evenly brush or smoothly roll on without runs or sagging, free from drips, ridges, laps and brush marks. Ensure that coats are thoroughly dry before applying succeeding coats. Sand surfaces and dust clean between coats as necessary to produce a smooth finish.
- B. Apply paint materials in accordance with manufacturers specifications and recommendations.
- C. Do not apply prime coat until cleaned and City Inspector has approved prepared surfaces. Do not apply finish coat of paint until prime coat and patching have been inspected and approved by City Inspector. Prime coat to be tinted lighter than the finish coat.
- D. Apply putty or caulking after surface is primed and primer is dry.
- E. Completed painted surfaces must be free of blistering, running, peeling, scaling, streaks and stains, and the colors of the surfaces will remain free from fading.
- F. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- G. Replace identification markings on mechanical or electrical equipment when painted accidentally.
- H. Prime and paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports.
- I. Paint exposed conduit and electrical equipment occurring in finished areas.
- J. Reinstall electrical plates, hardware, light fixture trim, and fittings removed prior to finishing. Replace cracked or broken items.
- K. Provide a total dry film thickness not less than the manufacturer recommended amount.

3.04 CLEANING AND TOUCH UP

- A. As work proceeds, promptly remove paint where spilled, splashed or splattered.
- B. During progress of work, maintain premises free of accumulation of tools, equipment, surplus materials, and debris.
- C. Collect cotton waste, cloths, and material that may constitute a fire hazard. Place in closed metal containers, and remove daily from site.

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- D. When cleaning airless or electro-static spray equipment, properly dispose of cleaning material. No material is to be poured down drains or into the ground.
- E. Upon completion of the painting work, remove from the premises and dispose of properly scaffolding and equipment, surplus material, empty containers, and other debris resulting from construction operations. The building and surrounding areas must be left clean and neat. Do not use city debris boxes for disposal.
- F. Runs, sags, misses, holidays, stains, and other defects in the painted surfaces, including inadequate coverage and mil thickness, must be satisfactorily touched up, refinished or repainted as necessary.
- G. Leave glass areas, floors and walls, hardware, and other surfaces clean and free from paint, stain, spattering, smears or smudges which are the result of construction operations. Replace glass damaged by construction operations. This includes glass areas of the buildings. Special cleaning solution must be used on plastic glazing areas. Do not scrape plastic glazing.

3.05 SCHEDULE – EXTERIOR SURFACES

- A. Steel – Unprimed or Shop Primed:
 - 1. One prime coat Benjamin Moore M04 Acrylic Metal Primer
 - 2. Two finish coats Benjamin Moore M28 D.T.M. Acrylic Gloss Enamel
- B. Steel – Galvanized:
 - 1. One prime coat M04 Acrylic Metal Primer
 - 2. Two finish coats M28 D.T.M. Acrylic Gloss Enamel

END OF SECTION

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SECTION 10 1445
SELF LUMINOUS SIGNS

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Self luminous signs as indicated on the drawings.
- B. Related Sections:
 - 1. Section 05 5000, Metal Fabrications.
 - 2. Section 32 3119, Decorative Metal Fences and Gates.

1.02 SUBMITTALS

- A. Materials List: Within 35 days after award of Contract, submit to the Architect a complete list of materials proposed to be furnished and installed under this Section.

1.03 DELIVERY, STORAGE AND HANDLING

- A. Protection: Use such means necessary to protect system materials before, during, and after installation and to protect the installed work and materials of other trades.
- B. Replacements: In the event of damage, immediately make repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Self luminous signs shall be as manufactured by Isolite, San Luis Obispo, CA 800-799-5343, www.isolite.com or equal.

2.02 MANUFACTURED UNITS

- A. Self Luminous Sign: Isolite 2040-70, vandal proof institutional, single face, wall mount self-luminous exit sign. Provide with universal mounting bracket.
 - 1. Illumination: Glass tubes, internally coated with phosphor and filled with tritium gas.
 - 2. Construction: Cast aluminum frame, 0.187 inch thick.
 - 3. Frame Color: Brushed aluminum.
 - 4. Face Color: Red.
 - 5. Unit Weight: 7 pounds.
 - 6. Installation: Mount to mounting bracket with 4 #10 tamper resistant screws.
 - 7. Approvals:
 - a. UI listed to standard UL924.
 - b. NFPA 101 Life Safety Code.
 - c. NEC Article 500, Class 1, 11 and 111 conditions.

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PART 3 EXECUTION

3.01 EXAMINATION

- A. Prior to installation of the work of this section, carefully inspect the installed work of other trades and verify that such work is complete to the point where this installation may properly commence.

3.02 INSTALLATION

- A. Install sign units in accordance with details on drawings and manufacturers printed instructions.
- B. Anchoring: Firmly anchor sign units, using anchoring devices required to ensure positive attachment of the members for long life under hard use.

END OF SECTION

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SECTION 26 01 00

BASIC ELECTRICAL REQUIREMENTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Work included: This Section includes general administrative and procedural requirements for Division 26. The following administrative and procedural requirements are included in this Section to supplement the requirements specified in Division 01.
1. Quality assurance.
 2. Definition of terms.
 3. Submittals.
 4. Coordination.
 5. Record documents.
 6. Operation and maintenance manuals.
 7. Excavation.
 8. Rough-in.
 9. Electrical installation.
 10. Cutting, patching, painting and sealing.
 11. Field quality control.
 12. Project closeout.
- B. Related work:
1. General and supplementary conditions: Drawings and general provisions of Contract and Division 01 of the Specifications, apply to each Division 26 Sections.
 2. Earthwork: Include trenching, backfilling, boring and soil compaction as required for the installation of underground conduit, in-grade pull boxes, vaults, etc.
 3. Concrete work: Include forming, steel bar reinforcing, cast-in- place concrete, finishing and grouting as required for under ground conduit encasement, light pole foundations, pull box slabs, vaults, housekeeping pads, etc.
 4. Miscellaneous metal work: Include fittings, brackets, backing, supports, rods, welding and pipe as required for support and bracing of raceways, lighting fixtures, panelboards, distribution boards, switchboards, etc.
 5. Moisture protection: Include membrane clamps, caulking and sealant as required for waterproofing of conduit penetrations and sealing penetrations in or through exterior walls.
 6. Painting: Include surface preparation, priming and finish coating as required for electrical cabinets, exposed conduit, pull and junction boxes, etc. where indicated as field painted in this Division.

1.02 QUALITY ASSURANCE

- A. Reference to codes, standards, specifications and recommendations of technical societies, trade organizations and governmental agencies shall mean that latest edition of such publications adopted and published prior to submittal of the bid. Such codes or standards shall be considered a part of this Specification as though fully repeated herein.
- B. When codes, standards, regulations, etc. allow work of lesser quality or extent than is specified under this Division, nothing in said codes shall be construed or inferred as authority for reducing the quality, requirements or extent of the Drawings and Specifications. The contract documents address the minimum requirements for construction.
- C. Work shall be performed in accordance with applicable requirements of the latest edition of governing codes, rules and regulations including but not limited to the following minimum standards, whether statutory or not:

1. California Code of Regulations (CCR) Title 24, California Building Standards Code Part 2, Basic Building Regulations and Part 3, California Electrical Code (CEC), 2016 edition.
 2. California Building Code (CBC), 2016 edition.
 3. California Fire Code (CFC), 2016 edition.
 4. California Mechanical Code (CMC), 2016 edition.
 5. California Plumbing Code (CPC), 2016 edition.
- D. Standards: Equipment and materials specified under this Division shall conform to the following standards where applicable:
- | | |
|-------|---|
| ACI | American Concrete Institute |
| ANSI | American National Standards Institute |
| ASTM | American Society for Testing Materials |
| CBM | Certified Ballast Manufacturers |
| ETL | Electrical Testing Laboratories |
| FS | Federal Specification |
| IEEE | Institute of Electrical and Electronics Engineers, Inc. |
| IPCEA | Insulated Power Cable Engineer Association |
| NEMA | National Electrical Manufacturer's Association |
| UL | Underwriters' Laboratories |
- E. Base material shall be ASTM and/or ANSI standards.
- F. Electrical apparatus furnished under this Section shall conform to NEMA standards and the NEC and bear the UL label where such label is applicable.
- G. Certify that each welder performing work has satisfactorily passed AWS qualification tests for welding processes involved and, if pertinent, has undergone re-certification.
- H. Materials, equipment and parts comprising the units specified in these Sections shall be new and unused, and of current manufacturer.
- I. Only products and applications listed in these Sections may be used on the project unless otherwise submitted.

1.03 DEFINITION OF TERMS

- A. The following list of terms as used in the Division 16 documents shall be defined as follows:
1. "Provide": Shall mean furnish, install and connect unless otherwise indicated.
 2. "Furnish": Shall mean purchase and deliver to project site.
 3. "Install": Shall mean to physically install the items in-place.
 4. "Connect": Shall mean make final electrical connections for a complete operating piece of equipment.
 5. "As directed": Shall be as directed by the City or their authorized representative.

1.04 SUBMITTALS

- A. Format: Furnish submittal data neatly bound in an 8-1/2" x 11" folder or binder for each Specification Section with a table of contents listing materials by Section and paragraph number.
- B. Submittals shall consist of detailed shop drawings, specifications, block wiring diagrams, "catalog cuts" and data sheets containing physical and dimensional information, performance data, electrical characteristics, materials used in fabrication, and material finish. Clearly indicate by arrows or brackets precisely what is being submitted on and

those optional accessories which are included and those which are excluded. Furnish quantities of each submittal as noted in Division 1.

- C. Each submittal shall be labeled with the Specification Section Number and shall be accompanied by a cover letter or shall bear a stamp stating that the submittal has been thoroughly reviewed by the Contractor and is in full compliance with the requirements of the Contract Documents. Cover letters shall list in full the items and data submitted. Failure to comply with this requirement shall constitute grounds for rejection of data.
- D. The Contractor shall submit detailed drawings of electrical equipment rooms and closets if the proposed installation layout differs from the construction documents. Physical size of electrical equipment shown on the drawings shall match those of the electrical equipment that is being submitted for review, i.e.: switchboards, panelboards, transformers, control panels, etc. Minimum scale: 1/4" = 1'- 0". Revised electrical equipment layouts must be approved prior to release of order for equipment and prior to installation.
- E. As part of the equipment submittals, the manufacturer shall provide anchorage calculations for floor and wall mounted electrical equipment so that it shall remain attached to the mounting surface after experiencing forces in conformance with CCR, Title 24, Table 23P, Part II and with Section 2312 "Earthquake Regulations" of the "Uniform Building Code" for Seismic Zone 4 Area, Importance Factor of 1.15. Structural Calculations shall be prepared and signed by a California Registered Structural Engineer. Specify proof loads for drilled-in anchors, if used.
- F. The manufacturer shall recommend the method of anchoring the equipment to the mounting surface and shall provide the Contractor with the assembly dimensions, weights and approximate centers of gravity.
- G. Resubmittals shall include a cover letter that lists the action taken and revisions made to each drawing and equipment data sheet in response to Submittal Review Comments. Resubmittal packages will not be reviewed unless accompanied by this cover letter. Failure to include this cover letter will constitute rejection of the resubmittal package.
- H. Substitutions:
 - 1. Requests for substitutions shall conform to the general requirements and procedure outlined in Division 1.
 - 2. Where items are noted as "or equal," a product of equal design, construction and performance will be considered. Contractor must submit to the engineer pertinent test data, catalog cuts and product information required substantiating that the product is in fact equal to that specified. Only one substitution will be considered for each product specified.
 - 3. Manufacturers' names and model numbers used in conjunction with materials, processes or equipment included in the Contract Documents are used to establish standards of quality, utility and appearance. Materials, processes or equipment, which, in the opinion of the Engineer, are equal in quality, utility and appearance, will be approved as substitutions to that specified.
 - 4. Whenever a material, process or equipment is specified in accordance with an ASTM standard, an ANSI specification, UL rating or other association standard, the Contractor shall present an affidavit from the manufacturer certifying that the product complies with the particular standard specification. When requested by the Engineer, support test data to substantiate compliance shall be submitted by the Contractor at no additional cost.
 - 5. Substitutions shall be equal, in the opinion of the Architect/Engineer, to the specified product. The burden of proof if such shall rest with the Contractor. When the Architect/Engineer in writing accepts a substitution, it is with the understanding that the Contractor guaranteed the substituted article or material to

be equal to the one specified and dimensioned to fit within the construction. Approved substitutions shall not relieve the Contractor of responsibilities for the proper execution of the work, or from provisions of the Specifications.

6. The Contractor shall be responsible for expenses in connection with the substitution materials, processes and equipment, including the effect of his substitution on him, his subcontractor's or other Contractor's work. No substitution of material, processes or equipment shall be permitted without written authorization of the Architect/Engineer. Assumptions on the acceptability of a proposed substitution prior to acceptance by the Engineer are at the sole risk of the Contractor.

1.05 COORDINATION

A. Discrepancies:

1. In the event of discrepancies within the Contract Documents, the Engineer shall be so notified, within sufficient time, as delineated in Division 1, prior to the Bid Opening to allow the issuance of an Addendum.
2. If, in the event that time does not permit notification or clarification of discrepancies prior to the Bid Opening, the following shall apply: The drawings govern in matters of quantity, and the specifications govern in matters of quality. In the event of conflict within the drawings involving quantities, or within the specifications involving quantities, or within the specifications involving quality, the greater quantity and higher quality shall apply. Such discrepancies shall be noted and clarified in the Contractor's Bid. No additional allowances will be made because of errors, ambiguities, or omissions that reasonably should have been discovered during the preparation of the Bid.

B. Project conditions:

1. Examination of site: The Contractor shall visit the site and thoroughly review the locale, working conditions, conflicting utilities and the conditions in which the electrical work will take place. Verify existing conditions in the field. No allowances will be made subsequently for additional costs that may be incurred because of an error or omission due to failure to examine the site and to notify the Engineer of discrepancies between Drawings and Specifications and actual site conditions.
2. Protection: Keep conduits, junction boxes, outlet boxes and other openings closed to prevent entry of foreign matter. Cover fixtures, equipment, devices, and apparatus and protect them against dirt, paint, water, chemical or mechanical damage, before and during construction period. Prior to final acceptance, restore to original condition fixtures, apparatus or equipment damaged including restoration of damaged factory applied painted finishes. Protect bright finished surfaces and similar items until in service. No rust or damage will be permitted.
3. Supervision: Contractor shall personally or through an authorized and competent representative constantly supervise the work from beginning to completion and, within reason, keep the same foreman and workmen on the project throughout the project duration.

C. Preparation:

1. Drawings
 - a. Layout: General layout shown on the Drawings shall be followed except where other work may conflict with the Drawings.
 - b. Accuracy: Drawings for the Work under this Section are essentially diagrammatic within the constraints of the symbology applied.

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1.06 RECORD DOCUMENTS

- A. Provide project record drawings as described herein:
1. Drawings shall fully represent installed conditions including actual locations of outlets, true panelboard connections following phase balancing routines, correct conduit and wire sizing as well as routing, revised fixture schedule listing manufacturers and products actually installed, and revised panel schedules. Contractor shall record changes in the work during the course of construction on blue or black line prints. These prints shall be made subject of monthly review by the City's representative to ascertain that they are current. If not current monthly payments may be withheld.
 2. Record drawings shall be the transfer of information on these prints to the construction documents via computer aided drafting (CAD) process. A set of CAD files of the electrical documents will be provided to the contractor in either Autocad Release 20008 file format.
 3. Record drawing submissions shall be provided to the Engineer to review upon the completion of the following phases of work:
 - a. Underground installation.
 - b. Building electrical rough-in.
 - c. Final electrical installation.
 4. Include in the record drawing submission the following shop drawing submission with updated installation information:
 - a. Fire alarm system.
 5. A single set of half size prints of the record drawings shall be submitted for review. Upon receipt of the engineer's review comments, corrections shall be made and the contractor shall provide the following:
 - a. Two sets of full size prints.
 - b. Four sets of half size prints.
 - c. One set of full size reproduces.
 - d. Autocad files of drawings.
- B. Panel schedules: Typewritten panel schedules shall be provided for panelboards indicating the loads served and the correct branch circuit number. Schedules shall be prepared on forms provided by the manufacturer and inserted in the pocket of the inner door of each panelboard. See Section 16442: Panelboards for requirements.

1.07 OPERATION AND MAINTENANCE MANUALS

- A. Prior to project closeout furnish to the City, six hard back 3-ring binders containing bulletins, operation and maintenance instructions, part lists, service telephone numbers and other pertinent information as noted in each section for equipment furnished under Division 16. Binders shall be indexed into division sections and labeled for easy reference. Bulletins containing more information than the equipment concerned shall be properly stripped and assembled.

PART 2 – PRODUCTS (NOT APPLICABLE)

PART 3 – EXECUTION

3.01 EXCAVATION

- A. General: Cutting and digging shall be under the direct supervision of the General Contractor, and included as necessary for the Work of this Section.
- B. Excavation for underground vaults and electrical structures: Conform to elevations and dimensions shown within a tolerance of plus or minus 0.10 foot; plus a sufficient distance

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to permit placing and removal of concrete formwork, installation or services, other construction, and for inspection.

1. Excavate, by hand, areas within drip-line of large trees. Protect the root system for damage and dry-out. Maintain moist conditions for root system and over exposed roots with burlap. Paint root cuts of 1 inch in diameter and larger with emulsified asphalt tree paint.
 2. Take care not to disturb bottom of excavation. Excavate by hand to final grade just before concrete reinforcement is placed.
- C. Trenching: Excavate trenches for electrical installation as follows:
1. Excavate trenches to the uniform width, sufficiently wide to provide ample working room and a minimum of 6 to 9 inches clearances on both side of raceways and equipment.
 2. Excavate trenches to depth indicated or required.
 3. Limit the length of open trench to that in which installations can be made and the trench backfilled within the same day.
 4. Where rock is encountered, carry excavation below required elevation and backfill with a layer of crushed stone or gravel prior to installation of raceways and equipment. Provide a minimum of 6 inches of stone or gravel cushion between rock bearing surface and electrical installations.
- D. Backfilling: Place soil materials in layers to required subgrade elevations for each area classification, using materials and methods specified in Division 01, General Requirements.
1. Under building slabs, use drainage fill materials.

3.02 ROUGH-IN

- A. Verify lines, levels and dimensions shown on the Drawings. Be responsible for the accuracy of the setting out of Work and for its strict conformance with existing conditions at the site.
- B. Verify final locations for rough-ins with field measurements and with the requirements for the actual equipment to be connected.
- C. Refer to equipment specification in Divisions 02 through 26 for rough-in requirements.

3.03 ELECTRICAL INSTALLATION

- A. Preparation, sequencing, handling and installation shall be in accordance with manufacturer's written instructions and technical data particular to the product specified and/or accepted equal except as otherwise specified. Comply with the following requirements:
1. Shop drawings prepared by manufacturer.
 2. Verify dimensions by field measurements.
 3. Arrange for chases, slots, and openings in other building components during progress of construction, to allow for electrical installations.
 4. Coordinate the installation of required supporting devices and sleeves to be set in poured-in-place concrete and other structural components, as they are constructed.
 5. Sequence, coordinate, and integrate installations of electrical materials and equipment for efficient flow of the Work. Give particular attention to large equipment requiring positioning prior to closing in the building.
 6. Where mounting height is not detailed or dimensioned, contact the Architect for direction prior to proceeding with rough-in.
 7. Install systems, materials, and equipment to conform with approved submittal data, including coordination drawings, to greatest extent possible. Conform to arrangements indicated by the Contract Documents, recognizing that portions of

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the work are shown only in diagrammatic form. Where coordination requirements conflict with individual system requirements, refer conflict to the Architect.

8. Install systems, materials, and equipment level and plumb, parallel and perpendicular to other building systems and components, where installed exposed in finished spaces.
9. Install electrical equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.
10. Coordinate electrical systems, equipment, and materials installations with other building components.
11. Provide access panel or doors where devices or equipment are concealed behind finished surfaces. Furnish and install access doors per the requirements of Division 08.
12. Install systems, materials, and equipment giving right-of-way priority to other systems that are required to maintain a specified slope.
13. Conform to the National Electrical Contractor's Association "Standard of Installation" for general installation practice.

3.04 CUTTING, PATCHING, PAINTING AND SEALING

- A. Structural members shall in no case be drilled, bored or notched in such a manner that will impair their structural value. Cutting of holes, if required, shall be done with core drill and only with the approval of the Architect and Structural Engineer.
- B. Protection of installed work: During cutting and patching operations, protect adjacent installations.
- C. Application of joint sealers:
 1. General: Comply with joint sealer manufacturers' printed application instructions applicable to products and applications indicated, except where more stringent requirements apply.
 2. Installation of fire-stopping sealant: Install sealant, including forming, packing, and other accessory materials, to fill openings around electrical services penetrating floors and walls, to provide fire-stops and fire-resistance ratings indicated for floor or wall assembly in which penetration occurs. Comply with installation requirements established by testing and inspecting agency.

3.05 FIELD QUALITY CONTROL

- A. General: Perform tests to prove installation is in accordance with contract requirements. Perform tests in presence of the City's representative and furnish test equipment, facilities and technical personnel required to perform tests. Tests shall be conducted during the construction period and at completion to determine conformity with applicable codes and with these Specifications.
- B. Tests: In addition to specific system test described elsewhere, tests shall include:
 1. Insulation resistance: Perform 1000-volt DC tests for one minute on equipment rated 300 volts and higher, feeder and branch circuit conductors, including the neutral. Make a typed record of readings to be included in the maintenance instructions. Repair or replace circuits showing less than 10 megohms resistance to ground.
 2. Circuit continuity: Test feeder and branch circuits for continuity. Test neutrals for improper grounds.
 3. Equipment operations: Test motors for correct operation and rotation.
 4. Lighting control circuits: Test lighting circuits for correct operation through their control devices.

5. Alarm and interlock systems: Produce malfunction symptoms in operating systems to test alarm and interlock systems. In addition, specific tests described in the fire alarm system shall be performed.
 6. Circuit numbering verification: Select on a random basis various circuit breakers in the panelboards and cycle them on and off to verify compliance of the typed panel directories with actual field wiring.
- C. Product failure: Products which fail during the tests or are ruled unsatisfactory by the City's representative shall be replaced, repaired or corrected as prescribed by the City's representative at the expense of the Contractor. Tests shall be performed after repairs, replacements or corrections until satisfactory performance is demonstrated.
 - D. Miscellaneous: Include test results in the maintenance manual.
 - E. Cleaning: After other work such as sanding, painting, etc. has been completed; clean lighting fixtures, panelboards, switchboards and other electrical equipment to remove dust, dirt, grease or other marks. Leave work in clean condition.
 - F. Voltage check:
 1. At completion of job, check voltage at several points of utilization on the system that has been installed under this Contract. During test, energize installed loads.
 2. Adjust taps on transformers to give proper voltage, which is 118 to 122 volts for 120 volt nominal systems and proportionately equivalent for higher voltage systems. If proper voltage cannot be obtained, inform the City and the serving Utility Company.

3.06 PROJECT CLOSEOUT

- A. Training: At the time of completion, a period of not less than 24 hours shall be allotted by the Contractor for instruction of building operating and maintenance personnel in the use of electrical systems. This 24 hours training is in addition to instruction time called out in the Specifications for specific systems, i.e., Fire Alarm, etc. Personnel shall be instructed at one time, the Contractor making necessary arrangements with manufacturer's representative. The equipment manufacturer shall be requested to provide product literature and application guides for the users' reference. Costs, if any, for the above services shall be paid by the Contractor.
- B. Special tools: Provide one of each tool required for proper operation and maintenance of the equipment provided under this Section. Deliver tools to the City at the Project completion.
- C. Keying: Provide two keys for each lock furnished under this Section and turn over to City.

END OF SECTION

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SECTION 26 0500

BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 – GENERAL

1.01 SUMMARY

- A. This Section includes the following:
 - 1. Electrical equipment coordination and installation.
 - 2. Sleeves for raceways and cables.
 - 3. Sleeve seals.
 - 4. Common electrical installation requirements.

1.02 DEFINITIONS

- A. ATS: Acceptance Testing Specifications.
- B. EPDM: Ethylene-propylene-diene terpolymer rubber.
- C. NBR: Acrylonitrile-butadiene rubber.

1.03 SUBMITTALS

- A. Product Data: For each type of product indicated.

1.04 QUALITY ASSURANCE

- A. Test Equipment Suitability and Calibration: Comply with NETA ATS, "Suitability of Test Equipment" and "Test Instrument Calibration."

1.05 COORDINATION

- A. Coordinate arrangement, mounting, and support of electrical equipment:
 - 1. To allow maximum possible headroom unless specific mounting heights that reduce headroom are indicated.
 - 2. To provide for ease of disconnecting the equipment with minimum interference to other installations.
 - 3. To allow right of way for piping and conduit installed at required slope.
 - 4. So connecting raceways, cables, wireways, cable trays, and busways will be clear of obstructions and of the working and access space of other equipment.
- B. Coordinate installation of required supporting devices and set sleeves in cast-in-place concrete, masonry walls, and other structural components as they are constructed.
- C. Coordinate electrical testing of electrical, mechanical, and architectural items, so equipment and systems that are functionally interdependent are tested to demonstrate successful interoperability.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
 - 2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.02 SLEEVES FOR RACEWAYS AND CABLES

- A. Steel Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, galvanized steel, plain ends.
- B. Cast-Iron Pipe Sleeves: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
- C. Sleeves for Rectangular Openings: Galvanized sheet steel with minimum 0.052- or 0.138-inch thickness as indicated and of length to suit application
- D. Coordinate sleeve selection and application with selection and application of firestopping specified in Division 07 Section "Through-Penetration Firestop Systems."

2.03 SLEEVE SEALS

- A. Description: Modular sealing device, designed for field assembly, to fill annular space between sleeve and raceway or cable.
 - 1. Manufacturers:
 - a. Advance Products & Systems, Inc.
 - b. Calpico, Inc.
 - c. Metraflex Co.
 - d. Pipeline Seal and Insulator, Inc.
 - 2. Sealing Elements: EPDM interlocking links shaped to fit surface of cable or conduit. Include type and number required for material and size of raceway or cable.
 - 3. Pressure Plates: Stainless steel. Include two for each sealing element.
 - 4. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

PART 3 – EXECUTION

3.01 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION

- A. Comply with NECA 1.
- B. Measure indicated mounting heights to bottom of unit for suspended items and to center of unit for wall-mounting items.

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- C. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide maximum possible headroom consistent with these requirements.
- D. Equipment: Install to facilitate service, maintenance, and repair or replacement of components of both electrical equipment and other nearby installations. Connect in such a way as to facilitate future disconnecting with minimum interference with other items in the vicinity.
- E. Right of Way: Give to raceways and piping systems installed at a required slope.

3.02 SLEEVE INSTALLATION FOR ELECTRICAL PENETRATIONS

- A. Electrical penetrations occur when raceways, cables, wireways, cable trays, or busways penetrate concrete slabs, or concrete or masonry walls.
- B. Concrete Slabs and Walls: Install sleeves for penetrations unless core-drilled holes or formed openings are used. Install sleeves during erection of slabs, under wall footings and walls.
- C. Use pipe sleeves unless penetration arrangement requires rectangular sleeved opening.
- D. Interior Penetrations of Non-Fire-Rated Walls and Floors: Seal annular space between sleeve and raceway or cable, using joint sealant appropriate for size, depth, and location of joint.
- E. Roof-Penetration Sleeves: Seal penetration of individual raceways and cables with flexible boot-type flashing units applied in coordination with roofing work.
- F. Aboveground, Exterior-Wall Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

3.03 FIELD QUALITY CONTROL

- A. Inspect installed sleeve and sleeve-seal installations and associated firestopping for damage and faulty work.

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SECTION 26 1110
RACEWAYS AND BOXES

PART 1 – GENERAL

1.01 SUMMARY

- A. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.

1.02 DEFINITIONS

- A. EMT: Electrical metallic tubing.
- B. ENT: Electrical nonmetallic tubing.
- C. EPDM: Ethylene-propylene-diene terpolymer rubber.
- D. FMC: Flexible metal conduit.
- E. IMC: Intermediate metal conduit.
- F. LFMC: Liquidtight flexible metal conduit.
- G. LFNC: Liquidtight flexible nonmetallic conduit.
- H. NBR: Acrylonitrile-butadiene rubber.
- I. RNC: Rigid nonmetallic conduit.

1.03 SUBMITTALS

- A. Product Data: For surface raceways, wireways and fittings, floor boxes, hinged-cover enclosures, and cabinets.
- B. Shop Drawings: For the following raceway components. Include plans, elevations, sections, details, and attachments to other work.
 - 1. Custom enclosures and cabinets.
 - 2. For handholes and boxes for underground wiring, including the following:
 - a. Duct entry provisions, including locations and duct sizes.
 - b. Frame and cover design.
 - c. Grounding details.
 - d. Dimensioned locations of cable rack inserts, and pulling-in and lifting irons.
 - e. Joint details.
- C. Coordination Drawings: Conduit routing plans, drawn to scale, on which the following items are shown and coordinated with each other, based on input from installers of the items involved:
 - 1. Structural members in the paths of conduit groups with common supports.
 - 2. HVAC and plumbing items and architectural features in the paths of conduit groups with common supports.

- D. Qualification Data: For professional engineer and testing agency.
- E. Source quality-control test reports.

1.05 QUALITY ASSURANCE

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- B. Comply with NFPA 70.

PART 2– PRODUCTS

2.01 METAL CONDUIT AND TUBING

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. AFC Cable Systems, Inc.
 - 2. Alflec Inc.
 - 3. Allied Tube & Conduit; a Tyco International Ltd. Co.
 - 4. Anamet Electrical, Inc.; Anaconda Metal Hose.
 - 5. Electri-Flex Co.
 - 6. Manhattan/CDT/Cole-Flex.
 - 7. Maverick Tube Corporation.
 - 8. O-Z Gedney; a unit of General Signal.
 - 9. Wheatland Tube Company.
- C. Rigid Steel Conduit: ANSI C80.1.
- D. Aluminum Rigid Conduit: ANSI C80.5.
- E. IMC: ANSI C80.6.
- F. PVC-Coated Steel Conduit: PVC-coated rigid steel conduit.
 - 1. Comply with NEMA RN 1
 - 2. Coating Thickness: 0.040 inch minimum.
- G. EMT: ANSI C80.3.
- H. LFMC: Flexible steel conduit with PVC jacket.
- I. Fittings for Conduit (Including all Types and Flexible and Liquidtight), EMT, and Cable. NEMAFB1 listed for type and size raceway with which used and for application and environment in which installed.
 - 1. Conduit Fittings for Hazardous (Classified) Locations: Comply with UL 686.
 - 2. Fittings for EMT: Steel set-screw for 1 inch size conduits or less and steel compression type for conduits greater than 1 inch.
 - 3. Coating for Fittings for PVC-Coated Conduit: Minimum thickness, 0.040 inch with overlapping sleeves protecting threaded joints.

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- J. JointCompound for Rigid Steel Conduit of IMC: Listed for use in cable connector assemblies and compounded for use to lubricate and protect threaded raceway joints from corrosion and enhance their conductivity.

2.02 NONMETALLIC CONDUIT AND TUBING

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. CertainTeed Corp.; Pipe & Plastics Group.
 - 2. Condux International, Inc.
 - 3. ElecSYS, Inc.
 - 4. Electri-Flex Co.
 - 5. Lamson & Sessions; Carlon Electrical Products.
 - 6. Manhattan/CDT/Cole-Flex.
 - 7. RACO; a Hubbell Company.
 - 8. Thomas & Betts Corporation.
- C. ENT: NEMA TC 13.
- D. RNC: NEMA TC 2, Type EPC-40-PVC unless otherwise indicated.
- E. LFNC: UL 1660.
- F. Fittings for ENT and RNC: NEMA TC 3; match to conduit or tubing type and material.
- G. Fittings for LFNC: UL 514B.

2.03 OPTICAL FIBER/COMMUNICATIONS CABLE RACEWAY AND FITTINGS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Arnco Corporation
 - 2. Endot Industries, Inc.
 - 3. IPEX Inc.
 - 4. Lamson and Sessions; Carlon Electrical Products
- C. Description: Comply with UL 2024; flexible type, approved for general-use installation.

2.04 METAL WIREWAYS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Cooper B-Line, Inc.
 - 2. Hoffman.

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- 3. Square D; Schneider Electric.
- C. Description: Sheet metal sized and shaped as indicated, NEMA 250, Type 1 for indoor and Type 3R for outdoor.
- D. Fittings and Accessories: Include couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.
- E. Wireway Covers: Hinged type, with lockable doors.
- F. Finish: Manufacturer's standard enamel finish.

2.05 NONMETALLIC WIREWAYS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Hoffman.
 - 2. Lamson & Sessions; Carlon Electrical Products.
- C. Description: Fiberglass polyester, extruded and fabricated to size and shape indicated, with no holes or knockouts. Cover is gasketed with oil-resistant gasket material and fastened with captive screws treated for corrosion resistance. Connections are flanged, with stainless-steel screws and oil-resistant gaskets.
- D. Description: PVC plastic, extruded and fabricated to size and shape indicated, with snap on cover and mechanically coupled connections with plastic fasteners.
- E. Fittings and Accessories: Include couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

2.06 BOXES, ENCLOSURES, AND CABINETS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Cooper Crouse-Hinds; Div. of Cooper Industries, Inc.
 - 2. EGS/Appleton Electric.
 - 3. Erickson Electrical Equipment Company.
 - 4. Hoffman.
 - 5. Hubbell Incorporated; Killark Electric Manufacturing Co. Division.
 - 6. O-Z/Gedney; a unit of General Signal
 - 7. RACO; a Hubbell Company.
 - 8. Robroy Industries, Inc.; Enclosure Division.
 - 9. Scott Fetzer Co.; Adalet Division.
 - 10. Spring City Electrical Manufacturing Company.
 - 11. Thomas & Betts Corporation.
 - 12. Walker Systems, Inc.; Wiremold Company (The).

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13. Woodhead, Daniel Company; Woodhead Industries, Inc. Subsidiary.
- C. Sheet Metal Outlet and Device Boxes: NEMA OS 1
- D. Cast-Metal Outlet and Device Boxes: NEMA FB 1, Type FD, with gasketed cover.
- E. Nonmetallic Outlet and Device Boxes: NEMA OS 2.
- F. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.
- G. Cast-Metal Access, Pull, and Junction Boxes: NEMA FB 1, Galvanized steel with gasketed cover.
- H. Hinged-Cover Enclosures: NEMA 250, Type 1, with continuous-hinge cover with flush latch, unless otherwise indicated. Galvanized-steel, finished inside and out with manufacturer's standard enamel.
- I. Cabinets:
 1. NEMA 250, Type 1, galvanized-steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel.
 2. Hinged door in front cover with flush latch and concealed hinge.
 3. Key latch to match panelboards.
 4. Metal barriers to separate wiring of different systems and voltage
 5. Accessory feet where required for freestanding equipment.

2.07 HANDHOLES AND BOXES FOR EXTERIOR UNDERGROUND WIRING

- A. Description: Comply with SCTE 77.
 1. Color of Frame and Cover: Gray.
 2. Configuration: Units shall be designed for flush burial and have open bottom, unless otherwise indicated.
 3. Cover: Weatherproof, secured by tamper-resistant locking devices and having structural load rating consistent with enclosure.
 4. Cover Finish: Nonskid finish shall have a minimum coefficient of friction of 0.50.
 5. Cover Legend: Molded lettering, "ELECTRIC", "TELECOMMUNICATIONS", "FIRE ALARM" as indicated for each service
 6. Conduit Entrance Provisions: Conduit-terminating fittings shall mate with entering ducts for secure, fixed installation in enclosure wall.
 7. Handholes: Sized per code. Larger non-standard handholes shall have inserts for cable racks and pulling-in irons installed before concrete is poured.
- B. Concrete Handholes and Boxes with Concrete Cover: Molded of sand and aggregate bound together with polymer resin, and reinforced with steel or fiberglass or a combination of the two.
 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 3. Basis-of-Design Product: Subject to compliance with requirements, provide comparable product by one of the following:
 - a. Armorcast Products Company.
 - b. Carson Industries LLC.
 - c. CDR Systems Corporation.
 - d. Christy

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- C. Fiberglass Handholes and Boxes with Polymer-Concrete Frame and Cover: Sheet-molded, fiberglass-reinforced, polyester-resin enclosure joined to polymer-concrete top ring or frame.
 - 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the work include, but are not limited to the following:
 - 2. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 3. Basis-of-Design Product: Subject to compliance with requirements, provide a comparable product by one of the following:
 - a. Armorcast Products Company.
 - b. Carson Industries LLC.
 - c. Christy Concrete Products.
 - d. Synertech Moulded Products, Inc.; a division of Oldcastle Precast.

2.08 SLEEVES FOR RACEWAYS

- A. Steel Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, galvanized steel, plain ends.
- B. Cast-Iron Pipe Sleeves: Cast or fabricated "wall pipe," equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated
- C. Sleeves for Rectangular Openings: Galvanized sheet steel with minimum 0.052- or 0.138-inch thickness as indicated and of length to suit application
- D. Coordinate sleeve selection and application with selection and application of firestopping specified in Division 07 Section "Through-Penetration Firestop Systems."

2.09 SLEEVE SEALS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following
- C. Basis-of-Design Product: Subject to compliance with requirements, provide a comparable product by one of the following:
 - 1. Advance Products & Systems, Inc.
 - 2. Calpico, Inc.
 - 3. Metraflex Co
 - 4. Pipeline Seal and Insulator, Inc.
- D. Description: Modular sealing device, designed for field assembly, to fill annular space between sleeve and cable.
 - 1. Sealing Elements: EPDM interlocking links shaped to fit surface of cable or conduit. Include type and number required for material and size of race way or cable.
 - 2. Pressure Plates: Stainless steel. Include two for each sealing element.
 - 3. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

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2.10 SOURCE QUALITY CONTROL FOR UNDERGROUND ENCLOSURES

- A. Handhole and Pull-Box Prototype Test: Test prototypes of handholes and boxes for compliance with SCTE 77. Strength tests shall be for specified tier ratings of products supplied.
1. Tests of materials shall be performed by an independent testing agency.
 2. Strength tests of complete boxes and covers shall be by either an independent testing agency or manufacturer. A qualified registered professional engineer shall certify tests by manufacturer.
 3. Testing machine pressure gages shall have current calibration certification complying with ISO 9000 and ISO 10012, and traceable to NIST standards

PART 3– EXECUTION

3.01 RACEWAY APPLICATION

- A. Outdoors: Apply raceway products as specified below, unless otherwise indicated:
1. Exposed Conduit: Rigid steel conduit.
 2. Concealed Conduit, Aboveground: EMT.
 3. Underground Conduit: RNC, Type EPC-40-PVC, direct buried.
 4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): LFMC.
 5. Boxes and Enclosures, Aboveground: NEMA 250, Type 3R.
 6. Application of Handholes and Boxes for Underground Wiring:
 - a. Handholes and Pull Boxes in Driveway, Parking Lot, and Off-Roadway Locations, Subject to Occasional, Nondeliberate Loading by Heavy Vehicles: Polymer concrete, SCTE 77, Tier 15 structural load rating.
 - b. Handholes and Pull Boxes in Sidewalk and Similar Applications with a Safety Factor for Nondeliberate Loading by Vehicles: Polymer-concrete units with polymer-concrete frame and cover, SCTE 77, Tier 8 structural load rating.
 - c. Handholes and Pull Boxes Subject to Light-Duty Pedestrian Traffic Only: Fiberglass-reinforced polyester resin, structurally tested according to SCTE 77 with 3000-lbf vertical loading.
- B. Comply with the following indoor applications, unless otherwise indicated:
1. Exposed, Not Subject to Physical Damage: EMT
 2. Exposed and Subject to Severe Physical Damage: Rigid steel conduit.
 3. Concealed in Ceilings and Interior Walls and Partitions: EMT.
 4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC, except use LFMC in damp or wet locations
 5. Damp or Wet Locations: Rigid steel conduit.
 6. Boxes and Enclosures: NEMA 250, Type 1, except use NEMA 250, Type 3R stainless steel in damp or wet locations.
- C. Minimum Raceway Size: 3/4-inch trade size
- D. Raceway Fittings: Compatible with raceways and suitable for use and location.
1. Rigid and Intermediate Steel Conduit: Use threaded rigid steel conduit fittings, unless otherwise indicated.
 2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings listed for use with that material. Patch and seal all joints, nicks, and scrapes in PVC coating after installing conduits and fittings. Use sealant recommended by fitting manufacturer.

- E. Install nonferrous conduit or tubing for circuits operating above 60 Hz. Where aluminum raceways are installed for such circuits and pass through concrete, install in nonmetallic sleeve.
- F. Do not install aluminum conduits in contact with concrete.

3.02 INSTALLATION

- A. Comply with NECA 1 for installation requirements applicable to products specified in Part 2 except where requirements on Drawings or in this Article are stricter.
- B. Keep raceways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.
- C. Complete raceway installation before starting conductor installation.
- D. Support raceways as specified in Division 16 Section "Electrical Supports and Seismic Restraints."
- E. Arrange stub-ups so curved portions of bends are not visible above the finished slab
- F. Install no more than the equivalent of three 90-degree bends in any conduit run except for communications conduits, for which fewer bends are allowed.
- G. Conceal conduit and EMT within finished walls, ceilings, and floors, unless otherwise indicated.
- H. Raceways Embedded in Slabs:
 - 1. Run conduit larger than 1-inch trade size, parallel or at right angles to main reinforcement. Where at right angles to reinforcement, place conduit close to slab support
 - 2. Arrange raceways to cross building expansion joints at right angles with expansion fittings.
 - 3. Change from ENT to RNC, Type EPC-40-PVC, rigid steel conduit, or IMC before rising above the floor.
- I. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of raceway and fittings before making up joints. Follow compound manufacturer's written instructions.
- J. Raceway Terminations at Locations Subject to Moisture or Vibration: Use insulating bushings to protect conductors, including conductors smaller than No. 4 AWG.
- K. Install pull wires in empty raceways. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire.
- L. Raceways for Optical Fiber and Communications Cable: Install raceways, metallic and nonmetallic, rigid and flexible, as follows:
 - 1. Provide minimum conduit size as shown on drawings. Larger size conduits are permitted for ease of installation or standardization.
 - 2. Install with a maximum of two 90-degree bends or equivalent for each length of raceway unless Drawings show stricter requirements. Separate lengths with pull or junction boxes or terminations at distribution frames or cabinets where necessary to comply with these requirements.

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- M. Install raceway sealing fittings at suitable, approved, and accessible locations and fill them with listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install raceway sealing fittings at the following points:
1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
 2. Where otherwise required by NFPA 70.
- N. Expansion-Joint Fittings for RNC: Install in each run of aboveground conduit that is located where environmental temperature change may exceed 30 deg F, and that has straight-run length that exceeds 25 feet.
1. Install expansion-joint fittings for each of the following locations, and provide type and quantity of fittings that accommodate temperature change listed for location:
 - a. Outdoor Locations Not Exposed to Direct Sunlight: 125 deg F temperature change.
 - b. Outdoor Locations Exposed to Direct Sunlight: 155 deg F temperature change.
 - c. Indoor Spaces: Connected with the Outdoors without Physical Separation: 125 deg F temperature change.
 - d. Attics: 135 deg F temperature change.
 2. Install fitting(s) that provide expansion and contraction for at least 0.00041 inch per foot of length of straight run per deg F of temperature change.
 3. Install each expansion-joint fitting with position, mounting, and piston setting selected according to manufacturer's written instructions for conditions at specific location at the time of installation.
- O. Flexible Conduit Connections: Use maximum of 72 inches of flexible conduit for recessed and semi-recessed lighting fixtures, equipment subject to vibration, noise transmission, or movement; and for transformers and motors.
1. Use LFMC in damp or wet locations subject to severe physical damage.
 2. Use LFMC or LFNC in damp or wet locations not subject to severe physical damage.

3.03 INSTALLATION OF UNDERGROUND CONDUIT

- A. Direct-Buried Conduit:
1. Excavate trench bottom to provide firm and uniform support for conduit. Prepare trench bottom as specified in Division 31 Section "Earthwork" for pipe less than 6 in nominal diameter.
 2. Install backfill as specified in Division 31 Section "Earthwork."
 3. After installing conduit, backfill and compact. Start at tie-in point, and work toward end of conduit run, leaving conduit at end of run free to move with expansion and contraction as temperature changes during this process. Firmly hand tamp back fill around conduit to provide maximum supporting strength. After placing controlled backfill to within 12 inches of finished grade, make final conduit connection at end of run and complete backfilling with normal compaction as specified in Division 2 Section "Earthwork."
 4. Install manufactured duct elbows for stub-ups at poles and equipment and at building entrances through the floor, unless otherwise indicated. Encase elbows for stub-up ducts throughout the length of the elbow.
 5. Install manufactured rigid steel conduit elbows for stub-ups at poles and equipment and at building entrances through the floor.
 - a. Couple steel conduits to ducts with adapters designed for this purpose, and encase coupling with 3 inches of concrete.

- b. For stub-ups at equipment mounted on outdoor concrete bases, extend steel conduit horizontally a minimum of 60 inches from edge of equipment pad or foundation. Install insulated grounding bushings on terminations at equipment.
- 6. Warning tape: Bury warning tape with trace wire approximately 12 inches above direct-buried conduits. Align tape along the width and along the centerline of conduit.

3.04 INSTALLATION OF UNDERGROUND HANDHOLES AND BOXES

- A. Install handholes and boxes level and plumb and with orientation and depth coordinated with connecting conduits to minimize bends and deflections required for proper entrances.
- B. Unless otherwise indicated, support units on a level bed of crushed stone or gravel, graded from 1/2-inch sieve to No. 4 sieve and compacted to same density as adjacent undisturbed earth.
- C. Elevation: In paved areas, set so cover surface will be flush with finished grade. Set covers of other enclosures 1 inch above finished grade
- D. Install handholes and boxes with bottom below the frost line, below grade
- E. Install removable hardware, including pulling eyes cable arms, and insulators, as required for installation and support of cables and conductors and as indicated. Select arm lengths to be long enough to provide spare space for future cables, but short enough to preserve adequate working clearances in the enclosure.
- F. Install removable hardware, including pulling eyes, cable stanchions, Field-cut openings for conduits according to enclosure manufacturer's written instructions. Cut wall of enclosure with a tool designed for material to be cut. Size holes for terminating fittings to be used, and seal around penetrations after fittings are installed.

3.05 SLEEVE INSTALLATION FOR ELECTRICAL PENETRATIONS

- A. Coordinate sleeve selection and application with selection and application of firestopping specified in Division 07 Section "Through-Penetration Firestop Systems."
- B. Concrete Slabs, wall footings and Walls: Install sleeves for penetrations unless core-drilled holes or formed openings are used. Install sleeves during erection of slabs, under wall footings and walls.
- C. Use pipe sleeves unless penetration arrangement requires rectangular sleeved opening.
- D. Rectangular Sleeve Minimum Metal Thickness:
 - 1. For sleeve cross-section rectangle perimeter less than 50 inches and no side greater than 16 inches, thickness shall be 0.052 inch.
 - 2. For sleeve cross-section rectangle perimeter equal to, or greater than, 50 inches and 1 or more sides equal to, or greater than, 16 inches, thickness shall be 0.138 inch.
- E. Fire-Rated Assemblies: Install sleeves for penetrations of fire-rated floor and wall assemblies unless openings compatible with firestop system used are fabricated during construction of floor or wall.

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- F. Cut sleeves to length for mounting flush with both surfaces of walls.
- G. Extend sleeves installed in floors 2 inches above finished floor level.
- H. Size pipe sleeves to provide 1/4-inch annular clear space between sleeve and raceway unless sleeve seal is to be installed.
- I. Seal space outside of sleeves with grout for penetrations of concrete and masonry.
- J. Interior Penetrations of Non-Fire-Rated Walls and Floors: Seal annular space between sleeve and raceway, using joint sealant appropriate for size, depth, and location of joint. Refer to Division 07 Section "Joint Sealants" for materials and installation.
- K. Roof-Penetration Sleeves: Seal penetration of individual raceways with flexible, boot-type flashing units applied in coordination with roofing work.
- L. Aboveground, Exterior-Wall Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals

3.06 PROTECTION

- A. Provide final protection and maintain conditions that ensure coatings, finishes, and cabinets are without damage or deterioration at time of Substantial Completion.
 - 1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
 - 2. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.

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SECTION 32 1313
CONCRETE PAVING

PART 1 GENERAL

1.01 SUMMARY

- A. Section Includes: Site concrete work including but not necessarily limited to:
 - 1. Concrete pavement, sidewalks, ramps and drives.
 - 2. Concrete curbs, and curb and gutter.
 - 3. Post Bases for fencing and railings.
- B. Related Sections:
 - 1. Section 03 1100, Concrete Forming.
 - 2. Section 03 2000, Concrete Reinforcing.
 - 3. Section 05 5000, Metal Fabrications.

1.02 REFERENCES

- A. American Concrete Institute ACI:
 - 1. ACI 304R: Guide for Measuring, Mixing, Transporting and Placing Concrete.
 - 2. ACI 305R: Hot Weather Concreting.
 - 3. ACI 306R: Cold Weather Concreting.
 - 4. ACI 318: Building Code Requirements for Structural Concrete.
- B. American Society for Testing and Materials ASTM:
 - 1. ASTM C31: Standard Practice for Making and Curing Test Specimens in the Field.
 - 2. ASTM C33: Standard Specification for Concrete Aggregates.
 - 3. ASTM C39: Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
 - 4. ASTM C94: Standard Specification for Ready-Mixed Concrete.
 - 5. ASTM C138: Standard Test Method for Unit Weight, Yield, and Air Content (Gravimetric) of concrete.
 - 6. ASTM C143: Standard Test Method for Slump of Hydraulic Cement Concrete.
 - 7. ASTM C150: Standard Specification for Portland Cement.
 - 8. ASTM C172: Standard Method for Sampling Freshly Mixed Concrete.
 - 9. ASTM C173: Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method.
- C. California Building Code, International Conference of Building Officials (ICBO), current edition.

1.03 QUALITY ASSURANCE

- A. Standard Specifications: The American Concrete Institute (ACI) "Specifications for Structural Concrete", ACI 301, shall be used as standard specification. Cast-in-place concrete shall conform to this standard specification except as modified by the requirements specified herein and/or detailed on the Drawings.

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1.04 PROJECT CONDITIONS

- A. Weather Limitations: Construct concrete surface course only when atmospheric temperature is above 40 degrees F., when the underlying base is dry, and when weather is not rainy.
- B. Grade Control: Establish and maintain the required lines and grades, including cross slope during construction operations.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Poured-in-Place Concrete: 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. Provide 28-day compression strength of 2,500 psi.
- B. Fiberglass Reinforcement: Polypropylene collated fibrillated fibers, Fibermesh 150 as manufactured by Porpex Operating Company; or accepted equal. Include fiberglass reinforcement in all concrete, except where noted.
- C. Expansion Joint Material:
 - 1. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient fiber. Filler shall have preserve attributes and high quality bituminous materials.
 - 2. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.02 FINISHES

- A. Finishes: See Section 03 3500, Concrete Finishing.
 - 1. Slopes less than 5% to receive a medium broom finish.
 - 2. Slopes 5% or greater to receive a slip resistant heavy broom finish.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify gradients and elevations of substrate are correct.
- B. Verify that substrate is level, smooth, and capable of supporting curbs, and curb and gutter sections. Minimum slope of concrete curb and gutter to be as shown on Civil drawings.

3.02 INSTALLATION

- A. Reinforcing: Hold firmly in place during concrete placement.
- B. Expansion Joints: Space expansion joints as shown on the drawings for flatwork for adjacent curbs, curb and gutters, and valley gutters. Align expansion joints.

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- C. Control Joints in Exterior Walks and Slabs: After concrete has set sufficiently, mark off slabs as detailed marking straight and uniform with rounded edges and clean-cut intersections. Do not sawcut score lines.
- D. Finishing: See Section 03 3500, Concrete Finishing.
- E. Broom Finish: After trowel finishing, draw a fine hair push broom over the surface at the time when such broom marks shall produce a uniform texture on the surface. Unless indicated otherwise, make direction of brooming perpendicular to direction of walk. Walks with inadequate amounts of texture shall be rejected. Pour continuous flatwork in one operation. Areas of poor workmanship, as determined by the Architect, shall be removed and replaced at Contractor's expense.

3.03 FIELD QUALITY CONTROL

- A. Testing firm will take cylinders and perform slump and air entrainment tests in accordance with SSCDOT. A set of test cylinders shall be taken for each individual pour or placement of concrete and, in no case, shall a set of cylinders represent more than 200 cubic yards of concrete placed.

3.04 PROTECTION

- A. Immediately after placement, protect concrete from premature drying, excessive hot or cold temperatures, and mechanical injury.

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SECTION 32 3113

CHAIN LINK FENCES AND GATES

PART 1 GENERAL

1.01 SUMMARY

- A. Galvanized coated chain link fencing and gates, enclosure tops and supports and accessories.
- B. Related Sections:
 - 1. Section 32 1313, Concrete Paving.
 - 2. Section 03 3300, Cast-In-Place Concrete.

1.02 SUBMITTALS

- A. Shop Drawings: Layout of fences and gates with dimensions, details, and finishes of components, accessories, and post foundations.
- B. Product Data: Manufacturer's catalog cuts indicating material compliance and specified options.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Products from qualified manufacturers having a minimum of 5 years experience manufacturing galvanized coated chain link fencing will be acceptable by the Architect as equal, if approved by the Architect 10 days prior to bidding, and if they meet the following specifications for design, size gauge of metal parts and fabrication.

2.02 MATERIAL

- A. Chain Link Fence Fabric:
 - 1. Galvanized Wire: Zinc coated Wire, ASTM A392 – 1.2 oz/sf. Wire Spec-A817-83, Class 1.
 - 2. Polymer Coated Steel Fabric: ASTM F668, 9 gauge core with 8 gauge Class 2b finish fused and adhered. See Alternate No. 2 for location of Polymer coated steel fabric.
 - 3. Size: Helically wound and woven to height as indicated on drawings, with 1 3/4 inch diamond mesh, 9 gauge, with a wire diameter of 0.148 inch and a break load of 1290 lb/ft.
 - 4. Selvage of fabric twisted at top and knuckled bottom.
- B. Steel Fence Framing:
 - 1. Steel Pipe – Type 1: ASTM F 1083, standard weight schedule 40 minimum yield strength of 25,000 psi (170 Mpa); sizes as indicated. Hot-dipped galvanized with minimum average 1.8 oz/ft (550 g/m) of coated surface area. Provide posts with tops to exclude moisture.
 - 2. End, Corner and Pull Posts:
 - a. Up to 4 foot high fence: 2 inch outside diameter.
 - b. Over 4 to 6 foot high fence: 2.375 inch outside diameter.
 - c. Over 6 to 8 foot high fence: 2.875 inch outside diameter.
 - d. Over 8 to 12 foot high fence: 4 inch outside diameter.
 - e. Over 12 to 16 foot high fence: 6.625 inch outside diameter.

3. Line Posts:
 - a. Up to 4 foot high fence: 2 inch outside diameter.
 - b. Over 4 to 6 foot high fence: 2.375 inch outside diameter.
 - c. Over 6 to 8 foot high fence: 2.875 inch outside diameter.
 - d. Over 8 to 12 foot high fence: 2.875 inch outside diameter.
 - e. Over 12 to 16 foot high fence: 4 inch outside diameter.
4. Top and Bottom Rails: 1.66 inch outside diameter pipe.

C. Chain Link Swing Gates:

1. Gate Frames: Fabricate chain link swing gates in accordance with ASTM F 900 using galvanized steel tubular members, 2 inch square, weighing 2.60 lb/ft. Fusion or stainless steel welded connections forming rigid one-piece unit.
 - a. For gates over 8 feet high or 15 feet wide, provide minimum 1-1/2 inch square additional horizontal and vertical interior members to ensure proper strength.
2. Chain Link Fence Fabric: Same as Fencing Material. Install fabric with hook bolts and tension bars at each side. Attach to gate frame at not more than 15 inches on center.
3. Hardware Materials: Hot dipped galvanized steel or malleable iron shapes to suit gate size.
4. Hinges: Structurally capable of supporting gate leaf and allow opening and closing without binding. Non-lift-off type hinge design shall permit gate to swing 180°.
5. Latch: Forked type capable of retaining gate in closed position and have provision for padlock. Latch shall permit operation from either side of gate.
6. Keeper: Provide keeper for each gate leaf over 5 feet wide. Gate keeper shall consist of mechanical device for securing free end of gate when in full open position.
7. Double Gates: Provide drop rod to hold inactive leaf. Provide gate stop pipe to engage center drop rod. Provide locking device and padlock eyes as an integral part of latch; requiring one padlock for locking both gate leaves.
8. Gate posts: Steel pipe, ASTM F 1083 standard weight schedule 40; minimum yield strength of 25,000 psi (170 Mpa) size as indicated. Hot-dipped galvanized with minimum 1.8 oz/ft (550 kg/m) of zinc.

Gate Leaf Single Width	Post Size (Round)	Weight
6 feet or less	4.00 in	9.11 lb/ft (13.6 kg/m)
6 feet to 12 feet	4.00 in	9.11 lb/ft (13.6 kg/m)
12 feet to 19 feet	6.625 in	18.97 lb/ft (28.3 kg/m)
19 feet to 23 feet	8.625 in	28.55 lb/ft (42.5 kg/m)

- D. Pedestrian Gate Hardware: See Section 08 7100, Door Hardware.

2.03 ACCESSORIES

- A. Chain link fence accessories: ASTM F 626 Provide items required to complete fence system. Galvanize each ferrous metal item and finish to match framing.
- B. Post Caps: Formed steel, cast malleable iron, or aluminum alloy weatheright closure cap for tubular posts. Provide one cap for each post. Where top rail is used, provide caps to permit passage of top rail.
 1. Polymer coated fittings: In compliance with ASTM F 626, PVC or Polyolefin coating minimum thickness 0.006 inch, fused and adhered to the zinc coated fittings. Match color to fence fabric.
- C. Top rail and brace rail ends: Formed steel, malleable or cast iron, for connection of rail and brace to terminal posts.

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- D. Top rail Sleeves: 6 inch sleeve allowing for expansion and contraction of top rail.
- E. Wire ties: 9 gauge (0.148 inch) galvanized steel wire for attachment of fabric to line posts. Double wrap 13 gauge (0.092 inch) for rails and braces. Hog ring ties of 12-1/2 gauge (0.0985 inch) for attachment of fabric to tension wire.
 - 1. Polymer coated: Match the coating class and color to the chain link fabric.
- F. Brace and tension, stretcher bar, bands: Pressed steel. At square post provide tension bar clips.
- G. Tension Stretcher Bars: One piece lengths equal to 2 inches less than full height of fabric with a minimum cross-section of 3/16 inch by 3/4 inch or equivalent fiber glass rod. Provide tension stretcher bars where chain link fabric meets terminal posts.
- H. Tension wire: Galvanized coated steel wire, 7 gauge, (0.177 inch) diameter wire with tensile strength of 75,000 psi (517 Mpa).
 - 1. Polymer coated steel wire: 7 gauge (0.177 inch) diameter wire complying with ASTM F1664. Wire gauge specified is the core wire gauge. Match coating class and color to the chain link fabric.
- I. Truss rods: Steel rods with minimum diameter of 5/16 inch.
- J. Nuts and bolts are galvanized.
- K. Setting Materials: Concrete: Minimum 28 day compressive strength of 3,000 psi (20 Mpa).

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify areas to receive fencing are completed to final grades and elevations.
- B. Ensure property lines and legal boundaries of work are clearly established.

3.02 INSTALLATION

- A. Fence Framing Installation: Install chain link fence in accordance with ASTM F 567 and manufacturer's written instructions.
 - 1. Locate terminal post at each fence termination and change in horizontal or vertical direction of 30 inches or more.
 - 2. Space line posts uniformly at 10 feet on center maximum and 6 feet on center maximum at 4 foot high fences.
 - 3. Concrete set terminal and gate posts: Drill holes in firm, undisturbed or compacted soil. Holes shall have diameter 4 times greater than outside dimension of post, and depths approximately 6 inches deeper than post bottom. Excavate deeper as required for adequate support in soft and loose soils, and for posts with heavy lateral loads. Set post bottom 36" below surface when in firm, undisturbed soil. Place concrete around posts in a continuous pour. Trowel finish around post. Slope to direct water away from posts.
 - 4. Drive Anchor posts: With protective cap, drive post 36 inches into ground. Slightly below ground level install drive anchor shoe fitting. Install 2 diagonal drive anchors and tighten in the shoe.
 - 5. Check each post for vertical and top alignment and maintain in position during placement and finishing operations.

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6. Bracing: Install horizontal pipe brace at mid-height for fences 6 feet and over, on each side of terminal posts. Firmly attach with fittings. Install diagonal truss rods at these points. Adjust truss rod, ensuring posts remain plumb.
7. Tension wire: Provide tension wire at bottom of fabric [and at top, if top rail is not specified]. Install tension wire before stretching fabric and attach to each post with ties. Secure tension wire to fabric with 12-1/2 gauge (0.0985 inch) hog rings 24 inches oc.
8. Top Rail: Install lengths, 21 feet. Connect joints with sleeves for rigid connections for expansion and contraction.
9. Center Rails: For fabric height of 12 feet and over. Install mid rails between posts with fittings and accessories.
10. Bottom Rails: Install bottom rails between posts with fittings and accessories.

B. Chain Link Fabric Installation:

1. Fabric: Install fabric on security side and attach so that fabric remains in tension after pulling force is released. Leave approximately 2 inches between finish grade and bottom selvage. Attach fabric with wire ties to line posts at 15 inches on center and to rails, braces, and tension wire 24 inches on center.
2. Tension Stretcher Bars: Pull fabric taut; thread tension bar through fabric and attach to terminal posts with bands or clips spaced maximum of 15 inches on center.

C. Installation of Accessories:

1. Tie wires: Bend ends of wire to minimize hazard to persons and clothing.
2. Fasteners: Install nuts on side of fence opposite fabric side for added security.
3. Barbed wire: Uniformly space parallel rows of barbed wire on security side of fence. Pull wire taut and attach in clips or slots of each extension.
4. Privacy Slats: Install where indicated per manufacturer's instructions.

D. Chain Link Swing Gate Post Installation:

1. Install gate posts in accordance with manufacturer's instructions:
2. Concrete set gate posts. Drill holes in firm, undisturbed or compacted soil. Holes shall have diameter 4 times greater than outside dimension of post, and depths approximately 6 inches deeper than post bottom. Excavate deeper as required for adequate support in soft and loose soils, and for posts with heavy lateral loads. Set post bottom 36 inches below surface when in firm, undisturbed soil. Place concrete around posts in a continuous pour. Trowel finish around post and slope to direct water away from posts.
 - a. Gate posts and hardware: Set keeper, stops, sleeves into concrete. Check each post for vertical and top alignment, and maintain in position during placement and finishing operations.

E. Gate Installation:

1. Install gates plumb, level and secure for full opening without interference.
2. Attach hardware by means which will prevent unauthorized removal.
3. Adjust hardware for smooth operation.
4. Touch up hardware.

3.03 CLEANING

- A. Clean debris and unused material and remove from the site.

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SECTION 32 3115
NETTING AND SCREENING

PART I – GENERAL

1.01 SUMMARY

- A. Provide labor, materials and supervision to furnish and install bird control netting and wind screening.

1.02 SUBMITTALS

- A. Product Data: Submit descriptive information from the manufacturer including catalogs, installation instructions and other descriptive material.
- B. Warranty: Material and installation.
- C. Samples: Each type of bird netting and wind screening material used, including proposed fastening methods and hardware.

1.03 DELIVERY, STORAGE AND HANDLING

- A. Protect products from damage before, during and after the installation.

1.04 WARRANTY

- A. Black weather treated bird control netting shall carry a minimum 10-year guarantee against U.V. breakdown.

PART2 – PRODUCTS

2.01 MANUFACTURERS

- A. Materials shall be as manufactured by Putterman Athletics, 4834 Oakley Avenue, Chicago, IL 1-800-621-0146, www.puttermanathletics.com
 - 1. Single Source Responsibility: Bird netting, Wind screening, parts and accessories shall be the products of one manufacturer.

2.02 MATERIALS

- A. Bird Control Netting: No. 18 Golf Netting as manufactured by Putterman Athletics.
 - 1. Material: 7/8 inch twisted nylon knotted mesh.
 - 2. Break Strength: 210 lbs per strand.
 - 3. Width: As shown on drawings.
 - 4. Color: Black weather treated.
- B. Wind Screening: Tenn-air as manufactured by Putterman Athletics.
 - 1. Material: 100 percent vinyl coated polyester. 3 ply reinforced hemlines. Built-in brass grommets at 12 inches on center.
 - 2. Weight: 9 oz.
 - 3. Width: 9 feet.
 - 4. Tensile Strength: 230/200 lbs/in.

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5. Shading 70 to 80 percent.
6. Windbreak: 70 percent.
7. Color: As selected from manufacturers standard colors.

2.03 ACCESSORIES

- A. Provide Ties, snaps, hooks, chain, cable, turn buckles, eye bolts, zip ties, rope and other accessories required for a complete installation.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Examine the installation area and note detrimental or hazardous work conditions. Notify contracting officer or inspector of the detrimental work conditions.
 1. Do not proceed with installation until conditions are corrected.
- B. Coordination: Provide anchor devices required to fasten system to and around building structure. Coordinate installation with existing conditions and within on-site tolerances.
- C. Visit site and field measure prior to fabrication and delivery of materials.

3.02 SURFACE PREPARATION

- A. Clean surfaces of bird droppings, nesting materials, rust peeling paint or other debris.
- B. Remove or repair articles that may damage the bird netting after installation, including overhanging foliage, brush and loose parts on the structure.

3.03 INSTALLATION

- A. Install bird netting and wind screening in accordance with manufacturers written instructions. Fit bird netting to the area to be protected so birds cannot enter the arena. Install wind screening as indicated on drawings.
- B. Install bird netting and wind screening tightly and securely.

3.04 INSPECTION

- A. Visually inspect bird netting and wind screening for signs of poor installation, including loose screws, fasteners or un-removed debris. Correct and repair as necessary.

END OF SECTION

For Council Approval
Not For Bidding

DRAWINGS

Project: Maidu Soccer Arena Improvements

Project Drawings are issued as two separate plan sets titled:
"Maidu Park Soccer Arena Bird Barrier Project," dated 04/30/2019,
as prepared by ATI Architects and Engineers; and
"Maidu Covered Soccer Arena Improvements Project," dated
12/19/2019, as prepared by ATI Architects and Engineers.

DRAW

For Council Approval
Not For Bidding

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For Council Approval
Not For Bidding

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.

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.

(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 70 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 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

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.

For Council Approval
Not For Bidding



COUNCIL COMMUNICATION

CC #: 0588
File #: 0900-04

Title: Oak Street Parking Facility 7th Floor Sealing Project - Award of Contract
Contact: Beth Taylor 916-746-1300 bftaylor@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council award the Oak Street Parking Facility 7th Floor Sealing Project to The Design Build Inc. and adopt a resolution authorizing the City Manager to execute the agreement with authorization for staff to approve change orders up to 5% of the construction cost as a contingency.

BACKGROUND

The Oak Street Parking Garage was substantially completed in May of 2018 and opened to the public on June 15, 2018.

The Oak Street Parking Facility 7th Floor Sealing Project consists of an application of a methacrylate coating on the 7th floor of the Oak Street Parking Facility. The items of work includes removal of existing traffic stripes and legends, preparation of the concrete surface, application of methyl methacrylate, and replacing the striping.

Sealing the cracks on the 7th floor of the parking garage is necessary to alleviate the potential for increased maintenance and repair costs due to water intrusion into and through the parking deck. There are no known structural issues with the parking garage. Also, because attempts to definitively identify the responsible party for the excessive cracking on the 7th floor have been inconclusive, the contractor, the design consultant, and the City all agreed to contribute funds towards the sealing project.

At their November 6, 2019 meeting, Council approved the plans and specifications for the project and authorized staff to call for bids. One bid was received at the bid opening on November 25, 2019. The engineers estimate and bid are as follows:

	Base Bid
Engineer's Estimate	\$165,000.00
Design Build Inc.	\$160,320.00

Staff has determined the bidder to be responsive, and recommends award of the contract. Construction is anticipated to begin March of 2020 with completion by the end of April of 2020. The parking garage will remain open during construction with only the closure of the top (7th) floor and occasional closures of the 6th floor as needed. Staff will coordinate construction and closures with any large downtown events to minimize the impact to parking.

FISCAL IMPACT

This project is fully funded by the Public Facility Fee Fund, Redevelopment Successor Agency available resources, and a design consultant reimbursement. No General Fund resources are being used for this project.

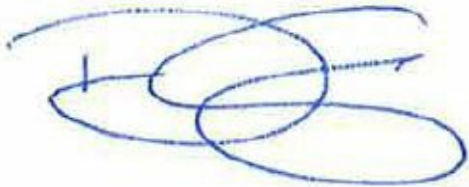
ENVIRONMENTAL REVIEW

The proposed project involves the maintenance of existing facilities. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Beth Taylor, Assistant Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Location Map

Resolution No. 20-035

Agreement_Oak Street Parking

RESOLUTION NO. 20-035

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

WHEREAS, an Agreement for the Oak Street Parking Facility 7th Floor Sealing project, by and between the City of Roseville and The Design Build, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Agreement is hereby approved and 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 five percent (5%) of the contract price.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

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
The Design Build, Inc, a Corporation,
 (“CONTRACTOR”); and

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 6 day of
November, 2019, approved plans and specifications for the Oak Street Parking Facility
7th Floor Sealing Project
and directed the City Clerk to advertise for sealed proposals for doing said work and providing
that bids be submitted on the 25 day of November, 2019; and

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

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

WHEREAS, all bids received pursuant to said notice were opened and examined and
publicly declared at the time specified in said advertisement for bids and at a meeting of the City
Council held on the 19 day of February, 2020, the Council found and

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

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the Oak Street Parking Facility
7th Floor Sealing Project

in accordance with the Contract Documents (the Work).

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

2. PAYMENT. CITY shall pay CONTRACTOR One hundred sixty thousand
three hundred twenty dollars (\$ 160,320.00) for the Work to be done under this Agreement in accordance with the Contract Documents.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of the following documents:

- a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);
- b. The accepted bid;
- c. Plans and specifications (including standard construction specifications, special provisions and construction details);
- d. Bonds and insurance required by the specifications; and

e. This contract.

All documents specified above are intended to operate so that any work called for in any one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents.

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$ 500.00 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 30 Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

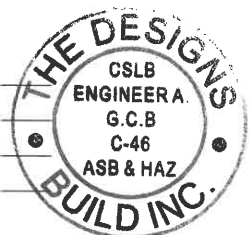
6. SERVICE OF NOTICE. Any notice required or permitted to be given under this Agreement shall be deemed given when (a) personally delivered to the recipient identified below; (b) mailed by registered or certified mail, return receipt requested, postage pre-paid, to the address specified below; or (c) sent by facsimile, with confirmation of receipt, to the facsimile number identified below.

CITY OF ROSEVILLE

Jason Shykowski
311 Vernon Street
Roseville, California 95678
(916) 746-1300

CONTRACTOR

MANZAR QAYYUM/ TDBI
2921 FULTON AVENUE
SACRAMENTO, CA 95821
916-702-3080; 866-828-7898



CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

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

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

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

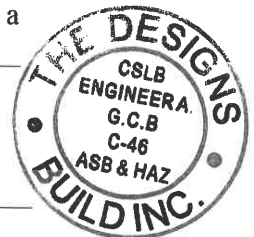
IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 20____,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

CITY OF ROSEVILLE, a
municipal corporation

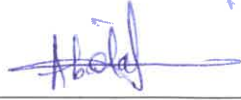
BY: _____
DOMINICK CASEY
City Manager

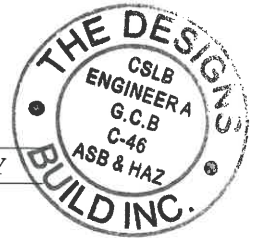
THE DESIGN BUILD INC. _____, a
CALIFORNIA CORPORATION

BY: _____
its: MANZAR QAYYUM / CEO
and _____



ATTEST:

BY: 
its: ABIOLA OBISESAN/ SECRETARY



BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
Print Name: Jason Shykowski

Title: Public Works Director



COUNCIL COMMUNICATION

CC #: 0603

File #: 0203-07-01

Title: 15kV Metal-Clad Switchgear (RFQ 10-3240) - Contract Purchase Agreement

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

Meeting Date: 2/19/2020

Item #: 6.3.

RECOMMENDATION TO COUNCIL

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

BACKGROUND

Industrial Substation Bay 2 switchgear was put into service in 1981 and has surpassed its usable life. It currently contains components that are not up to current Roseville Electric Utility standards for 15kV switchgear. Replacing this switchgear allows for an improved design and also allows for increased supply reliability to the customers served by Industrial Substation. This is the first of two switchgear replacements planned at Industrial Substation for rehabilitation purposes.

A formal bid was issued where vendors were asked to provide a grand total for labor, materials, delivery and the installation for an industrial substation 15kV metal-clad switchgear. Only one vendor, Crown Technical Systems, Inc. responded.

FISCAL IMPACT

The total cost of the switchgear is \$814,005. Funding is included in the Electric Department's FY2019-20 capital budget.

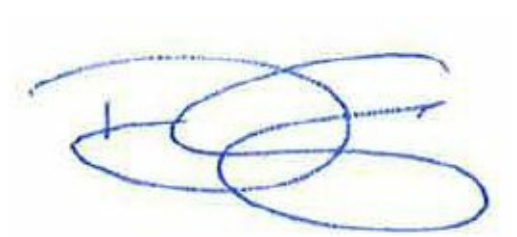
ENVIRONMENTAL REVIEW

The proposed project involves the maintenance and minor alteration of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-044

Signed CPA

RESOLUTION NO. 20-044

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

WHEREAS, a contract purchase agreement (3000195) for 15V Metal-Clad Switchgear, between the City of Roseville and Crown Technical Systems, has been reviewed by the City Council;

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000195

Supplier Details:

Company Crown Technical Systems
Contact Josh Carruthers
Address 13470 Philadelphia Avenue

Fontana, CA 92337

Submit your response to:

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

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**

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

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

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

Insurance requirements:

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



Contract Purchase Agreement 3000195

Agreement	3000195
Agreement Date	16-JAN-2020
Revision	0
Agreement Amount	814,004.41 USD

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

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

Supplier **Crown Technical Systems**
13470 Philadelphia Avenue

Fontana, CA 92337

Phone: ()
Fax: ()
Email: nsiddiqui@crowntechnicalsystems.com

Description of Labor, equipment and/or materials: Vendor shall provide labor, materials, delivery and installation of an industrial substation 15kV metal-clad switchgear in accordance with all specifications, attachments and addendum of RFQ 10-3240.

The following Liquidated Damages clause shall also be incorporated into this agreement:

a. Liquidated Damages:

i. Crown is willing to accept the following Liquidated Damages.

1. Delivery at \$1,000.00 per day capped at 5% of Crown's total contract value.
2. Drawings at \$ 500.00 per day capped at 5% of Crown's total contract value.

ii. If any of the aforementioned milestones are not met by the City of Roseville, then any lost days shall be recovered by Crown prior to the start of any Liquidated Damages.

START DATE: Executed Agreement

END DATE: Upon Final Payment

Agreement Contact: Vincent Bottoni at (916) 774 5641, vbottoni@roseville.ca.us

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

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

Contract Terms and Conditions

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

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

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

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

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

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

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. not applicable

Contractor License No. not applicable

DIR Registration No. 1000039892

Check mark the applicable company type below:

X Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

Contract Purchase Agreement 3000195

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

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

General - Required Coverage/Documentation

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

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

Construction:_____

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

Design Professional:_____

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

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

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

Hazardous Materials:_____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

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

Pyrotechnics:_____

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

Chemical/Environmental: _____

General Liability:

\$3 Million/occurrence

\$6 Million aggregate

Pollution – \$2 Million/Occurrence

Auto - \$2 Million/Occurrence

Insurance Submission Process

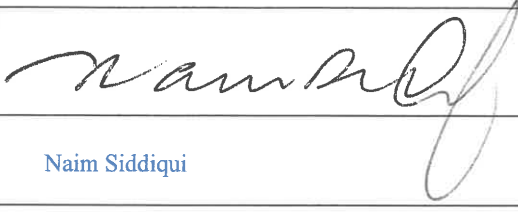
The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

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

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

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

Supplier	
Signature:	
Print Name:	Naim Siddiqui
Title:	President

Supplier	
Signature:	
Print Name:	
Title:	

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



COUNCIL COMMUNICATION

CC #: 0585

File #: 0203-04

Title: Electrical Maintenance and Repair Services - Contract Purchase Agreement

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

Meeting Date: 2/19/2020

Item #: 6.4.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to sign a Contract Purchase Agreement with Vasko Electric, Inc. to provide electrical maintenance and repair services at various City locations on an as-needed basis. This is the third of four optional renewal years, in the amount of \$350,000 for FY2020-21.

Finally, staff requests authorization to utilize the optional fourth and final year of the contract in FY2021-22, and to increase the contract amount to \$400,000 in that year, without further Council approvals.

BACKGROUND

On February 15, 2017 Council authorized a service agreement with Vasko Electric, Inc. for \$200,000. The contract provides for the electrical maintenance and repair of various City facilities on an as-needed basis. The agreement was amended to \$350,000 on September 5, 2018 to increase the contract authority. Staff would like to renew the agreement for FY2020-21 and seeks authorization to increase the contract amount to \$400,000 and execute the final year of the contract in FY2021-22 without further council approvals.

FISCAL IMPACT

The value of this agreement is \$350,000, not to exceed annual budgeted amounts. Funding is included in the Facility Services and Facility Rehabilitation department budgets for FY2019-20 and the proposed FY2020-21 and FY2021-22 budgets. This is the third of four optional years. The contract will be encumbered one year at a time pending Council approval of the budget for each year. Funding for the optional years is as follows: FY2020-21, \$350,000, FY2021-22, \$400,000.

ENVIRONMENTAL REVIEW

The proposed services involve repair and maintenance of existing facilities. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Tisha Chinn, Office Assistant

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-034

Vasko CPA 3000180

RESOLUTION NO. 20-034

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

WHEREAS, a contract purchase agreement (3000180) for on-call electrical services,
between the City of Roseville and Vasko Electric 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.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to
execute one (1) additional one (1) year renewal for an amount not to exceed \$400,000, without
further City Council approval, provided that the applicable budget is approved by the City
Council, or until City staff determines that continuing with the same vendor is not in the City's
best interest.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Contract Purchase Agreement 3000180

Supplier Details:

Company Vasko Electric Inc
Contact
Address 4300 Astoria St

Sacramento, CA 95838

Submit your response to:

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

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**

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

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

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

Insurance requirements:

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



Contract Purchase Agreement 3000180

Agreement	3000180
Agreement Date	06-JAN-2020
Revision	0
Agreement Amount	350,000.00 USD

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

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

Supplier **Vasko Electric Inc**
4300 Astoria St

Sacramento, CA 95838

Phone: (916) 568-7700
Fax: ()
Email: laurenh@vasko.com

Description of Labor, equipment and/or materials THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-014 AND CONTRACTOR'S PROPOSAL THERETO TITLED ELECTRICAL SERVICES DATED 11/30/16 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-014 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS CONTRACT PURCHASE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR TISHA CHINN AT 916-774-5702 FOR QUESTIONS REGARDING THIS AGREEMENT.

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

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	10717	Net 30	Freight on Board at the destination	Destination	Best Method
Start Date	End Date	Confirm To			
14-Feb-2020	13-Feb-2021	Babette Owens Phone 1-916-774-5704			

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

Contract Terms and Conditions

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

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

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

- d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
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 - g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
 - h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
 - i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

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

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
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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.

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. 00800656

Contractor License No. 471434

DIR Registration No. 1000002164

Check mark the applicable company type below:

☒ Corporation
☐ Limited Liability Company
☐ Partnership
☐ Sole Proprietor

Contract Purchase Agreement 3000180

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

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

General - Required Coverage/Documentation

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

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

Construction:_____

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

Design Professional:_____

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

Professional Consultant:_____

Professional Liability:
\$1 Million/occurrence

IT Services:_____

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

Hazardous Materials:_____

Pollution Liability:
\$1 Million/occurrence

Special Events/Caterers-Vendors:_____

No auto required
No workers' comp required

Professional Counseling/ Psychological:_____

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

Pyrotechnics:_____

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

Contract Purchase Agreement 3000180

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

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Contract Purchase Agreement 3000180

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
Fire Station #3 - 1300 Cirby Way 95661	1963
Old Corp Yard - 100 Old Corp Yard Road 95678	1940
Water Treatment Plant Operations Bldg.- 9595 Barton Road 95746	1965
Waste Water Treatment Plant Operations Bldg. - 1800 Booth Road 95747	1962
Royer Recreation Bldg. - 190 Park Drive 95678	1950
Fire Museum - 400 Lincoln Street 95678	1930
Diamond Oaks Golf - 349 Diamond Oaks Road 95678	1965
Johnson Pool, 4th & D Street	1950
330 Vernon Street	1940
107 Sutter Avenue	1962

Sign to acknowledge receipt of asbestos notification:

SIGNATURE	
COMPANY NAME	Vasko Electric, Inc.
DATE	01/08/2020

Asbestos
Rev 01/16/19

Supplier	
Signature:	
Print Name:	DARYK VASKO
Title:	PRESIDENT

Supplier	
Signature:	
Print Name:	
Title:	

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



COUNCIL COMMUNICATION

CC #: 0609
File #: 0203-06

Title: Technology Equipment – Purchase Order Spending Authority Increase
Contact: Sage Armstrong 916-774-5679 sarmstrong@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.5.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve an increase in spending authority for purchase orders for two existing contracts with Dell Marketing, L.P. and CDW-G from the not-to-exceed combined total of \$120,000.00 to \$300,000.00.

BACKGROUND

Roseville Electric (RE) supports and maintains industrial control systems which provide critical information for the output, status, and conditions of distribution and generation operational environments. These control systems utilize proprietary and general technology equipment. General technology equipment includes network routers and switches, desktop computers, servers, and accessories. In order to take advantage of competitive pricing for general technology equipment and related software, RE is utilizing open purchase orders piggybacking the following existing contracts:

- Dell Marketing, LP utilizing Western States Contracting Alliance - National Association of State Procurement Officials (WSCA-NASPO) ValuePoint Cooperative master agreement number MNWNC-108 with the State of California Participating Addendum number 7-15-70-34-003.
- CDW-G utilizing National Intergovernmental Purchasing Alliance (National IPA) contract number 2018011-01.

These purchase orders were initially authorized on a combined basis by Council on August 15, 2018. The Dell WSCA-NASPO contract expires on March 31, 2020, so staff will utilize the CDW-G contract for any purchases made after that date.

In recent years, RE has launched several initiatives to advance grid technology in order to secure key infrastructure and to improve customer communications. These initiatives include an outage communication system, substation cyber security enhancement, and key system upgrades. RE has the need to purchase additional hardware and software to support these projects.

FISCAL IMPACT

The total combined cost of the hardware and software purchases will not exceed \$300,000. Funding is included in the FY2019-20 Electric Fund budget.

ENVIRONMENTAL REVIEW

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

The increase in allowed spending meets the above criteria and is not subject to CEQA. No additional environmental review is required

Respectfully Submitted,

Sage Armstrong, Electric Technology Systems Administrator

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

CDWG and Dell CC 2018



COUNCIL COMMUNICATION

CC #: 9464
File #: 0203-06

Title: Technology Equipment – Purchase Orders
Contact: Sage Armstrong 916-774-5679 sarmstrong@roseville.ca.us

Meeting Date: 8/15/2018
Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff requests authorization to continue utilizing Dell Marketing, L.P. and CDW-G contracts, piggybacking on the following existing contracts:

- Dell Marketing, LP utilizing Western States Contracting Alliance - National Association of State Procurement Officials (WSCA-NASPO) ValuePoint Cooperative master agreement number MNWNC-108 Amendment 1 with the State of California Participating Addendum number 7-15-70-34-003.
- CDW-G utilizing National Intergovernmental Purchasing Alliance (National IPA) contract number 2018011-01.

The estimated total spending for FY2018-19 is not to exceed \$120,000.00. Funds are available in the Electric Operating Fund FY2018-19 budget. Staff further requests Council authorize use of these contracts without further Council approval through FY2019-20. Estimated spending for equipment purchases of \$120,000.00 in FY2019-20 will be included in the Electric Department budget and will be contingent upon Council approval of budget.

BACKGROUND

Roseville Electric Utility supports and maintains industrial control systems which provide critical information for the output, status, and conditions of the distribution and generation operational environment. Control systems utilize proprietary and general technology equipment. General technology equipment includes network routers and switches, desktop computers, servers, and accessories. In order to take advantage of competitive pricing for general technology equipment and related software, Roseville is piggybacking on Dell WSCA-NASPO contract # MNWNC-108 Amendment 1 with California Participating addendum number 7-15-70-34-003 and CDW-G National IPA contract number 2018011-01. Both contracts include optional renewal years (Dell contract has optional renewals available through 3/31/20 and the CDW-G contract has through 2/28/23).

FISCAL IMPACT

The estimated total spending for FY2018-19 is not to exceed \$120,000.00. Funds are available in the Electric Operating Fund FY2018-19 budget. Staff further requests Council authorize use of these contracts without further Council approval through FY2019-20. Estimated spending for equipment purchases of \$120,000.00 in FY2019-20 will be included in the Electric Department budget and will be contingent upon Council approval of budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

This project is not applicable to economic development or job creation.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of technology equipment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sage Armstrong, Electric Technology System Supervisor

Michelle Bertolino, Electric Utility Director

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

Dominick Casey, Acting City Manager



COUNCIL COMMUNICATION

CC #: 0595

File #: 0400-04-12-1

Title: Sierra Vista Village JM-04A Phase 1 - Notice of Completion

Contact: Troy Galvin 916-774-5494 jtgalvin@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.6.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village JM-04A Phase 1, CWJ#150018, 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.

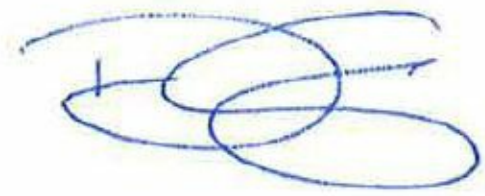
ENVIRONMENTAL REVIEW

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. Accepting the Notice of Completion for the Sierra Vista Village JM-04A Phase 1 project meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-036

NOC

Exhibit A

Final Map

RESOLUTION NO. 20-036

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-04A 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 Sierra Vista Village JM-04A 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 EE of Maps, Page 66 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 _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____.

_____.

City of Roseville
Owner

ATTEST:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

City of Roseville

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

State of California)
County of Placer)

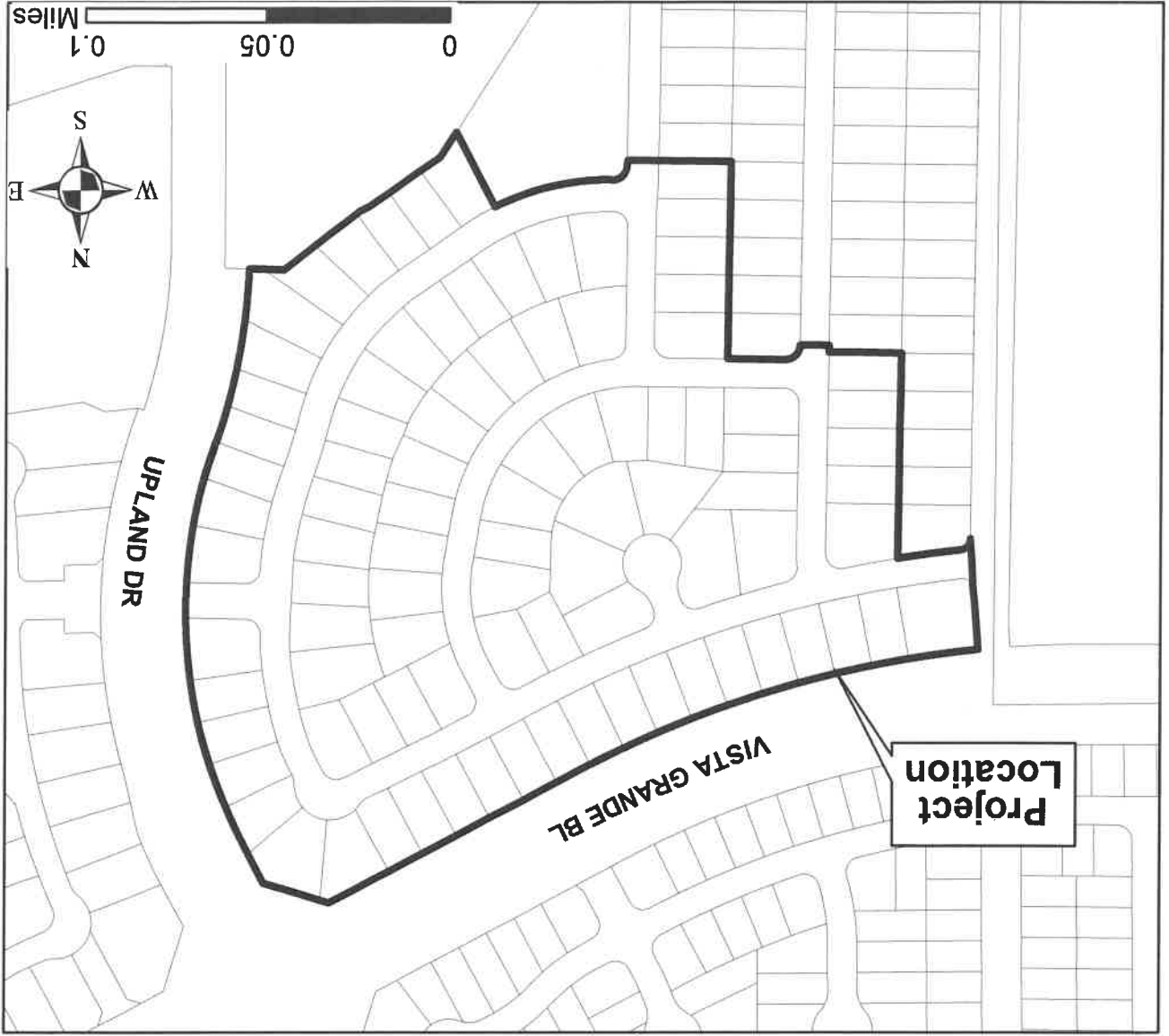
Subscribed and sworn to (or affirmed) before
me on this ____ day of _____,
20____, _____

proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

EXHIBIT A
City of Roseville
Sierra Vista Village
JM-04A - Phase 1



OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE, JK-04 - PHASE 1" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC ELEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER GAUGES AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRE AND CABLES FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL. APPLIANCES, TOGETHER WITH ANY AND ALL APPLIANCES PERTAINING THEREON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LING CONTIGUOUS TO THE PAVED STREET ROAD CURB AND PLACE SHOWN HEREON AND DESIGNATED P.U.E. (PUBLIC UTILITY ELEMENT).

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

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON), THE STREETS SHOWN HEREON AS RIDING PATH DRIVE, STYCAMORE GLENN COURT, MISTY RIDGE DRIVE, SCOTCH PINE DRIVE, MORY GABLES STREET, BRIGHT STAR ROAD AND HOLLOW TREE PLACE.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

PRINT NAME: Red Yamaoka
TITLE: CPD

PRINT NAME: Marked by me
TITLE: Mar 10. 2001
210

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA)
cc

55

ON 11/25/82, 1028 BEFORE ME, I, JAMES W. HOGAN, A NOTARY PUBLIC PERSONALLY APPEARED JOE MARRAS AND JOHN MARRAS WHO WERE PERSONALLY KNOWN TO ME. I RECORDED THE INSTRUMENT TO BE THE PERSONS WHO WANTED TO SURRENDER TO THE COURT ANY AND ALL RIGHTS AND CLAIMS TO THE ESTATE OF JOHN MARRAS IN THE ESTATE OF JOHN MARRAS AND THAT BY SIGNING THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY ON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE 

PRINTED NAME Karen Bradley

MY COMMISSION NO. IS 2257771

MY PRINCIPAL PLACE OF BUSINESS IS Flacker COUNTY

MY COMMISSION EXPIRES 10-16-22

PLAT OF

SIERRA VISTA VILLAGE JM-04A - PHASE 1

SUBDIVISION NO.: 2012PL-038

ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK 'DD' OF MAPS, AT PAGE 26.

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

JULY, 2018

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 7

CITY ENGINEER'S STATEMENT:

1 HEREBY STATE THAT I HAVE EXAMINED THIS PLAN OF SIERRA VISTA VILLAGE, PHASE 4 -
2 PHASE 4 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND
3 ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP
4 ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED 7/8/19

MARC STOUT R.C.E. 69679
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAY OF "SIERRA VISTA VILLAGE JIM-04
PHASE 1" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 7/8/19

THOMAS G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2018

P.L.S. 6278 EXPIRATION DATE 12/31/2018

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAN OF SIERRA VISTA VILLAGE, JN-004 - PHASE 1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE RIGHTS OF WAY AND EASEMENTS HEREON OFFERED FOR DEDICATION.

DATED 7/8/77

Shawn Dwyer
CITY CLERK CITY OF ROSEVILLE

BY: ASSISTANT CITY CLERK

RECORDER'S STATEMENT:

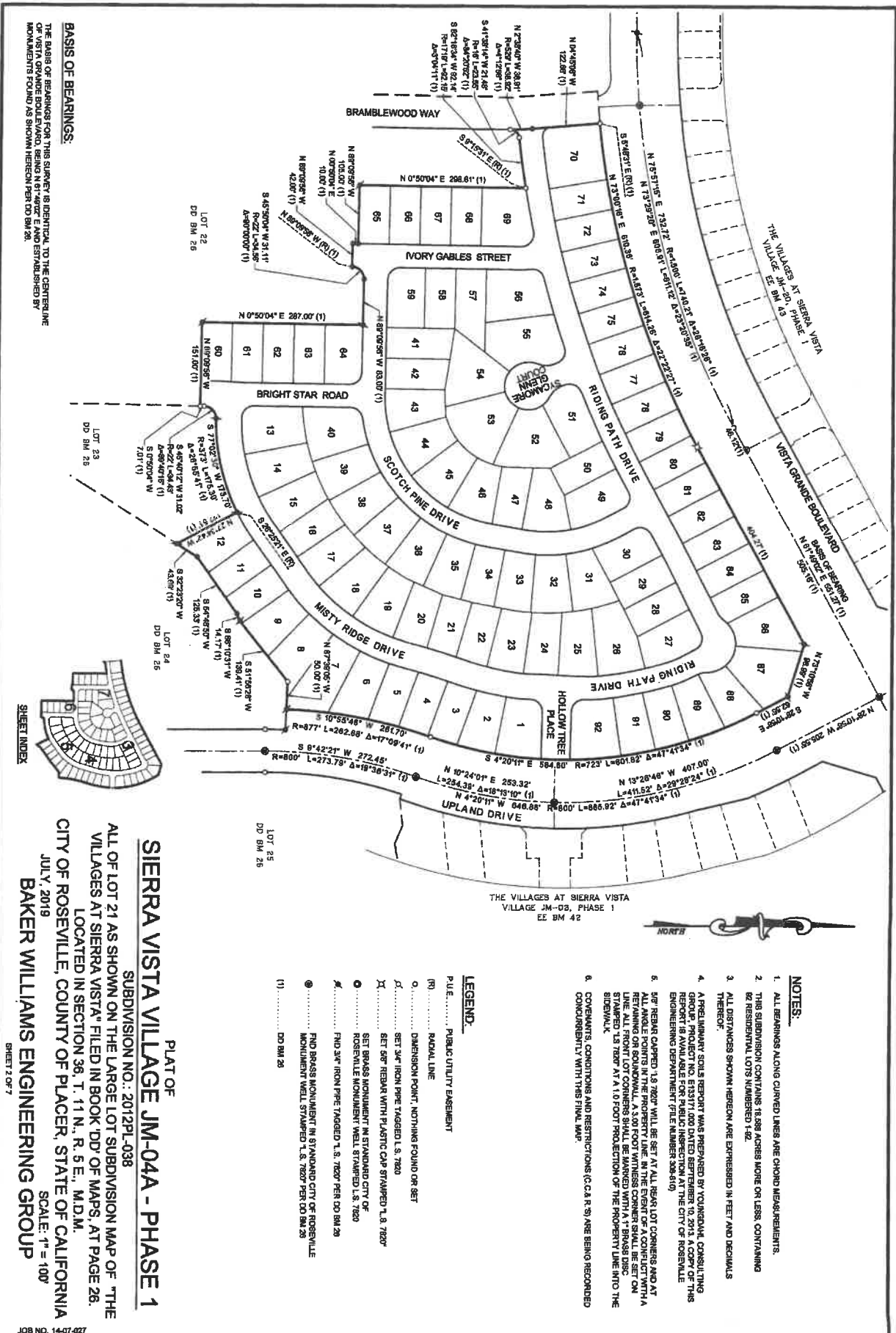
ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT 2:44 MINUTES AFTER 11 O'CLOCK A.M. ON THE 25TH DAY OF MAY, 2018 AND RECORDED IN BOOK 66 OF MAPS, AT PAGE 166

DOCUMENT NO. 2019-0062139

KYAN RODCO
COUNTY RECORDER OF

FEE \$101.00

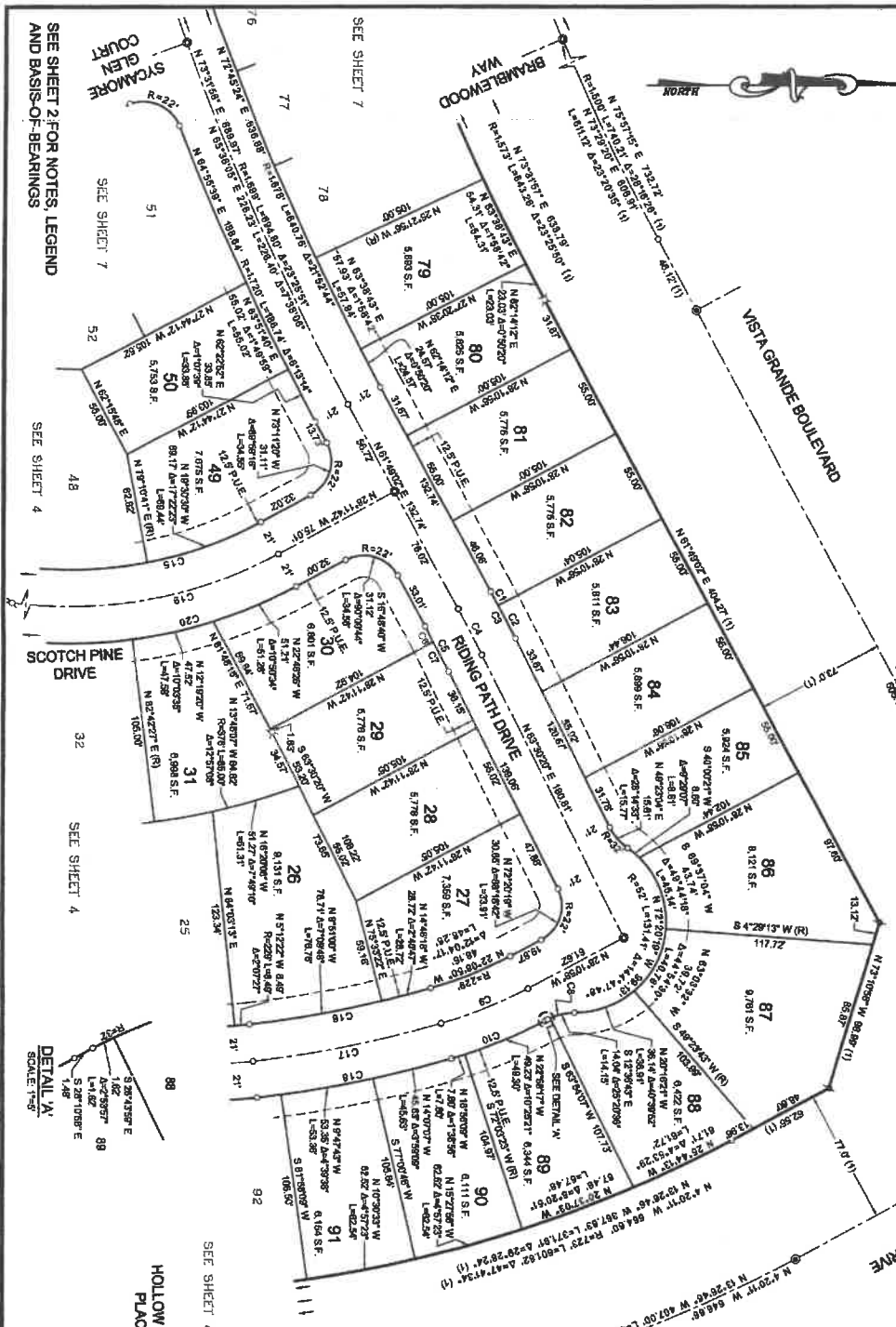
BY: [Signature]
DEPUTY



SIERRA VISTA VILLAGE JM-04A - PHASE 1
 PLAT OF
 SUBDIVISION NO.: 2012PL-038
 ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK "DD OF MAPS, AT PAGE 26, LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M., CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA JULY, 2019
 BAKER WILLIAMS ENGINEERING GROUP
 SCALE: 1" = 100'
 SHEET 2 OF 7

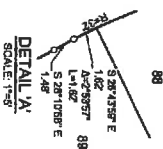
PLAT OF SIERRA VISTA VILLAGE JM-04A - PHASE 1

SUBDIVISION NO.: 2012PL-038
ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK "DD OF MAPS, AT PAGE 26, LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA JULY, 2019
BAKER WILLIAMS ENGINEERING GROUP
SCALE: 1" = 40'
SHEET 3 OF 7



SEE SHEET 7
SYCAMORE COURT
SEE SHEET 7
SEE SHEET 4

SCOTCH PINE DRIVE
32
SEE SHEET 4

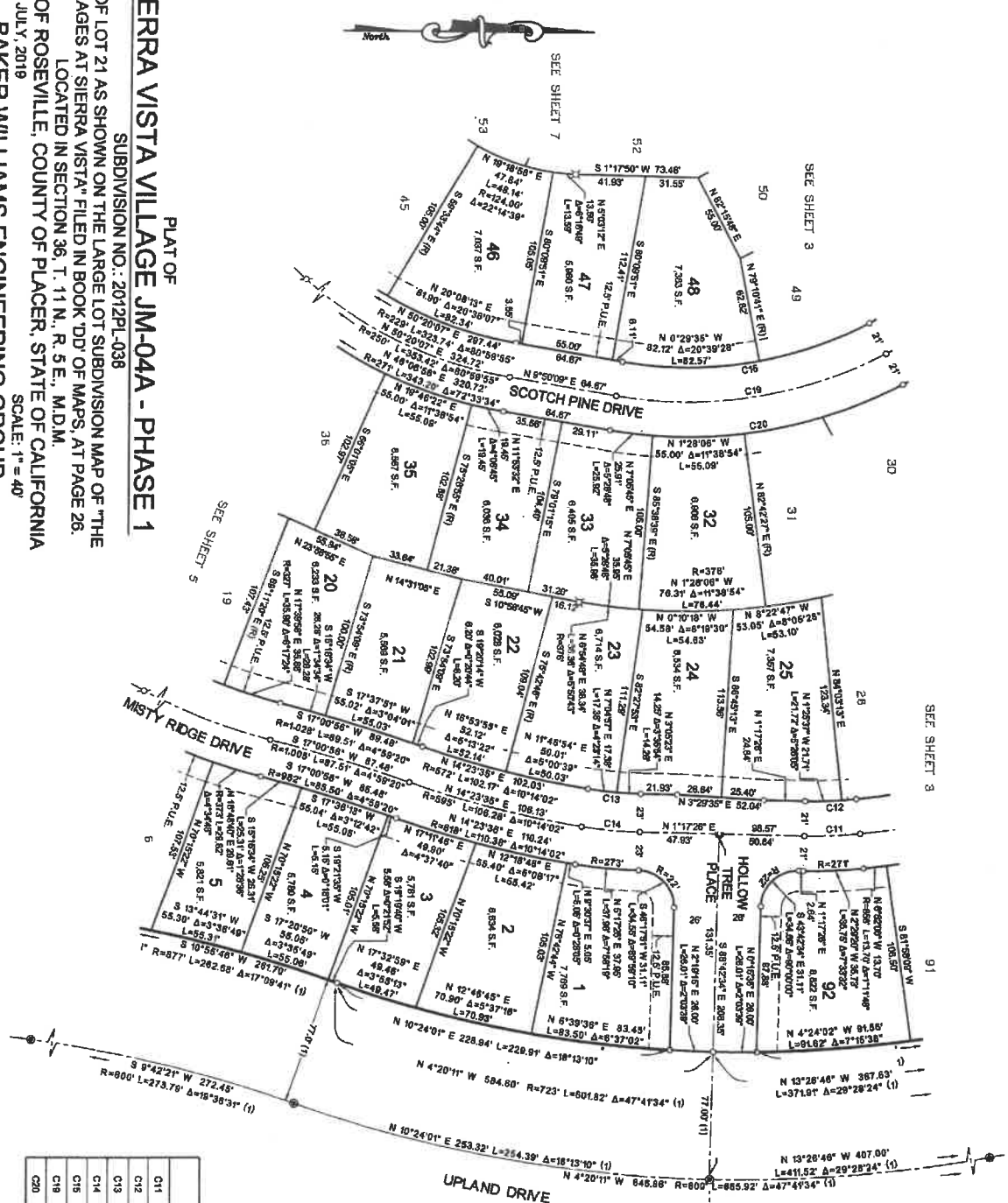


HOLLOW TREE PLACE
SEE SHEET 4

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	8.84'	1,021.00'	0°30'00"	S 62°14'05" W	8.84'
C2	21.45'	1,021.00'	1°11'15"	S 62°54'44" W	21.45'
C3	30.09'	1,021.00'	1°41'18"	S 62°39'41" W	30.09'
C4	28.47'	1,000.00'	1°41'18"	S 62°39'41" W	28.47'
C5	28.85'	819.00'	1°41'18"	S 62°39'41" W	28.85'
C6	8.86'	878.00'	0°39'00"	S 62°09'41" W	8.86'
C7	18.67'	878.00'	1°06'15"	S 62°07'15" W	18.67'
C8	15.77'	32.00'	28°14'35"	S 64°03'41" E	15.81'
C9	62.07'	280.00'	12°04'17"	N 22°08'00" W	62.07'
C10	67.10'	271.00'	12°04'17"	N 22°08'00" W	66.99'
C11	32.88'	280.00'	7°30'32"	N 22°02'00" W	32.88'
C12	30.21'	228.00'	7°33'32"	N 22°02'00" W	30.19'
C13	31.84'	227.00'	7°39'00"	N 8°17'00" E	31.81'
C14	34.86'	280.00'	7°59'00"	N 8°17'00" E	34.82'
C15	162.00'	635.00'	8°50'35"	N 11°11'24" W	168.35'
C16	162.45'	614.00'	8°50'35"	N 11°11'24" W	168.35'
C17	106.00'	635.00'	8°50'35"	N 11°11'24" W	108.88'
C18	112.70'	635.00'	8°50'35"	N 11°11'24" W	112.80'
C19	165.94'	250.00'	38°01'15"	N 8°10'46" W	162.81'
C20	179.88'	271.00'	38°01'15"	N 8°10'46" W	176.60'

PLAT OF
SIERRA VISTA VILLAGE JM-04A - PHASE 1
 SUBDIVISION NO. 2012PL-038
 ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF THE
 VILLAGES AT SIERRA VISTA FILED IN BOOK "D" OF MAPS, AT PAGE 26.
 LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
 CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
 JULY, 2019
BAKER WILLIAMS ENGINEERING GROUP
 SCALE: 1" = 40'
 SHEET 4 OF 7

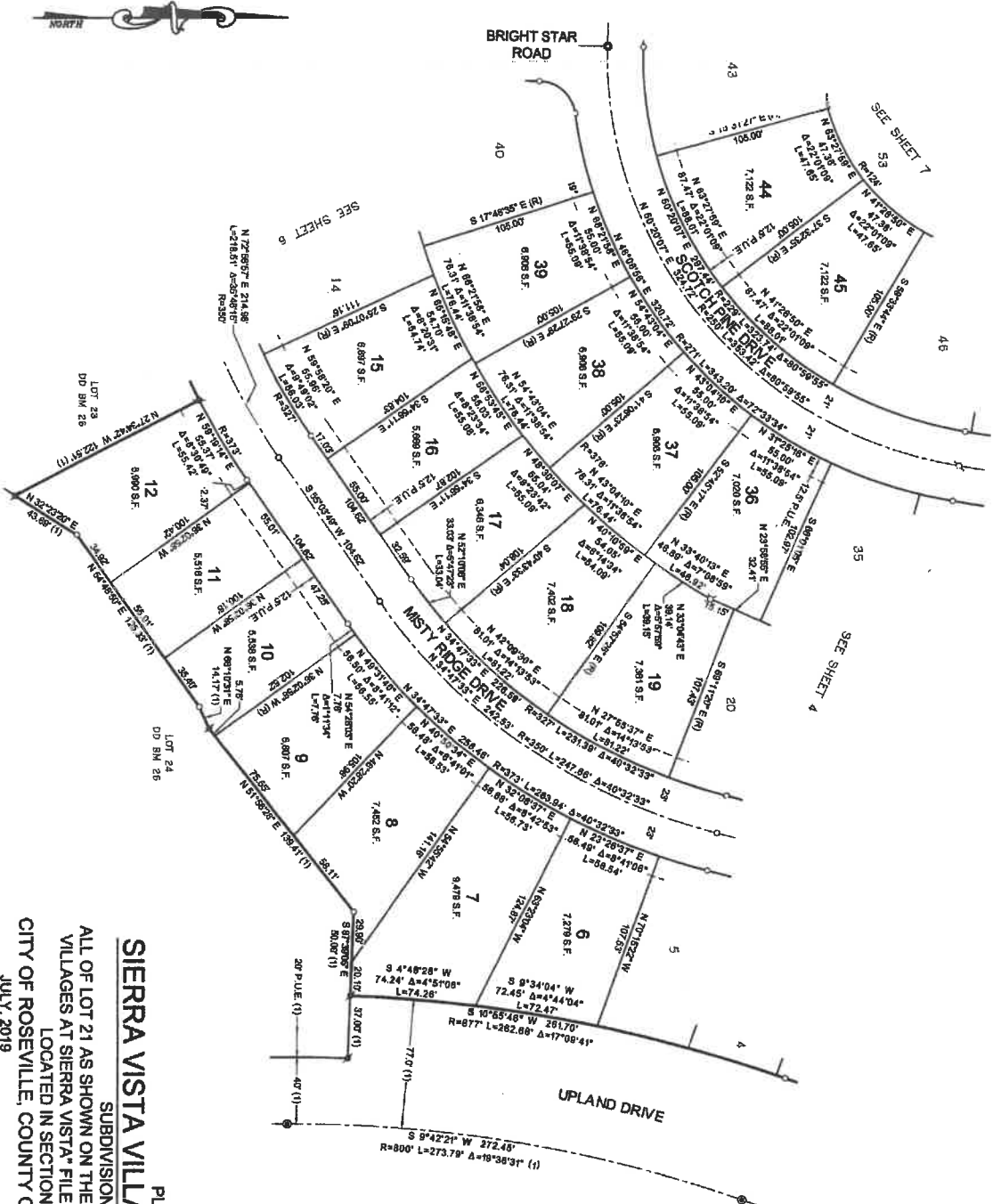


CURVE TABLE			
C11	32.88'	7°33'32"	N 2°29'20" W
	260.00'		
C12	30.21'	7°33'32"	N 2°29'20" W
	228.00'		
C13	31.64'	7°33'32"	N 2°29'20" W
	227.00'		
C14	34.84'	7°33'32"	N 2°29'20" W
	260.00'		
C15	162.00'	38°01'15"	N 8°10'48" W
	228.00'		
C16	162.00'	38°01'15"	N 8°10'48" W
	228.00'		
C17	176.88'	38°01'15"	N 8°10'48" W
	271.00'		

SEE SHEET 2 FOR NOTES, LEGEND
 AND BASIS OF BEARINGS

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

PLAT OF
SIERRA VISTA VILLAGE JM-04A - PHASE 1
SUBDIVISION NO.: 2012PL-038
ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE
VILLAGES AT SIERRA VISTA" FILED IN BOOK "DV" OF MAPS, AT PAGE 26,
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JULY, 2019
SCALE: 1" = 40'
BAKER WILLIAMS ENGINEERING GROUP
SHEET 6 OF 7

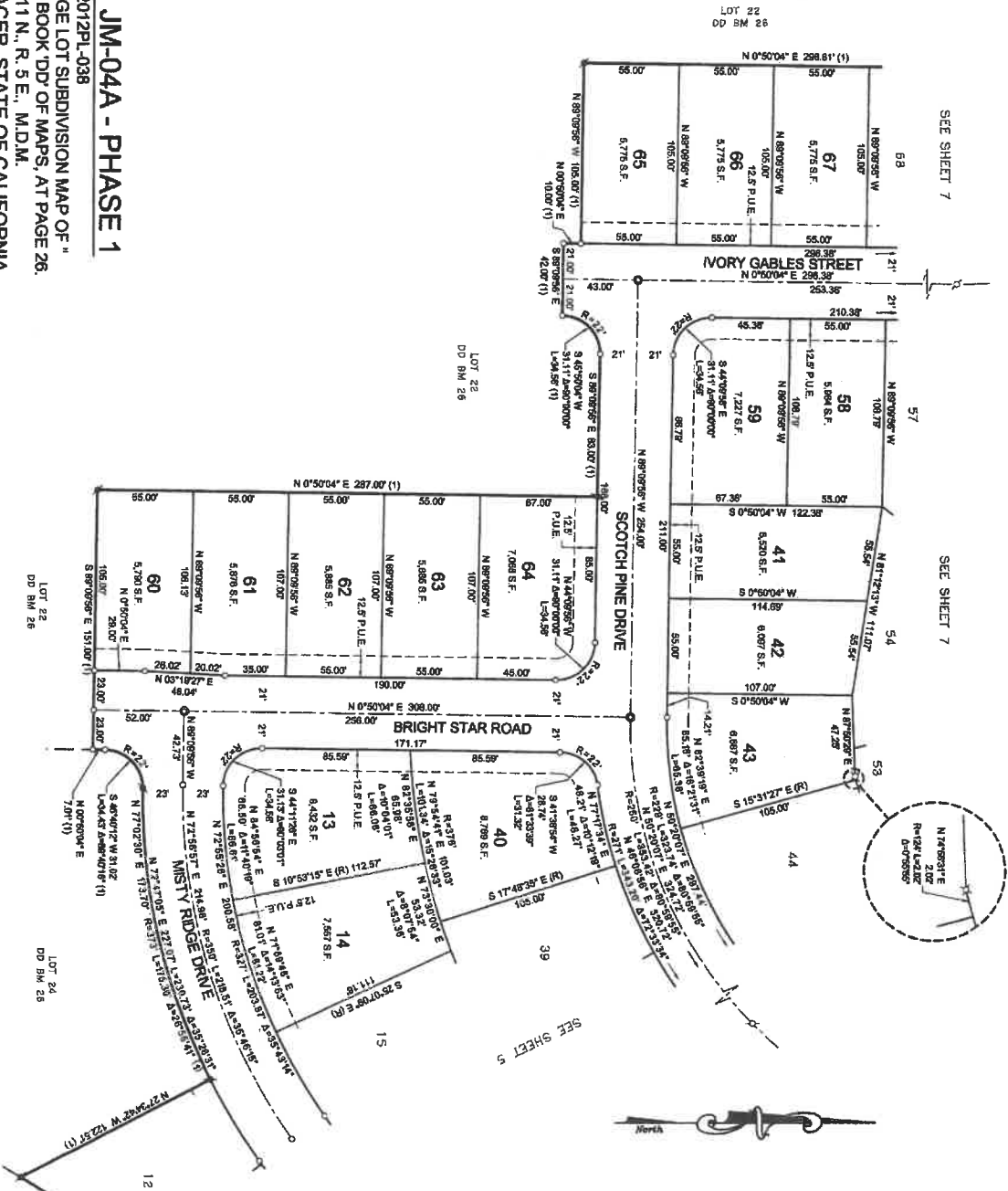


PLAT OF
SIERRA VISTA VILLAGE JM-04A - PHASE 1
SUBDIVISION NO.: 2012PL-038
ALL OF LOT 21 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK 'DD' OF MAPS, AT PAGE 26, LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JULY, 2018
BAKER WILLIAMS ENGINEERING GROUP
SCALE: 1" = 40'
SHEET 6 OF 7

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

SHEET 6 OF 7

JOB NO. 14-07-027







COUNCIL COMMUNICATION

CC #: 0596

File #: 0400-04-12-1

Title: Sierra Vista Village JM-04B Phase 2 - Notice of Completion

Contact: Troy Galvin 916-774-5494 jtgalvin@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.7.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village JM-04B Phase 2, CWJ# 180074, 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.

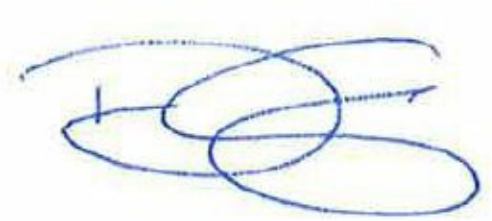
ENVIRONMENTAL REVIEW

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. Accepting the Notice of Completion for the Sierra Vista Village JM-04B Phase 2 project meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-037

NOC

Exhibit A

Final Map

RESOLUTION NO. 20-037

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE JM-04B PHASE 2 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village JM-04B Phase 2 is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 67 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:

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

City of Roseville

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

State of California)
County of Placer)

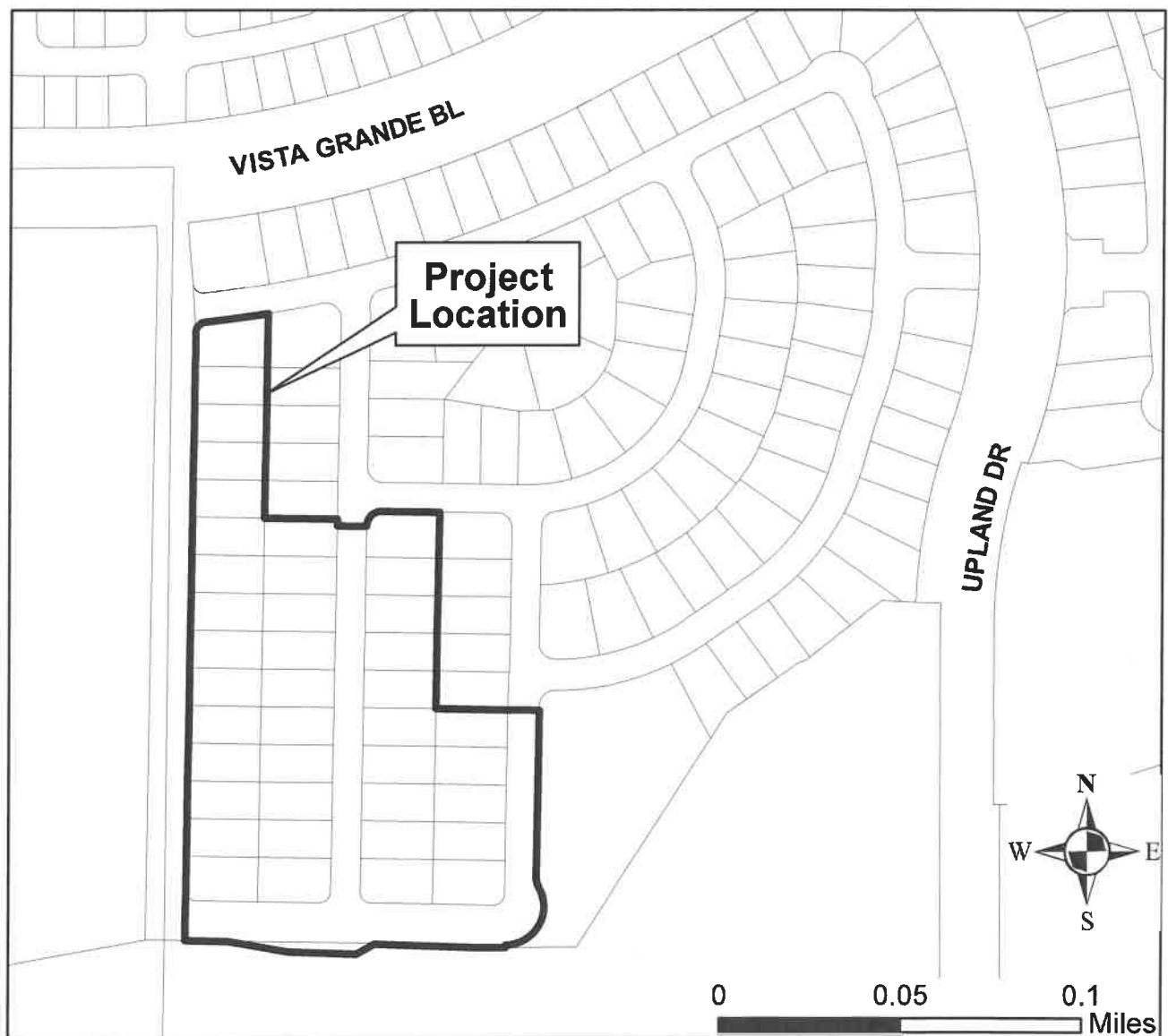
Subscribed and sworn to (or affirmed) before
me on this ____ day of _____,
20____, _____

proved to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

EXHIBIT A
City of Roseville
Sierra Vista Village
JM-04B - Phase 2



PLAT OF

SIERRA VISTA VILLAGE JM-04B - PHASE 2

SUBDIVISION NO.: 2012PL-038

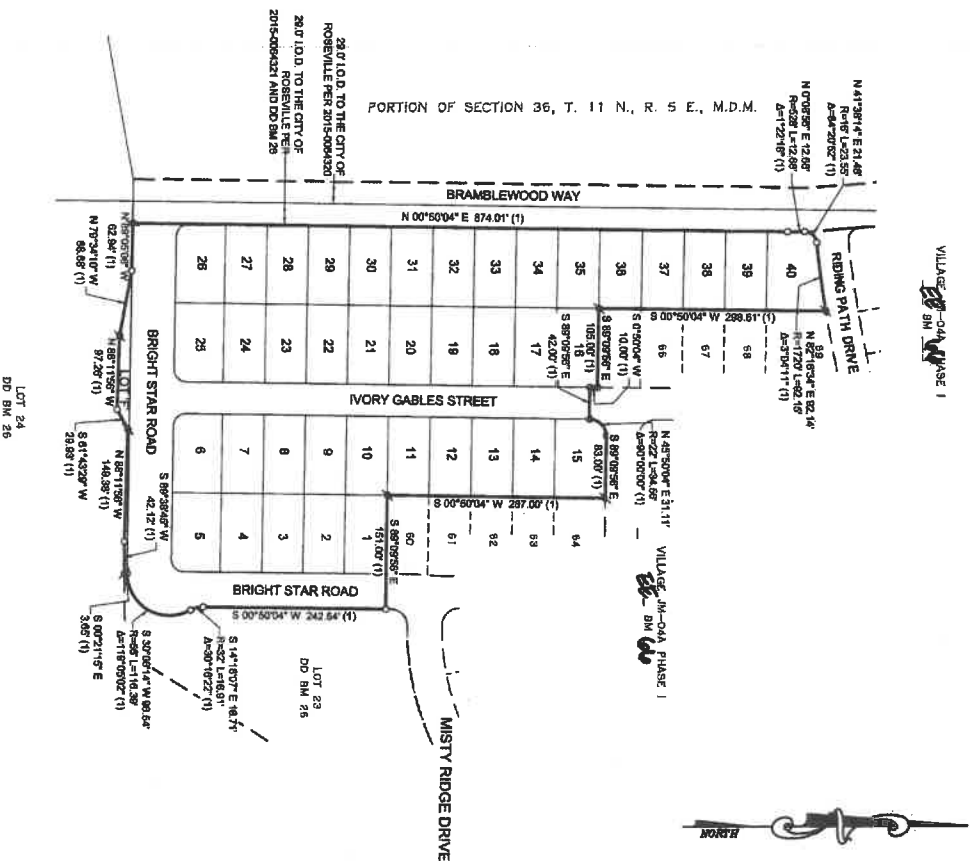
ALL OF LOT 22 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK "D" OF MAPS, AT PAGE 26, LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M., CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY, 2019

BAKER WILLIAMS ENGINEERING GROUP

SCALE: 1" = 100'

SHEET 2 OF 4



NOTES:

1. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 7 LOT ACRES MORE OR LESS, CONTAINING 40 SINGLE FAMILY LOTS NUMBERED 1-40 AND 1 OPEN SPACE LOT NAMED LOT F.
3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. A PRELIMINARY SOILS REPORT WAS PREPARED BY VOLUNDAIR CONSULTING GROUP, PROJECT NO. E138171.000 DATED SEPTEMBER 10, 2012. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-410).
5. IF REAR CAPPED 1.5 FEET WILL BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN THE PROPERTY LINE. IN THE EVENT OF A CONFLICT WITH A RETAINING OR SOUNDWALL, A 3.00 FOOT WIDENESS CORNER SHALL BE SET ON THE REAR LOT CORNERS. ALL FRONT LOT CORNERS SHALL BE MARKED WITH A BRASS DISC 1.5 FEET AT A 1.0 FOOT PROJECTION OF THE PROPERTY LINE INTO THE SIDEWALK.
6. COVENANTS, CONDITIONS AND RESTRICTIONS (C.C.R.'S) ARE BEING RECORDED CONCURRENTLY WITH THIS FINAL MAP.

LEGEND:

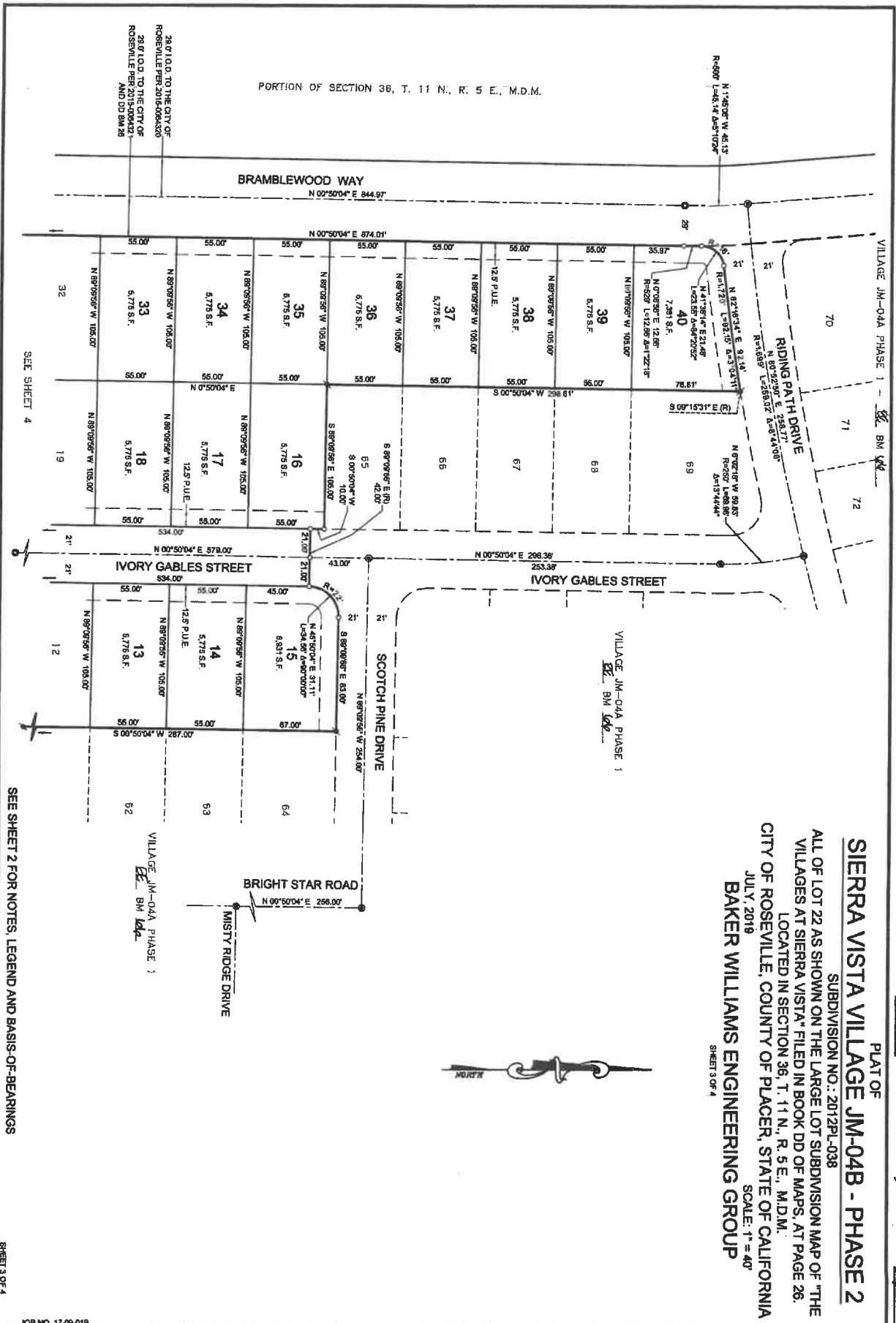
- P.U.E. PUBLIC UTILITY EASEMENT
- (R)..... RADIAL LINE
- 0..... DIMENSION POINT, NOTHING FOUND OR SET
- 1..... SET 3/4\"/>

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTRAL LINE OF SCOTCH PINE DRIVE, BEING N 87°09'57\"/>

SIERRA VISTA VILLAGE JM-04B - PHASE 2

PLAT OF
SUBDIVISION NO.: 2012PL-038
ALL OF LOT 22 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JULY, 2019
BAKER WILLIAMS ENGINEERING GROUP
SCALE: 1" = 40'
SHEET 3 OF 4



PLAT OF

SIERRA VISTA VILLAGE JM-04B - PHASE 2

SUBDIVISION NO.: 2012PL-038

ALL OF LOT 22 AS SHOWN ON THE LARGE LOT SUBDIVISION MAP OF "THE VILLAGES AT SIERRA VISTA" FILED IN BOOK DD OF MAPS, AT PAGE 26.

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

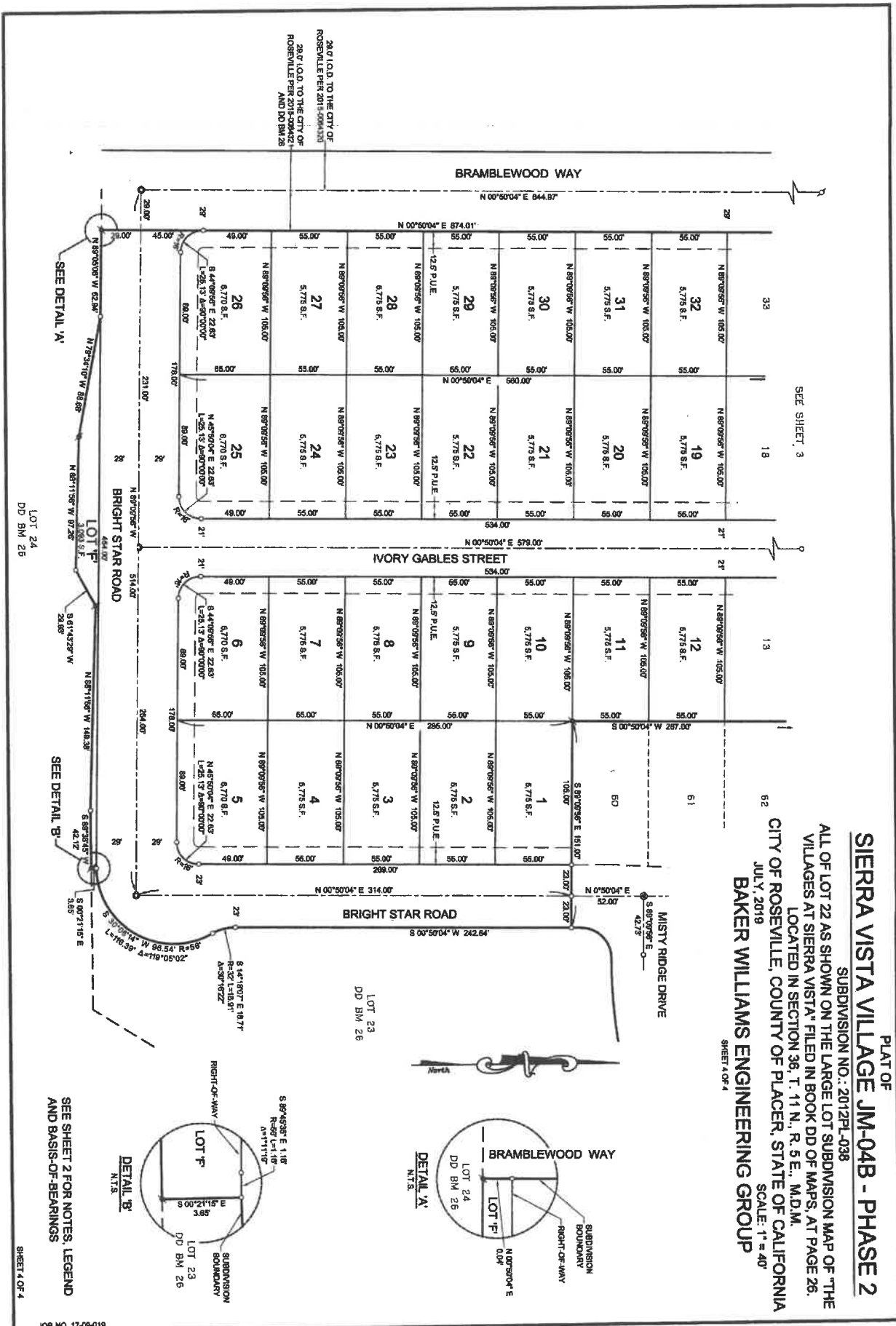
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2019

BAKER WILLIAMS ENGINEERING GROUP

SCALE: 1" = 40'

SHEET 4 OF 4





COUNCIL COMMUNICATION

CC #: 0607

File #: 0704

Title: West Roseville Specific Plan Parcel F-55 Park Abandonment

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

Meeting Date: 2/19/2020

Item #: 6.8.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution declaring its intention to abandon a portion of West Roseville Specific Plan Parcel F-55 as a City park and setting a public hearing for April 1, 2020.

BACKGROUND

On July 17, 2019, the City Council adopted Resolution No. 19-337 finding that the exchange of a portion of City-owned West Roseville Specific Plan (WRSP) Parcel F-55 (the portions to be known as Parcel F-55a and F-20b as described in Exhibit A and depicted in Exhibit B) for WRSP Parcel W-60a, owned by West Roseville, LLC (Westpark), is in the City's best interest. Completion of the land exchange and subsequent entitlements will allow the City to construct a multi-field sports facility on WRSP Parcel W-60a and Westpark to facilitate the development of 99 homes on WRSP Parcel F-55a.

The City intended to create multi-field sports facility on WRSP Parcel F-55 in order to meet the community's increasing demands for long-field facilities for soccer, lacrosse, rugby, and other sports, and to create another venue in the City for sports tourism. The City began planning for this facility, which included the development of conceptual layouts and the completion of supporting technical studies. Later, the City entered into an agreement with Placer Valley Tourism (PVT) to develop a larger regional sports facility, and at that time included additional land to the west of Parcel F-55 to accommodate PVT's needs for a specific number of fields. The technical studies prepared as part of the PVT project documented severe development and environmental constraints on the property adjacent to the F-55 parcel. In addition, PVT discovered that the western property had not been analyzed for development in the WRSP EIR, nor had wetlands permitting been done for that western property. The time required to prepare an EIR and obtain federal and state permits pushed the project schedule beyond the timeline dictated by PVT's schedule to open the facility, and PVT withdrew from the agreement with the City. The City then evaluated Parcel F-55 for its intended use as a City long-field sports facility. The City concluded that the site was challenged by a lack of infrastructure, an irregular shape that constrained long field development, and by roadway circulation to Parcel F-55 that would not allow the City to achieve its plans for six fields and provide on-site parking sufficient to serve such a facility.

Westpark owns WRSP Parcel W-60a, which has a non-residential land use designation and is

located between Westpark Boulevard and the Pleasant Grove Wastewater Treatment Plant. This parcel has a rectangular shape on flat land and has frontage on a completed roadway with installed water and sewer infrastructure. In addition, WRSP Parcel W-60a has approved wetland permits and all mitigation obligations have been met. The site is adjacent to another City-owned park site, and development of the site with a multi-field sports facility would provide a buffer between the treatment plant to the east and residential parcels across Westbrook Boulevard to the west. Long-term, this site will also provide better circulation and access opportunities.

The resolution adopted by the City Council on July 17, 2019 included authorization for the City Manager to execute a Purchase and Sale Agreement (PSA) along with other instruments necessary to complete the land exchange. The approved PSA established that the land exchange will result in the City receiving all 25.20 acres of WRSP Parcel W-60a and Westpark receiving 24.77 acres, which is a portion of WRSP Parcel F-55.

The PSA includes provisions for land use entitlements and other actions necessary for the City and Westpark to develop their respective properties as described below:

Parcel W-60a: The City proposes to acquire Parcel W-60a in order to develop a multi-field sports facility. This property has a land use and zoning designation of Light Industrial and M1/SA. The entitlements include a General Plan Amendment, Specific Plan Amendment, and Rezone to Parks and Recreation (PR), as well as an update to the Specific Plan to reflect a new conceptual park plan, and an amendment of the applicable Development Agreement.

Parcel F-55: Westpark proposes to acquire Parcel F-55a and develop the site with residential units and to acquire Parcel F-20b in order to improve as a parking area for the Siena Apartments currently located on Parcel F-20. This property has a land use and zoning designation of Parks and Recreation (PR). The entitlements include a General Plan Amendment, Specific Plan Amendment, and Rezone to a residential land use; a subdivision map; and an amendment of the applicable Development Agreement. Formal abandonment of the property as a park site is also required. The proposed resolution associated with this Council Communication is the first action of the park abandonment process.

PARK ABANDONMENT

California law allows a municipality to abandon all or any portion of a park and sell the land pursuant to procedures set forth in the Municipal Park Abandonment Law of 1939, set forth in California Government Code Sections 38501-38510 (the Municipal Park Abandonment Law). The Municipal Park Abandonment Law provide a two-step process for a city to abandon a park and sell the park land. Preliminarily, however, the City Council must make the following findings as it relates to all or any portion of the purported park: (1) the land has not been used by the public for park purposes; (2) no consideration has been paid for the land except by the city; (3) no public funds have been expended to improve the land as a park; and (4) the land was dedicated for park purposes by the recording of a grant deed with the County Recorder. In the case of WRSP Parcel F-55, the land was dedicated to the City via grant deed by the original Fiddyment Ranch developers as required by the development agreement for Fiddyment Ranch, has not been used by the public for park purposes, no consideration was paid for the land and no public funds have been expended to improve the park. A portion of WRSP Parcel F-55 is therefore eligible to be abandoned in accordance with the two-step process found in the Municipal Park Abandonment Law.

The first step in abandoning a portion of the WRSP Parcel F-55 park site is for the City Council to adopt a resolution of intention, describing the park to be abandoned and setting a time, at least 30 days after adoption of such a resolution of intention, when it will meet to take final action. The attached resolution of intention describes a portion of WRSP Parcel F-55 (F-55a and F-20b) and the park to be abandoned and sets April 1, 2020 at 6:00 p.m. as the date when the Council is scheduled to take final action regarding the abandonment.

If the Council approves the resolution of intention, the resolution will be published in a newspaper of general circulation in the city for three consecutive weeks prior to April 1, 2020 and will be

posted in no less than four places along the boundaries of WRSP Parcel F-55. At the April 1, 2020 hearing, the City Council shall hear any objections to the abandonment of the park. At the conclusion of the hearing, the City Council may either terminate the abandonment proceedings or order the park to be abandoned and permit the land to be sold.

SURPLUS LAND ACT

If the Council should ultimately decide to abandon a portion of the F-55 site as a park and exchange it for W-60a, the City will not have to comply with California's Surplus Land Act procedures described in Section 54200 *et seq.* of the California Government Code (the Code). According to Section 54221(f)(1)(C) of the Code, land is exempt from the surplus procedures if the local agency is exchanging the surplus land for another property necessary for the agency's use. The proposed transaction meets this requirement as the City intends to exchange property it currently owns for property with superior features that it intends to develop as a multi-field sports facility.

FISCAL IMPACT

There is no net fiscal impact to the City's General Fund related to the purchase of the W-60a property, because the City will both give and receive ten dollars for the purchase of W-60a and sale of a portion of F-55. The cost of entitlements, including environmental review, will be borne by Westpark, pursuant to the PSA. Overall, development of the new sports field site on Parcel W-60a is anticipated to be less costly than development of the existing site on Parcel F-55. Therefore, no direct impacts to the General Fund are anticipated to result from abandoning this park site and exchanging it for another site to be used as a park.

ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of this resolution will not result in the creation of any jobs.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Greg Bitter, Planning Manager

Mike Isom, Development Services Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-047

Exhibit A

Exhibit B

RESOLUTION NO. 20-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE
DECLARING ITS INTENTION TO ABANDON A PORTION OF
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-55 AS A CITY PARK
AND SETTING A PUBLIC HEARING FOR APRIL 1, 2020

WHEREAS, the land commonly referred to as West Roseville Specific Plan (“WRSP”) Parcel F-55 is currently owned by the City of Roseville (the “City”); and

WHEREAS, Parcel F-55 was dedicated to the City as a park and was intended to be developed as a multi-field sports facility in order to meet the community's increasing demands for long-field facilities for soccer, lacrosse, rugby, and other sports, and to create another venue for sports tourism in the City; and

WHEREAS, after planning for this facility, it was discovered that Parcel F-55 was challenged by a lack of infrastructure, an irregular shape that constrained long field development, and by roadway circulation to Parcel F-55 that would not allow the City to achieve its plans for six fields and provide on-site parking sufficient to serve such a facility; and

WHEREAS, West Roseville, LLC (“Westpark”) owns WRSP Parcel W-60a which is adjacent to another City-owned park site; and

WHEREAS, Parcel W-60a has a rectangular shape on flat land, frontage on a completed roadway, installed water and sewer infrastructure, approved wetland permits, and completed mitigation obligations; and

WHEREAS, development of Parcel W-60a with a multi-field sports facility would provide a buffer between the Pleasant Grove Wastewater Treatment Plant to the east and residential parcels across Westbrook Boulevard to the west and will provide better circulation and access opportunities; and

WHEREAS, on July 17, 2019, the City Council adopted Resolution No. 19-337 finding that the exchange of a portion of Parcel F-55 (the portions to be known as Parcel F-55a and F-20b as described in Exhibit A and depicted in Exhibit B) for Parcel W-60a is in the City's best interest; and

WHEREAS, completion of the land exchange and subsequent entitlements will allow the City to construct a multi-field sports facility on Parcel W-60a and Westpark to facilitate the development of 99 homes on Parcel F-55a; and

WHEREAS, formal abandonment of portions of Parcel F-55 as a park site is a prerequisite to the property exchange; and

WHEREAS, the Municipal Park Abandonment Law of 1939 (California Government Code Sections 38501-38510) allows a municipality to abandon all or any portion of a park and sell the land pursuant to certain procedures; and

WHEREAS, pursuant to California Government Code Section 38501, the City Council must make the following findings as it relates to all or any portion of the park site to be abandoned: (1) the land has not been used by the public for park purposes; (2) no consideration has been paid for the land except by the city; (3) no public funds have been expended to improve the land as a park; and (4) the land was dedicated for park purposes by the recording of a grant deed with the County Recorder; and

WHEREAS, in the case of Parcel F-55, these findings can be made since the land was dedicated to the City through the recordation of a grant deed by the original developers as required by a development agreement, it has not been used by the public for park purposes, no consideration was paid for the land, and no public funds have been expended to improve the park; and

WHEREAS, the City does not have to comply with California's Surplus Land Act procedures described in Section 54200 *et seq.* of the California Government Code because under Government Code Section 54221(f)(1)(C), land is exempt from the surplus procedures if the local agency is exchanging the surplus land for another property necessary for the agency's use; and

WHEREAS, the proposed property exchange meets this requirement as the City intends to exchange park property it currently owns for property with superior features that it intends to develop as a multi-field sports facility.

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

1. The City Council finds that all of the foregoing recitals are true and correct and are hereby incorporated and adopted as findings of the City Council as if fully set forth herein.

2. The City Council hereby declares its intention to abandon a portion of West Roseville Specific Plan Parcel F-55 as a City park. The portions to be abandoned are referred to as Parcel F-55a and Parcel F-20b as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

3. The time and place for the public hearing on the abandonment of a portion of F-55 as a City park are set for 6:00 PM on April 1, 2020, at the City Council Chambers located at 311 Vernon Street, Roseville, CA 95678. The City Council may continue the public hearing from time to time.

4. The City Clerk is directed to publish this Resolution once a week for three successive weeks in a newspaper of general circulation published in the City prior to the date set herein for the public hearing. Furthermore, City staff is directed to post a copy of this Resolution in at least four conspicuous places, not more than 100 feet apart, along the boundaries of Parcel F-55.

5. At the public hearing, the City Council will hear and consider any objections to the proposed abandonment of portions of Parcel F-55 as a City park, and any interested person will be permitted to present written or oral testimony.

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"
PARCEL F-55A and PARCEL F-20B PROPERTY LEGAL DESCRIPTION

All that real property situated in the City of Roseville, County of Placer, State of California located within Section 24, Township 11 North, Range 5 East, Mount Diablo Meridian and being further described as follows:

Beginning at a 2" brass disk stamped LS 3923 at the North 1/16 corner between Section 23 and Section 24 as shown and so designated on the Final Map of Fiddymont Ranch Phase 2A, filed for record September 22, 2017 in Book DD of Maps at Page 88, Placer County Records; thence from the **POINT OF BEGINNING** and along the common line between said Sections 23 and 24, North 00°16'29" West a distance of 160.13 feet; thence leaving said common line for the following twenty-four (24) arcs, courses and distances:

1. North 44°46'50" East a distance of 665.14 feet to a point of curvature;
2. from a radial line which bears South 25°59'46" West, 541.43 feet along the arc of a non-tangent 2050.00 foot radius curve to the left through a central angle of 15°07'57";
3. South 79°08'11" East a distance of 30.00 feet;
4. South 10°51'49" West a distance of 57.63 feet;
5. South 00°18'24" East a distance of 978.78 feet;
6. South 89°41'36" West a distance of 83.67 feet;
7. South 00°01'52" West a distance of 218.76 feet;
8. South 30°24'36" West a distance of 19.39 feet;
9. South 30°24'36" West a distance of 115.80 feet;
10. South 67°00'02" West a distance of 41.54 feet;
11. South 35°39'43" West a distance of 69.80 feet;
12. North 61°17'40" West a distance of 98.27 feet;
13. North 35°57'31" East a distance of 242.73 feet;
14. South 79°42'58" East a distance of 62.04 feet;
15. North 00°01'52" East a distance of 40.61 feet;
16. North 80°40'12" West a distance of 143.81 feet;
17. South 17°42'06" West a distance of 59.10 feet;
18. North 72°17'54" West a distance of 126.46 feet;
19. North 53°21'39" West a distance of 175.71 feet;
20. North 66°20'40" West a distance of 210.95 feet;
21. North 46°26'12" West a distance of 164.78 feet;
22. North 19°57'15" West a distance of 259.81 feet;
23. North 39°29'14" West a distance of 85.44 feet; and
24. North 72°55'07" West a distance of 13.19 feet to the common line between said Sections 23 and 24;

thence along said common section line, North 00°16'11" West a distance of 92.43 feet to the Point of Beginning.

Containing 24.763 acres of land, more or less.

See Exhibit "B", plat to accompany description, attached hereto and made a part hereof.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.

Robert M. Plank, PLS 5760
License Expiration Date: 06-30-20

Date: _____



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
1025 Creekside Ridge Dr., Suite 150, Roseville, CA 95678
P:\18424\survey-MS\mapping\desc\F-55a Dev. Agreement\Exhibit A-1.docx

CITY OF ROSEVILLE
DOC# 1999-0081607

CITY OF ROSEVILLE
DOC# 98-0094049

FIDDYMENT RANCH PHASE 2 LARGE
LOT SUBDIVISION
BB MAPS 24
DESIGNATED REMAINDER

BLUE OAKS BOULEVARD

P.O.B.

PARCEL F-55A
&
PARCEL F-20B

LOT 1
BB MAPS 88

AA MAPS 53
VILLAGE 5

LOT 2
BB MAPS 88

LOT 6
AA MAPS 10

RESULTANT LOT 7
DOC# 2014-0059742

LEGEND

-  1/16 CORNER
 SECTION CORNER
P.O.B. POINT OF BEGINNING



**FOR REVIEW
PURPOSES ONLY**



SHEET 1 OF 1

EXHIBIT "B"
PARCEL F-55A & F-20B PROPERTY MAP
WESTPARK
SECTION 24, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE

COUNTY OF PLACER

STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION,
THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

RMP	1"= 400'	01/21/2020	18424.PH4.F55
DRAWN BY	SCALE	DATE	JOB NO.



COUNCIL COMMUNICATION

CC #: 0581

File #: 0900-07 & 0707

Title: Architectural and Engineering Design Services for Aquatics Facilities – On-Call Professional Design Services Agreement

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

Meeting Date: 2/19/2020

Item #: 6.9.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a professional design services agreement for on-call architectural and engineering design services for aquatic facilities with Jeff Katz Architecture Corporation, and authorize the City Manager to execute the agreement. Additionally, authorize the City Manager to execute the renewals of the Agreements for the remaining renewal years without further Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Parks, Recreation & Libraries Department is projecting a number of Capital Improvement Projects at the City's three aquatic facilities (Johnson Pool, Mike Shellito Indoor Pool, and Roseville Aquatics Complex) over the next five years. Most immediate is the replacement of the existing slide at the Roseville Aquatics Complex. Examples of additional possible projects at the facilities include, but are not limited to:

- Replacement of existing children's water play structure
- Repair or replacement of existing pool tile and plaster
- Refinish or replace pool deck
- Replace existing pool equipment (pump, motor, heater, etc.)

In November 2019, the Parks, Recreation & Libraries Department issued a Request for Proposals (RFP) to provide on-call architecture design services for aquatic facilities. Four firms submitted a Response to the RFP. Jeff Katz Architecture ranked as the top firm.

The initial agreement will be from date of award through June 2021 and includes the option of two additional one-year extensions.

FISCAL IMPACT

Funding for professional services shall be provided through: 1) Capital Improvement Projects as approved during the fiscal year budgets, or 2) an approved professional services budget. Project specific quotes will be obtained prior to the start of any work. The initial agreement will be from date of award through June 2021 and is not to exceed \$250,000.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061(b)(3)). Approval of the Professional Design Services Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

The proposed replacement and repair of equipment and structures at the aquatic facilities are categorically exempt from CEQA as a Class 2 Exemption (State CEQA Guidelines Section 15302). The Exemption has been prepared and no further action is required.

Respectfully Submitted,

Heather Buck, Park Development Analyst

Jill Geller, Director, Parks, Recreation & Libraries



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-030

On Call Services for Aquatic Facilities

RESOLUTION NO. 20-030

APPROVING AN ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND JEFF KATZ ARCHITECTURAL
CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON
BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an on-call professional design services agreement regarding architectural and engineering design services for aquatics facilities, by and between the City of Roseville and Jeff Katz Architectural Corporation, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute two (2) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until staff determines that continuing with this consultant is not in the best interest of the City.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ON-CALL PROFESSIONAL DESIGN SERVICES AGREEMENT

Architectural and Engineering Design Services for Aquatics Facilities

THIS AGREEMENT is made and entered into this ____ day of _____, 20__,
by and between the City of Roseville, a municipal corporation ("CITY"), and Jeff Katz
Architectural Corporation, a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal # 13-079 for professional services
consisting of on-call architectural and engineering design services; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal which
describes the scope of services to be performed by CONSULTANT, and the hourly rates for
performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional
architectural and engineering design services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on
June 30, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in
one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty
(30) days advance written notice of each optional one (1) year renewal. Such extensions shall be
memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed two hundred fifty thousand dollars (\$250,000). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

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

4. Indemnification. To the fullest extent allowed by law, CONSULTANT agrees to indemnify, including the cost to defend CITY, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by CITY or the agents, servants, or independent contractors who are directly responsible to CITY, or arising from the active negligence of CITY. Notwithstanding any terms of this section, indemnification and defense obligations shall conform to California Civil Code Section 2782.8.

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

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

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$2,000,000 each occurrence \$4,000,000 aggregate Personal Injury: \$2,000,000 each occurrence \$4,000,000 aggregate

Automobile Liability	\$1,000,000 combined single limit
Professional Liability (errors and omissions)	\$2,000,000 per claim \$4,000,000 aggregate

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

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

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

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

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

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

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

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

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

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

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

16. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. CONSULTANT understands that continuation of this Agreement past June 30th of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

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

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

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

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

CITY OF ROSEVILLE

CONSULTANT

Heather Buck
316 Vernon Street, Ste. 400
Roseville, CA 95678

Jeff Katz
280 Bettencourt Street
Sonoma, CA 95476

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

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

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

CITY OF ROSEVILLE, a
municipal corporation

JEFF KATZ ARCHITECTURAL
CORPORATION, a California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: Jeff Katz 1/20/2020
its: PRESIDENT

ATTEST:

and
BY: Jeff Katz
its: SECRETARY

BY: _____
SONIA OROZCO
City Clerk

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
JILL GELLER
Parks, Recreation Libraries Director

EXHIBIT “A”

On-Call Architecture Services for Aquatics Facilities

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678



Dear Esteemed Panel:

Americans love to swim. Swimming is now only second to walking as the most popular exercise in the United States, with more than 368 million visits to swimming pools annually. Today, Recreation and Aquatic Centers can offer much more than traditional neighborhood pools, and Jeff Katz Architecture and Water Technology Inc. are experts in creating and modernizing aquatic complexes to meet those demands. Our expertise and experience allow us to design interactive features, improve durability, safety, and quality, and implement modern green measures to offset pool operating costs.

Having held Master Consultant Agreements with multiple agencies in the past, we have extensive experience with quick response, tight budgets and multiple project types. Past clients include County of Imperial, City of El Cajon, City of Encinitas, County of Riverside, City of Irvine, County of San Diego, City of San Diego, Unified Port District of San Diego, San Diego Humane Society, and SeaWorld San Diego.

Jeff Katz Architecture (JKA) has assembled a team of engineers, architects, planners and operations specialists to provide on-call Architectural and Engineering Design services for the City of Roseville's Aquatic Facilities based on practical operations, safe and effective water handling, comfort and safety of the visitors, a healthy bottom line and most of all...A LOT OF FUN!

We take a fresh approach with each project, taking into consideration the City's goals, the project budget, the community's needs, and the site requirements. Our holistic approach results in quality projects that function efficiently and align with our clients' budgets. We expect excellence from our team and consultants, and from each product and material that we specify. Most importantly, we do not disappear after the project is built; we remain in contact with our clients to ensure that they are happy with the end product well beyond the ribbon cutting.

At JKA, we pride ourselves on developing sustainable relationships with our clients, many of whom we return to work with on multiple projects. We encourage you to speak with them about our excellent designs, work ethic, and successful projects. Our team is very enthusiastic about the opportunity to be an integral part Roseville's growing community by supporting its aquatics facilities. We appreciate your time reviewing our proposal and look forward to working with you in the near future. JKA will perform the services and adhere to the requirements described in this RFP.

Sincerely,

Jeff Katz, AIA
Project Manager / Principal in Charge
Jeff Katz Architecture, Corporation
jeff@jeffkatzarchitecture.com
DIR#1000029006

METHODOLOGY

OUR TEAM TACKLES A WIDE VARIETY OF PUBLIC FACILITY PROJECTS. NO BUILDING, SITE, OR CITY IS THE SAME, AND OUR BREADTH OF EXPERIENCE GRANTS US THE ABILITY TO IDENTIFY CRITICAL SUCCESS FACTORS, DISCUSS MITIGATION OF POTENTIAL ROADBLOCKS, AND STRIVE TO ADD VALUE IN CONJUNCTION WITH YOU, THE OWNER AND STAKEHOLDERS. JKA FULLY UNDERSTANDS THE PROJECT REQUIREMENTS AS SET FORTH IN THE SCOPE OF WORK AND IS PREPARED TO COMPLETE THE PROJECT AS REQUIRED.

Objective:

Provide Architectural and Engineering Design Services for the City of Roseville's Aquatic Facilities.

Services Provided:

- ♦ Dedicate a single point of contact that will act as a liaison between the City and Consulting firm
- ♦ Dedicate a consistent professional to work with the Department project managers
- ♦ Be knowledgeable of building codes, including but not limited to ADA, fire, plumbing, mechanical structural, etc.
- ♦ Provide professional services on a project by project basis, including but not limited to plans, specifications and cost estimates. Contract with mechanical, electrical, plumbing, and/or structural consultants as needed for each project.



METHODOLOGY

THE FOLLOWING REPRESENTS JKA'S STANDARD WORK METHODOLOGY FOR A DESIGN-BID-BUILD PROJECT:

SCHEMATIC DESIGN

1.1 Stakeholder Engagement

- ◆ As part of a preliminary design, we'll meet with stakeholders from the City to review the requirements for the Project. We will focus on understanding the goals for the project, its target users, and the operating costs and financial goals.
- ◆ Our team maintains **In-House Cost Estimating** for accurate, real-time figures on which our clients can rely. We take seriously our responsibility of good stewardship of the project and ensure that what we put on paper meets the programmatic needs.

1.2 Site Assessments

- ◆ We conduct detailed site assessments of the project site to look for potential issues that could impact construction with an emphasis on accessibility concerns.

1.3 Schematic Design Creation

- ◆ Once we have gathered sufficient information we generate schematic designs that establish the site plan, layout of the facility, proposed modifications, and corresponding capabilities based on the needs of the city and the facility.
- ◆ Different facility types come with their own set of unique requirements. We take each key item into account when creating our designs and assessments. The schematic designs, representing about 15% of the total project, will be presented in conjunction with a cost estimate.



METHODOLOGY

CONSTRUCTION DOCUMENTS

2.1 Design Development

- ◆ Using the approved schematic design, we'll develop a more detailed design that includes material selection and systems such as HVAC, Electrical, and Plumbing.
- ◆ We focus on value engineering to maximize all elements of the evolving design and **Rigorous Quality Control Methods** to ensure that all members of the A/E team are in sync, cost goals are maintained, and errors and coordination issues are minimized.
- ◆ This task produces design documents at about 30% completion which will be presented to the City for review.

2.2 Construction Document Creation

- ◆ As the project is refined we will present 65%, 95%, and 100% plans for the Project to ensure the design is consistent with requirements as we move forward.
- ◆ Specifications will be generated in conjunction with the drawings, and we evaluate specific products or equipment that are required as a matter of necessity and discuss incorporating them into the Bid Documents.
- ◆ Our team takes great pride in producing an outstanding final product and prioritize the creation of clear construction documents and specifications to be passed on to the building contractors. At the conclusion of this phase, JKA will submit all final plans for review.



METHODOLOGY



BIDDING AND CONSTRUCTION ADMINISTRATION

3.1 Bidding Consultation

- ◆ We will continue to work with the City throughout the bidding phase. This includes reviewing contractor bids and qualifications in order to provide recommendations to the city. We're experienced in construction and administration and know what to look for when selecting contractors.

3.2 Construction Administration

- ◆ We are accountable for the completed project, and we take great care in providing Outstanding Construction Administration Services to ensure your facilities meet our standards for quality. We are firm believers in the continued involvement of the Project Architect and engineers during this crucial phase in order to align decisions made "in the field" with the design intent agreed upon during the earlier stages of the project. This phase requires continual review of construction progress in order to stay on schedule and on budget all the while producing a building with a high level of craftsmanship and precision. Our clients have told us we excel in this phase.
- ◆ We make frequent site visits in order to verify quality and track the progress of work. Our broad experience in Construction Administration and Management allows us to maintain firm control of a project throughout the process, resulting in greater design integrity while minimizing delays and change orders.

METHODOLOGY



INDUSTRY LEADING SOFTWARE AND TECHNOLOGY

Our team uses a variety of software, platforms, and traditional methods to support optimal design, scheduling and sequencing, and client collaboration and understanding.

We document and manage the design and construction process using our in-house Building Information Modeling (BIM) and Revit capabilities which allow for real-time, three dimensional coordination that are compatible with the delivery of AutoCAD record drawings. These tools allow us to quickly produce 3D spatial views and detailed renderings of materials that easily show design intent and mitigate traditional coordination challenges.

Our design ideas are conveyed using methods ranging from hand sketches to computer generated, three dimensional, photo realistic building models. All of these presentation methods initiate a feedback loop with the client. JKA engages Revizto software for design team and stakeholder collaboration which allows stakeholders to view the model and monitor progress.

We are also able to provide our clients easy access to Virtual Reality (VR) to experience the 3D model. This technology allows our clients to virtually tour or walk through the spaces we have designed before they ever start construction.

IN-HOUSE COST ESTIMATING SERVICE

Our cost estimating process is designed to deliver projects on time and within budget while ensuring best value out of every dollar our clients spend. We provide highly personalized comprehensive cost data for decision making and keep the entire team accountable for maintaining budget. Because our cost estimating process is done in house, it remains highly responsive to the design process as it progresses and allows frequent updates to the client. We provide our clients with cost estimate updates along each milestone of the project path. As such, our cost estimates have historically fallen within 5% of the actual bid price.

QUALITY CONTROL

JKA employs our proven quality control method throughout all phases of the process to ensure we are on track with stated goals and remain within budget and schedule restraints. Our method has allowed us to produce documents which are recognized and admired by contractors for their thoroughness and are constructed with a minimum number of complications during construction. We hold all team members accountable from drafters to principals and truly the most valuable asset or our QC strategy is the quality of our staff. We mentor and train our staff to instill the values and expertise of providing quality work. Managing and teaching team members as they perform their work is by far the most effective means of ensuring high quality. Supplementing this staff development are clearly defined in-house systems and applications to maximize project efficiency, collaboration, and work accuracy. We maintain a QA/QC manual of policies, best practices, and checklists to assure standards are met. We complete thorough QC reviews twice for each design milestone. These reviews are multi-layered and encompass our consultants as well. We involve the project manager, QC Manager, and Construction Manager to track design intent code compliance, and constructability. We also incorporate reviews from external project team members for unbiased comments.

METHODOLOGY

OUTSTANDING CONSTRUCTION ADMINISTRATION

JKA excels in providing oversight during the construction phase. During construction our vast experience and involvement with project oversight is an asset our clients have come to rely upon. We are accustomed to dealing with low bid contractors and we work hard to make sure they are performing as required. We offer them assistance and recommendations to make their work easier in an effort to maximize success.

INNOVATIVE AQUATIC FEATURES

JKA maintains an established relationship with Splashtacular to provide innovative and popular splash features of all types and sizes.

Since 1994, Splashtacular has designed, engineered, manufactured and installed thousands of imaginative, custom-designed waterslides, play units and spray features. As the largest U.S.-based waterslide manufacturer, they build their products with long-lasting, U.S.-sourced materials that meet or exceed industry standards.

Splashtacular® has a wide variety of products that can be designed to appeal to patrons of any age. Their core line is extremely versatile and includes:

- ◆ Open and Enclosed Raft Slides
- ◆ Open and Enclosed Body Slides
- ◆ Speed Slides
- ◆ Drop Slides
- ◆ SplashBowls
- ◆ Family Slides
- ◆ Children's Slides
- ◆ Aquatic Play Structures
- ◆ Interactive Spray Features
- ◆ Adventure Rivers



EXHIBIT “B”

HOURLY RATES

HOURLY RATE SCHEDULE

The following rates apply to work performed on an hourly basis:

Principal Architect	\$ 240.00 per hour
Project Executive	\$ 200.00 per hour
Project Manager	\$ 185.00 per hour
Job Captain	\$ 145.00 per hour
Specification Writer	\$ 185.00 per hour
Construction Administrator	\$ 175.00 per hour
Drafter	\$ 120.00 per hour
Secretarial	\$ 90.00 per hour
Structural Engineer	\$ 200.00 per hour
Civil Engineer	\$ 200.00 per hour
Mechanical Engineer	\$ 200.00 per hour
Electrical Engineer	\$ 200.00 per hour
Landscape Architect	\$ 190.00 per hour
Aquatic Principal	\$ 200.00 per hour
Aquatic Engineer/Project Manager	\$ 150.00 per hour

Reimbursable Expenses will be charged at 1.1 times the direct cost and include any permit or plan fees paid by the consultant, mileage, and reprographics.

Note: These rates will remain in effect through June 2021, at which time they may be adjusted as a result of salary reviews.



COUNCIL COMMUNICATION

CC #: 0582

File #: 0214 & 0900-04-02

Title:	Congestion Mitigation and Air Quality Grant Applications for the FY2023-25 Funding Cycle
Contact:	Stefanie A. Kemen 916-746-1300 skemen@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.10.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution authorizing staff to submit a grant application for new Congestion Mitigation and Air Quality (CMAQ) funds for the Vernon Street and Folsom Road Roundabout Project.

BACKGROUND

Congestion Mitigation and Air Quality (CMAQ) is one of the programs of the federal transportation bill. The intent of this program is to provide funds for projects that help improve air quality by reducing vehicle emissions. Common CMAQ-funded projects are those that provide for alternative means of transportation (e.g. bicycling, walking, etc.) as well as projects that help traffic flow more smoothly to reduce vehicle idling time (e.g. Intelligent Transportation System projects, roundabouts). CMAQ funds are allocated to each state and then to each metropolitan planning organization (MPO) within the state. The Sacramento Area Council of Governments (SACOG) is our region's MPO. SACOG has a memorandum of understanding (MOU) with the Placer County Transportation Planning Agency (PCTPA) which transfers authority to the PCTPA for distributing PCTPA's shares of CMAQ funds to its member agencies.

PCTPA typically divides the CMAQ funds into two categories: 75% as fair share, and 25% as discretionary. Fair share funds are distributed to member agencies based on population, and discretionary funds are allocated to State Implementation Plan (SIP) programs, such as Spare the Air, and allocated to key regional projects in order to leverage competitive state funds.

For the 2023-25 CMAQ cycle, the PCTPA Technical Advisory Committee (TAC) recommended, and the PCTPA Board adopted, CMAQ guidelines that allocate the remaining discretionary funds not used for SIP programs in the amount of \$1,000,000 for the implementation of South Placer Transit Projects, and \$1,200,000 for construction of sidewalks on Highway 49 in the City of Auburn and County of Placer.

Here is the detailed assignment of the Placer region's CMAQ dollars:

Total CMAQ projected to be available for FY23-25 cycle **\$11,320,717.00**

South Placer Transit Projects Discretionary Funds	(\$1,000,000.00)
Highway 49 Sidewalks Discretionary Funds	(\$1,200,000.00)
Freeway Service Patrol Discretionary Funds	(\$333,579.00)
Congestion Management Program Discretionary Funds	(\$150,000.00)
Spare the Air Discretionary Funds	(\$146,600.00)
Placer County Fair Share	(\$2,290,049.00)
Auburn Fair Share	(\$315,313.00)
Colfax Fair Share	(\$100,000.00)
Lincoln Fair Share	(\$1,057,696.00)
Loomis Fair Share	(\$150,887.00)
Rocklin Fair Share	(\$1,517,169.00)

Roseville's Share of Remaining Fair Share Funds **\$3,059,424.00**

For Roseville's portion of the remaining fair share funds, which is \$3,059,424, staff is recommending that we allocate those funds to the Vernon Street and Folsom Road Roundabout Project.

The Vernon Street and Folsom Road Roundabout Project would construct a roundabout at the Vernon Street/Folsom Road intersection and includes the following components (shown in the Preliminary Concept Exhibit: Vernon Street Roundabout, of Exhibit A):

1. Jefferson Street would be closed between Atlantic Street and Vernon Street,
2. The portion of Atlantic Street between Jefferson Street and Vernon Street would be realigned and become the fourth leg of the Vernon Street/Folsom Road intersection,
3. The Vernon Street/Brittain Street intersection would become right-in/right-out only due to its close spacing to the roundabout, and
4. Two southbound and two northbound lanes would be provided through the roundabout and continue along Vernon Street.

The 2023-25 CMAQ cycle amounts shown are estimates. The exact dollar amounts will not be known until the actual allocations are made to the various states closer to the beginning of the 2023 budget year.

FISCAL IMPACT

Matching funds for the Vernon Street and Folsom Road Roundabout Project will be provided by State Gas Tax funds, and no General Fund resources will 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)).

Submitting a CMAQ grant application is not subject to CEQA, however environmental analysis of the Vernon Street and Folsom Road Roundabout Project will be prepared and presented to council at a future date.

Respectfully Submitted,

Stefanie A. Kemen, Principal Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-031

Exhibit A - CMAQ 'Fair Share' Funds Application for Vernon Street and Folsom Road Roundabout Project

RESOLUTION NO. 20-031

AUTHORIZING STAFF TO SUBMIT APPLICATIONS FOR CONGESTION MITIGATION
AND AIR QUALITY (CMAQ) GRANT FOR FY 2023-2025 FUNDING CYCLE

WHEREAS, the Sacramento Area Council of Governments has a memorandum of understanding with the Placer County Transportation Planning Agency (PCTPA) which transfers authority to the PCTPA for distributing PCTPA's shares of CMAQ funds to its member agencies; and

WHEREAS, for the 2023-2025 CMAQ cycle, the PCTPA will allocate funds to the required State Implementation Plan programs with all remaining funds to be allocated to the fair share pool based on its population;

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Roseville hereby authorizes staff to submit applications for Congestion Mitigation and Air Quality (CMAQ) fair share grant funds for the projects listed in the City's grant application dated January 23, 2020 on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



CITY OF ROSEVILLE
Department of Public Works

CMAQ ‘Fair Share’ Funds
Application:

Vernon Street and Folsom Road Roundabout
Project

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ATTACHMENTS:

- Preliminary Concept Exhibit – Vernon Street Roundabout
- Memorandum – Vernon Street/Folsom Road Roundabout Evaluation

City of Roseville
Public Works Department
CMAQ Proposal

I. Project Title: Vernon Street and Folsom Road Roundabout Project
(CMAQ ‘Fair Share’ Funds)

II. Project Description:

The City of Roseville (City) is proposing to construct improvements at the intersection of Vernon Street and Folsom Road in the area of downtown Roseville. Vernon Street is a two-lane street that serves as Roseville’s main street through downtown. At Jefferson Street, Vernon Street curves to the north and becomes a four-lane arterial at Atlantic Street, eventually connecting to Interstate 80 (I-80) and east Roseville via Eureka Road. Along the corridor, the posted speed limit transitions from 25 mph at Jefferson Street to 40 mph on Atlantic Street. Folsom Road is a two-lane collector street that connects Vernon Street to Douglas Boulevard near the Roseville Square Shopping Center and the I-80/Douglas Boulevard interchange. Folsom Road primarily borders residential neighborhoods. Jefferson Street is a local street serving retail and residential land uses on the north side of downtown Roseville. It is a one-way (eastbound-only) street east of Vernon Street. Brittain Street and Walnut Street are also local streets that serve a residential neighborhood east of the Vernon Street/Folsom Road intersection. Adelante High School is located in this neighborhood.

The proposed project would construct a roundabout at the Vernon Street/Folsom Road intersection and includes the following components (shown in attached Preliminary Concept Exhibit: Vernon Street Roundabout):

1. Jefferson Street would be closed between Atlantic Street and Vernon Street.
2. The portion of Atlantic Street between Jefferson Street and Vernon Street would be realigned and become the fourth leg of the Vernon Street/Folsom Road intersection.
3. The Vernon Street/Brittain Street intersection would become right-in/right-out only due to its close spacing to the roundabout.
4. Two southbound and two northbound lanes would be provided through the roundabout and continue along Vernon Street.

III. Discussion of justification and need for project including how project will reduce vehicle emissions:

Planned developments in the area of downtown Roseville and increased ‘cut throughs’ diverting from other congested corridors are anticipated to increase traffic volumes on Vernon Street and the connecting roadways to the point that additional traffic controls

are warranted at the intersection of Vernon Street and Folsom Road. A multi-lane roundabout is proposed as an alternative to a new traffic signal at the intersection to reduce potential conflicts between vehicles, increase safety and accessibility for bicyclists and pedestrians, reduce vehicle emissions, and improve corridor aesthetics.

IV. Project Schedule by Phase (e.g., environmental, preliminary engineering, construction) including expected date project will be open to the public:

<u>Phase Schedule:</u>	<u>Date:</u>
Environmental Documents	June 2020 – May 2021
Right-of-Way	June 2021 – January 2022
Engineering	January 2022 – December 2022
Beginning of Construction	March 2023
End of Construction	June 2024
Open to the public	June 2024

V. Amount of CMAQ Funds Requested, including what portion will be from jurisdiction's 'fair share' and what portion will be from 'discretionary', if any:

Amount of CMAQ 'Fair Share' funds requested:	\$ 3,280,426.00
Amount of CMAQ 'Discretionary' funds requested:	\$ 0.00

VI. Amount of Local Match provided, including sources:

The City of Roseville will utilize gas tax funds for the local match.

VII. Total Cost of Project:

The estimated cost of this project totals roughly \$3,732,000.

The cost breakdown is as follows:

Project Cost Estimate

MOBILIZATION	\$	179,000
TRAFFIC CONTROL AND SIGNS	\$	73,000
ROADWAY AND DRAINAGE	\$	862,000
CONCRETE SIDEWALK, CURB AND GUTTER	\$	179,000
SIGNING AND STRIPING	\$	170,000
ELECTRICAL AND LIGHTING	\$	105,000
UTILITY	\$	50,000
LANDSCAPE/IRRIGATION	\$	37,000
PARKING LOT	\$	140,000
RIGHT OF WAY	\$	340,000
CONSTRUCTION MANAGEMENT / INSPECTION	\$	363,000
DESIGN	\$	606,000
CONTINGENCY	\$	628,000
Total:	\$	3,732,000

VIII. Calculation of air quality benefit/emission reduction using most recent Air Resources Board methodology:

- **Pedestrian Facilities Improvements:**

Pedestrian-friendly routes and facilities reduce emissions when auto trips are replaced by walking. We are proposing to create pedestrian friendly routes designed to promote alternative transportation modes by improving the pedestrian network. The proposed project will construct pedestrian improvements consisting of concrete sidewalks along the roadways and improved pedestrian crossings at the intersection as described above. As a result, the proposed improvements would decrease auto trips and reduce vehicle emissions in the project and surrounding areas.

Project Information:

Inputs	Total	Units	Text Comments
Funding Dollars (Funding)	\$3,280,426	dollars	
Effectiveness Period (Life)	20	year	Ridesharing: Enter 1 year. Pedestrian: Enter 20 years.
<i>Inputs for Trips Eliminated</i>			
Auto Trips (T) eliminated	200	trips one-way/week	The number of auto trips eliminated per week to and from workplace (for ridesharing) or to and from activity center (for pedestrian projects).
Length (L) of Auto Trips eliminated	1	miles one direction/trip	Default (16 mi.) is for ridesharing projects and equals the average distance from home to work. Pedestrian projects should use the average distance of auto trip to adjacent activity center -- one mile is suggested. This is the average distance of pedestrian trips.
Weeks (W)	50	weeks (of operation)/ year	If trips eliminated (T) is based on employee numbers that exclude workers on sick leave, vacations, etc. then (W) equals 52. Otherwise, (W) typically equals 50.
<i>Inputs for Trips Added</i>			
Adjustment (A) for Auto Access Trips to transit, vanpools, and carpools Note: No adjustment is made on Length (L) of Auto Trips eliminated because access trip length is an insignificant portion of annual VMT reduced.	1.0		Adjustment (A) equals the portion of employees who do NOT drive to transit, vanpools, or carpools. Default 0.7 equals the adjustment (A) for areas with average transit use. Use 0.6 for high transit use (i.e., commute transit mode split >10%). Use 1.0 if Method 2 was used to determine Auto Trips (T) eliminated. Use 1.0 for pedestrian projects.

Emission Factor Inputs for Auto Travel: (Table 3 - 20 year Project)
Units Units

	Auto Trip End Factor		Auto VMT Factor	
CO Factor	1.719	grams/trip	0.760	grams/mile
NOx Factor	0.063	"	0.067	"
PM2.5 Factor	0.004	"	0.053	"

AIR QUALITY COST-EFFECTIVENESS CALCULATIONS:

$$\text{Annual Auto Trips Reduced} = W * T * A \quad \text{Units}$$

$$50 * 200 * 1.0 = \mathbf{10,000} \text{ trips/year}$$

$$\text{Annual Auto VMT Reduced} = W * T * L$$

$$50 * 200 * 1.0 = \mathbf{10,000} \text{ miles/year}$$

$$\text{Annual Emission Reductions (CO, NOx, and PM2.5)} =$$

$$[(\text{Annual Auto Trips Reduced}) * (\text{Auto Trip End Factor})$$

$$+ (\text{Annual Auto VMT Reduced}) * (\text{Auto VMT Factor})] / 454$$

$$\text{CO} = [(10,000 * 1.719) + (10,000 * 0.760)] / 454 = \mathbf{54.60} \text{ lbs/year}$$

$$\text{NOx} = [(10,000 * 0.063) + (10,000 * 0.067)] / 454 = \mathbf{2.86} \text{ lbs/year}$$

$$\text{PM2.5} = [(10,000 * 0.004) + (10,000 * 0.053)] / 454 = \mathbf{1.26} \text{ lbs/year}$$

$$\text{Total: } \mathbf{58.72} \text{ lbs/year}$$

• **Roundabout Improvements:**

Calculations for the estimated daily emissions in CO, NOx and PM2.5 are based on comparing the emissions resulting from the installation of a roundabout to the emissions resulting from the No Build Alternatives that maintains the existing roadway configuration and side street stops. The attached Technical Memorandum for the Vernon Street/Folsom Road Roundabout Evaluation conducted by Fehr & Peers, dated January 15, 2018, provides the estimated emissions for a roundabout and comparative emissions for the No Build Alternative. Compared to the No Build Alternative, the roundabout would result in the following changes in daily emissions:

- CO: 3.6 percent fewer grams per day associated with reduced fuel use
- NOx: 4.6 percent more grams per day associated with increased vehicle speeds

Reductions in PM2.5 attributed to the installation of a roundabout were not estimated as there would be no significant change to the vehicular distance traveled through the intersection with a roundabout compared to the No Build Alternative. However, a reduction in PM2.5 could result from the project due to the rerouting of vehicles through the neighborhood to avoid the increased side street delay associated with the No Build Alternative.

$$\text{Annual Emission Reductions (CO, NOx, and PM2.5)} =$$

$$(\text{Daily Emissions No Build} - \text{Daily Emissions Roundabout}) * 365 * 2.20$$

$CO = (43.09 - 41.56) * 365 * 2.20 = 1,228.59 \text{ lbs/year}$
 $NO_x = (4.58 - 4.88) * 365 * 2.20 = -240.90 \text{ lbs/year (Increase)}$
 $PM_{2.5} = (\text{Not Calculated}) * 365 * 2.20 = \text{N/A lbs/year}$
 Total: 987.69 lbs/year

- **Cost-Effectiveness for all Project Elements Combined:**

Annual Emission Reductions

Facility	CO(lb/yr)	NO _x (lb/yr)	PM _{2.5} (lb/yr)	Total(lb/yr)
Pedestrian	54.60	2.86	1.26	58.72
Roundabout	1,228.59	-240.90	N/A	987.69
Grand Total	1,283.19	-238.04	1.26	1,046.41

Capital Recovery Factor (Table 8)

The Capital Recovery Factor is based on the project life of the improvements. The pedestrian improvements and roundabout improvements are both assumed to have a 20 year life.

$$\text{Capital Recovery Factor (CRF)} = \frac{(1 + i)^n (i)}{(1 + i)^n - 1} = 0.07$$

where: i = discount rate (assume 3 percent)
 n = project life (20.00 years)

Cost-Effectiveness of Funding Dollars

$$\begin{aligned}
 &= (\text{CRF} * \text{Funding}) / (\text{CO} + \text{NO}_x + \text{PM}_{2.5}) \\
 &0.07 * \$3,280,426 / 1,046.41 \text{ lb} = \$219.44/\text{lb}
 \end{aligned}$$

Emissions Reduced in Kilograms per Day

The Federal Highway Administration requests that emission reductions from CMAQ projects be reported as kilograms/day. The conversion is:

$$\begin{aligned}
 &(\text{lbs per year}) / [(2.2) * (365)] = \text{kilograms/day} \\
 &1,046.41 \text{ lbs per year} / [(2.2) * (365)] = 1.30 \text{ kg/day}
 \end{aligned}$$

- **Projected Project Outcome:**

The National Cooperative Highway Research Program (NCHRP) has quantified the safety benefits of a roundabout compared to other types of intersections. Roundabouts have a demonstrated ability to reduce injuries by 76% and all crashes by 35%¹.

Completion of these improvements will provide for a safer intersection for all roadway users, improve traffic operations, reduce pollution and fuel use, and provide an

opportunity for a more aesthetically pleasing intersection when compared to a standard intersection with a traffic signal.

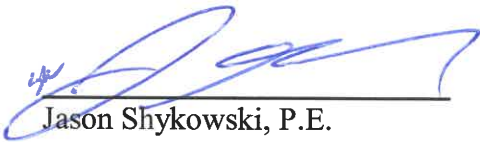
1 - NCHRP Report 572: Roundabouts in the United States. National Cooperative Highway Research Program, TRB, NAS, Washington, D.C., 2007.

IX. Anticipated involvement of low-income and minority community members in the project as well as how the project may impact these community members:

The project is located in Census Tract 209.01 which has been identified as Regional Disadvantaged Community with a concentration of low income and/or high minority populations. Median Household Income (As identified in Table ID B19013) 50% of the statewide median income of \$63,783, defined as low-income by the U.S. Department of Housing and Urban Development. Data is from the 2012-2016 American Community Survey.

Vernon Street is a main arterial through downtown Roseville and connects the surrounding lower income and minority neighborhoods in the downtown area to employment centers, schools, parks and recreational areas. By making the intersection of Vernon Street and Folsom Road safer for all users and reducing delay for vehicles, the project will benefit low-income and minority community members and all the residents who live in the area. Residents of the impacted neighborhoods will be targeted for public outreach efforts during the project development.

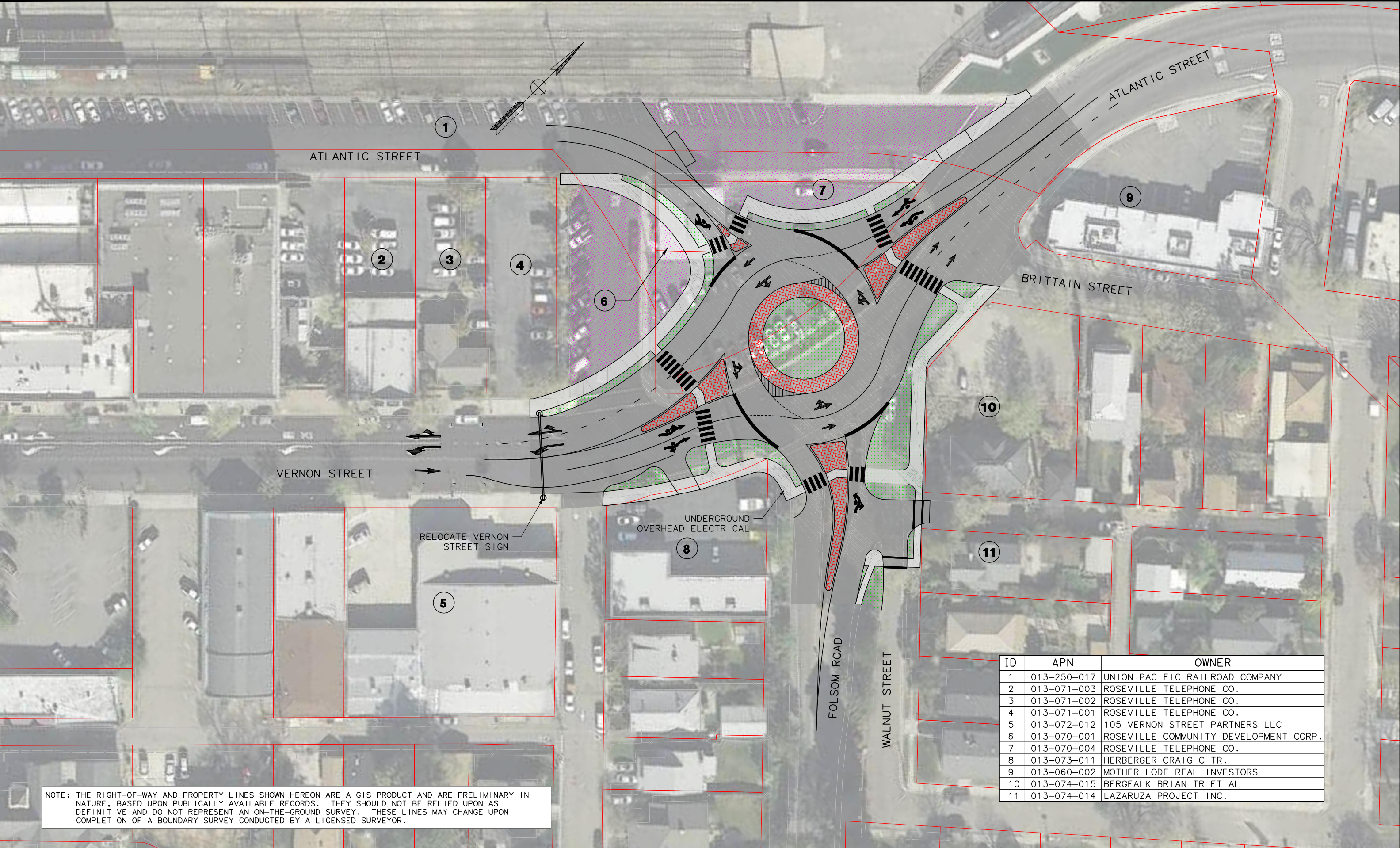
Respectfully Submitted,



Jason Shykowski, P.E.
Public Works Director, City of Roseville

ATTACHMENTS

1. PRELIMINARY CONCEPT EXHIBIT – VERNON STREET ROUNDABOUT
2. MEMORANDUM – VERNON STREET/FOLSOM ROAD ROUNDABOUT EVALUATION



NOTE: THE RIGHT-OF-WAY AND PROPERTY LINES SHOWN HEREON ARE A GIS PRODUCT AND ARE PRELIMINARY IN NATURE, BASED UPON PUBLICLY AVAILABLE RECORDS. THEY SHOULD NOT BE RELIED UPON AS DEFINITIVE AND DO NOT REPRESENT AN ON-THE-GROUND SURVEY. THESE LINES MAY CHANGE UPON COMPLETION OF A BOUNDARY SURVEY CONDUCTED BY A LICENSED SURVEYOR.

ID	APN	OWNER
1	013-250-017	UNION PACIFIC RAILROAD COMPANY
2	013-071-003	ROSEVILLE TELEPHONE CO.
3	013-071-002	ROSEVILLE TELEPHONE CO.
4	013-071-001	ROSEVILLE TELEPHONE CO.
5	013-072-012	105 VERNON STREET PARTNERS LLC
6	013-070-001	ROSEVILLE COMMUNITY DEVELOPMENT CORP.
7	013-070-004	ROSEVILLE TELEPHONE CO.
8	013-073-011	HERBERGER CRAIG C TR.
9	013-060-002	MOTHER LODE REAL INVESTORS
10	013-074-015	BERGFALK BRIAN TR ET AL
11	013-074-014	LAZARUZA PROJECT INC.

MEMORANDUM

To: Tricia Stewart, City of Roseville

Project No.: SA-17106

Cc:

From: Zach Siviglia, Mark Thomas

Date: February 2, 2018

RE: Vernon Street/Folsom Road Roundabout Evaluation

Purpose of Memorandum

The purpose of this memorandum is to evaluate the traffic circulation, geometric improvements, cost, and right of way impacts at the intersection of Vernon Street and Folsom Road near the downtown area in the City of Roseville. This project is intended to improve the vehicle safety and the level of service (LOS) into the downtown Roseville area.

Vernon Street through downtown Roseville is a two-lane collector road with on-street parking along the route and a posted 25mph speed limit. As Vernon heads north from the Lincoln street intersection, it curves to the north, where it become Atlantic Street. Atlantic Street is a five-lane Minor Arterial with a posted speed of 40 mph. The proposed roundabout is located just south of where Vernon Street transitions to Atlantic Street. Three roundabout alternatives were analyzed with different lane configurations on Vernon Street/Atlantic Street. Alternative 1 proposes two southbound lanes and one northbound lane, Alternative 2 proposes one southbound lane and two northbound lanes, and Alternative 3 has two lanes for both southbound and northbound directions.

Geometric Design and Cost Estimate

The preliminary design of the roundabout would accommodate a 150-foot inscribe circle diameter (ICD). The circulating lanes are shown as 18-foot with a 10-foot truck apron. The design follows the guidance of the National Cooperative Highway Research Program (NCHRP) 672 Roundabouts – An Informational Guide. The design level for the roundabout was done to a 10% concept level to determine feasibility and potential impacts.

The preliminary estimated project cost for the Alternatives are as follows:

	Alt. 1 (2NB - 1SB)	Alt. 2 (1NB - 2SB)	Alt. 3 (2NB - 2SB)
Construction	\$1,903,000	\$1,928,000	\$1,992,000
Right-of-way	\$340,000	\$340,000	\$340,000
25% Design, Environmental 15% Construction Management	\$761,000	\$771,000	\$797,000
Total	\$3,004,000	\$3,039,000	\$3,129,000

Although the footprints between the alternatives vary, the difference in anticipated right of way impacts are small. Impacts to certain parcels will likely require full acquisition because improvements either bisect the property or would result in small remnants.

Traffic Analysis

Traffic analysis for the proposed alternative roundabouts has been completed and is attached to this memorandum. The analysis was performed by Fehr & Peers and analyzed traffic operations and emissions under existing and cumulative (2035) conditions at the Vernon Street/Folsom Road intersection under current traffic control and with a roundabout. The analysis focuses on traffic operations and does not include geometric or safety review.

Intersection operations including level of service, delay, and queuing were analyzed for the roundabout intersection was performed using Synchro/SimTraffic 9 micro-simulation traffic analysis software. The study intersections were analyzed using the performance measures of intersection delay and LOS. Pedestrian and bicycle activity was relatively low with fewer than 10 pedestrians or bicyclists per hour during the peak hours.

Below is a table that shows how the intersections around the proposed improvements will perform under the cumulative condition compared to the no build. Roundabout alternative 2 (1 SB / 2 NB) was not analyzed because during the roundabout analysis that alternative had LOS F conditions during the PM peak hour.

2035 Cumulative Condition - Network Analysis						
Intersection	No Build		Roundabout Alt. 1 (2 SB / 1 NB)		Roundabout Alt. 3 (2 SB / 2 NB)	
	AM	PM	AM	PM	AM	PM
Atlantic St/Vernon St /Brittain St	F / >200 (EBTH)	F / >200 (EBRT)	B / 14 (WBRT)	A / 5 (WBRT)	A / 6 (WBRT)	A / 3 (WBRT)
Vernon St/Folsom Rd /Atlantic St	F / >200 (WBLT)	F / >200 (WBLT)	D / 28	F / 52	A / 5	F / 53
Vernon St/Jefferson St	E / 44 (EBLT)	F / 114 (EBLT)	A / 3 (SBLT)	C / 16 (SBLT)	C / 20 (SBLT)	C / 18 (SBLT)
Vernon St/Lincoln St	D / 53	F / 107	F / 93	F / 90	D / 43	F / 87

Notes: Delay is reported in seconds per vehicle. The movement with the highest delay at side street stop controlled intersections is reported in parentheses.

Source: Fehr & Peers, 2018

All three proposed roundabout alternatives at Vernon Street/Folsom Road with the realignment of Atlantic Street would provide improved intersection operations compared to the current configuration. In particular, access from side streets (Folsom Road and Atlantic Street) would be improved (lower delay) compared to the current configuration. The Alternative 3 would be preferred as it prevents queuing from the Vernon Street/Lincoln Street signalized intersection during peak hours under design year conditions.

Safety

The collision history, that was provide by the City, was evaluated and shows several instances within past 5 years of collisions near the intersection. There was one broadside and several occurrences with hit object due to unsafe speed near the Vernon Street/Folsom Road intersection. Broadside collision tend to be related to lack of sight distance where unsafe speed is related to roadway geometry. The proposed roundabout would be designed to help reduce these issues by improving the sight distance and implement calming measure to help reduce speed.

Funding

This project has been identified to pursue Highway Safety Improvement Program (HSIP) Funding. HSIP funds are eligible for work on any public road that improves the safety for its users. This funding will cover up to 90% of preliminary engineering, right of way, and construction costs with a maximum of \$10 million can be awarded per Agency. HSIP funding is normally available for projects every one to two years. Cycle 9 call for projects is expected to be announced April/Early May 2018 with applications due August 2018. Attached is a preliminary benefit/cost ratio (BCR) for modifying the intersection to a roundabout that was performed by Mark Thomas. For cycle 9 a minimum BCR of 3.5 is required for a BCR application to be submitted. The BCR for this intersection improvement is 7.8.

Conclusion

A roundabout improvement to the Vernon Street/ Folsom Road intersection would have the following benefits:

- Improvement to LOS for the intersection and to the intersections within the vicinity of the proposed roundabout location.
- Pedestrian crossing and access is improved
- Safety will be improved by slowing vehicles, removing S-curve, and enhanced pedestrian facilities
- Improves esthetics the entrance to Vernon Street

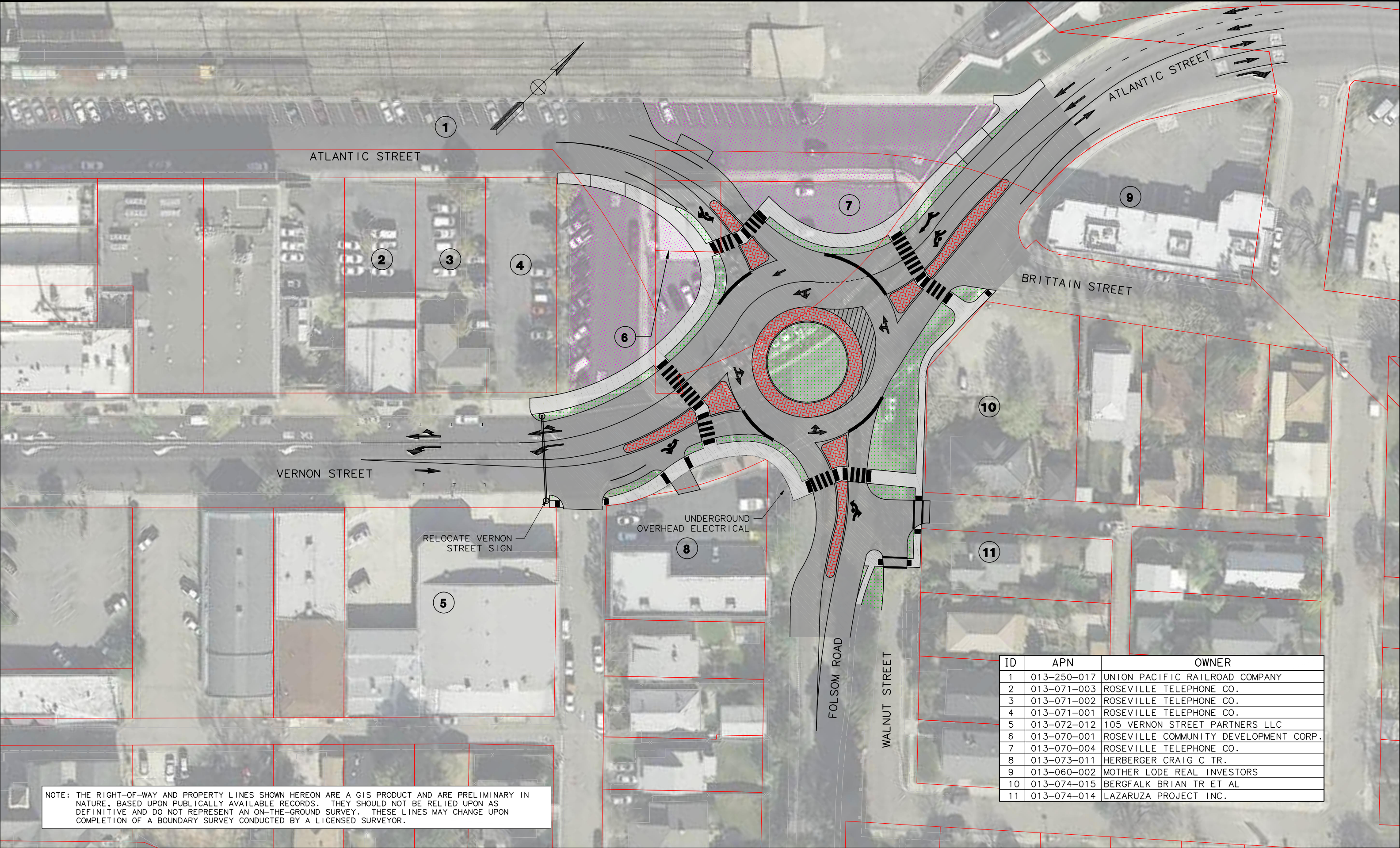
Based on the benefits a roundabout should be consider as the preferred alternative to the intersection improvements.

Recommendation

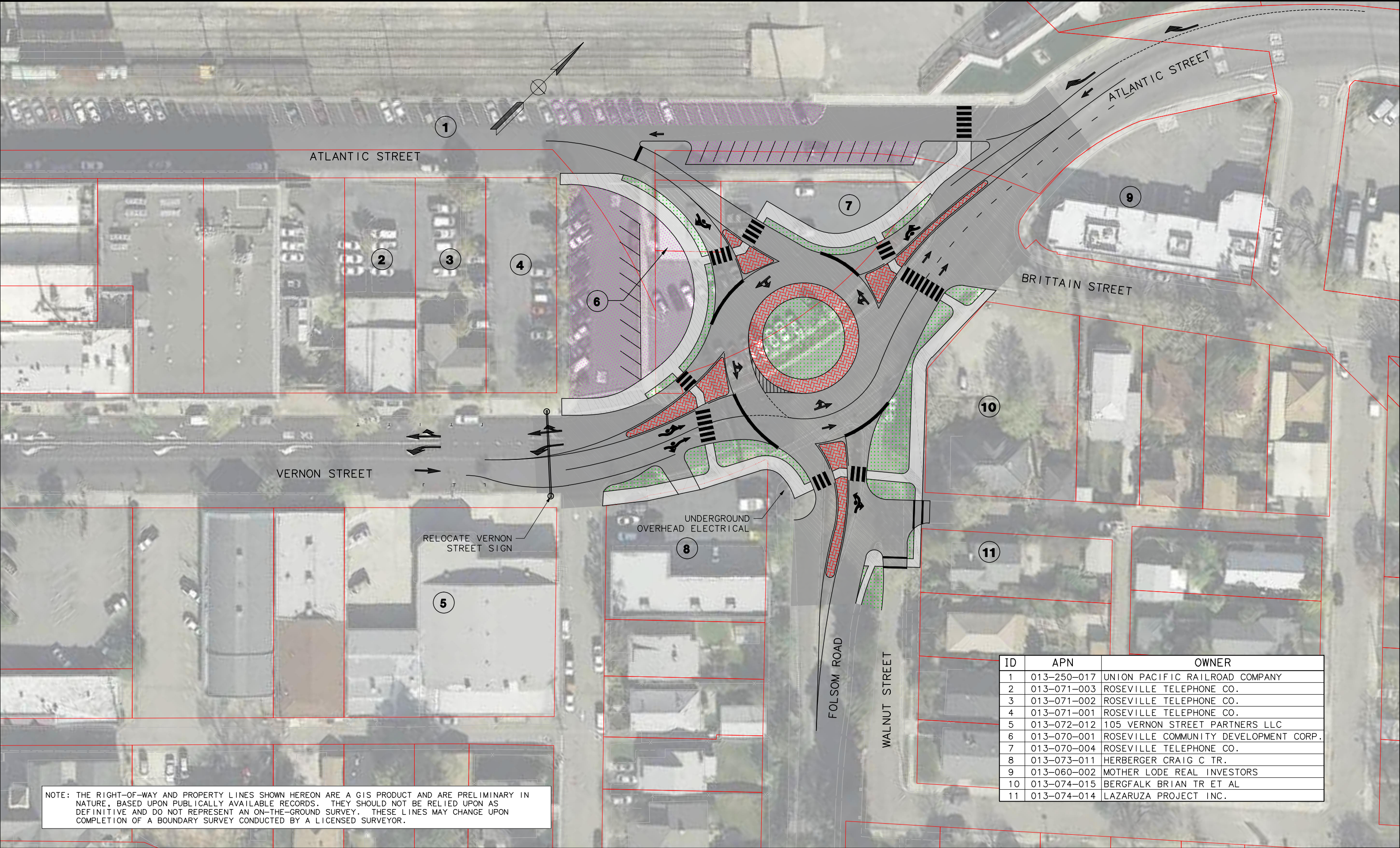
Each of the three proposed alternatives are very similar with the right or way acquisition and in the cost; however, Alternative 3 provides the greatest improvement to the LOS. Based on the results from the traffic analysis and preliminary geometric design and cost estimate, Mark Thomas recommends that Alternative 3 be considered for future analysis should the City wish to further consider a roundabout at this location.

Attachments:

- A. Roundabout Geometrics
- B. Cost Estimates
- C. Traffic Analysis
- D. HSIP Cost Benefit Calculation
- E. Collision History



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9	013-060-002	MOTHER LODE REAL INVESTORS
10	013-074-015	BERGFALK BRIAN TR ET AL
11	013-074-014	LAZARUZA PROJECT INC.



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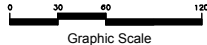
LEGEND



POTENTIAL PARKING AREA



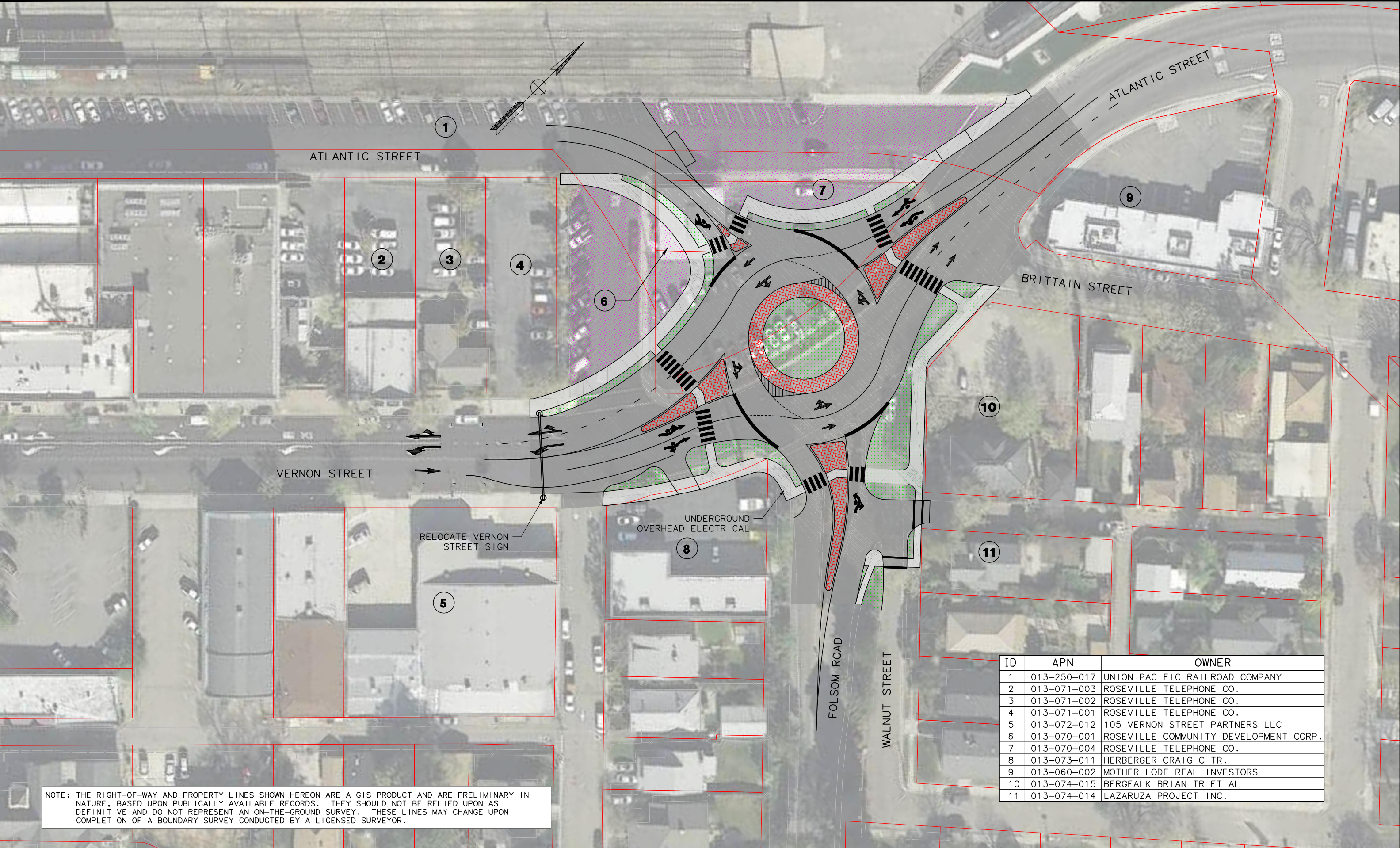
APN ID



PRELIMINARY GEOMETRIC DESIGN
ROUNDAABOUT ALTERNATIVE 2



7300 FOLSOM BOULEVARD
SUITE 203
SACRAMENTO, CA 95826



ID	APN	OWNER
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11	013-074-014	LAZARUZA PROJECT INC.

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Amount
	Roadway Items				
1	Traffic Control System	LS	1	\$ 61,000	\$ 61,000
2	Construction Area Signs	LS	1	\$ 2,000	\$ 2,000
3	Prepare Storm Water Pollution Prevention Plan	LS	1	\$ 6,500	\$ 6,500
4	Construction Site Management	LS	1	\$ 30,000	\$ 30,000
5	Water Pollution Control	LS	1	\$ 40,000	\$ 40,000
6	Clearing & Grubbing	LS	1	\$ 15,000	\$ 15,000
7	Develop Water Supply	LS	1	\$ 20,000	\$ 20,000
8	Roadway Excavation	CY	2800	\$ 45	\$ 126,000
9	Aggregate Base (Class 2)	CY	1800	\$ 85	\$ 153,000
10	Slurry Seal (Type II)	TON	50	\$ 400	\$ 20,000
11	Hot Mix Asphalt (Type A)	TON	1600	\$ 150	\$ 240,000
12	Drainage Systems	LS	1	\$ 60,000	\$ 60,000
13	Minor Concrete (Sidewalk)	CY	120	\$ 500	\$ 60,000
14	Minor Concrete (Curb)	LF	1300	\$ 15	\$ 19,500
15	Minor Concrete (Curb and Gutter)	LF	1300	\$ 20	\$ 26,000
16	Minor Concrete (Textured Paving)	CY	70	\$ 650	\$ 45,500
17	Signage and Striping	LS	1	\$ 20,000	\$ 20,000
18	Relocate Overhead Vernon Street Sign	LS	1	\$ 150,000	\$ 150,000
19	Underground Overhead Electrical	LS	1	\$ 33,500	\$ 33,500
20	Pedestrian Activated Sign	LS	1	\$ 25,000	\$ 25,000
21	Electrical and Lighting	LS	1	\$ 80,000	\$ 80,000
22	Landscape & Irrigation	SF	9000	\$ 4	\$ 36,000
	Mobilization				
23	Mobilization (10%)	LS	1	\$ 140,859	\$ 140,859
	Contingency (35%)		1	\$ 493,451	\$ 493,451
	Construction Subtotal				\$ 1,903,000
	Right of Way				\$ 340,000
	Soft Costs				
	Design (25%)				\$ 476,000
	Construction Management (15%)				\$ 285,000
	Total				\$ 3,004,000

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Amount
	Roadway Items				
1	Traffic Control System	LS	1	\$ 62,000	\$ 62,000
2	Construction Area Signs	LS	1	\$ 2,000	\$ 2,000
3	Prepare Storm Water Pollution Prevention Plan	LS	1	\$ 6,500	\$ 6,500
4	Construction Site Management	LS	1	\$ 30,000	\$ 30,000
5	Water Pollution Control	LS	1	\$ 40,000	\$ 40,000
6	Clearing & Grubbing	LS	1	\$ 15,000	\$ 15,000
7	Develop Water Supply	LS	1	\$ 20,000	\$ 20,000
8	Roadway Excavation	CY	2700	\$ 45	\$ 121,500
9	Aggregate Base (Class 2)	CY	1800	\$ 85	\$ 153,000
10	Slurry Seal (Type II)	TON	50	\$ 400	\$ 20,000
11	Hot Mix Asphalt (Type A)	TON	1600	\$ 150	\$ 240,000
12	Drainage Systems	LS	1	\$ 60,000	\$ 60,000
13	Minor Concrete (Sidewalk)	CY	120	\$ 500	\$ 60,000
14	Minor Concrete (Curb)	LF	1300	\$ 15	\$ 19,500
15	Minor Concrete (Curb and Gutter)	LF	1500	\$ 20	\$ 30,000
16	Minor Concrete (Textured Paving)	CY	70	\$ 650	\$ 45,500
17	Signage and Striping	LS	1	\$ 20,000	\$ 20,000
18	Relocate Overhead Vernon Street Sign	LS	1	\$ 150,000	\$ 150,000
19	Underground Overhead Electrical	LS	1	\$ 33,500	\$ 33,500
20	Pedestrian Activated Sign	LS	1	\$ 25,000	\$ 25,000
21	Electrical and Lighting	LS	1	\$ 80,000	\$ 80,000
22	Landscape & Irrigation	SF	13000	\$ 4	\$ 52,000
	Mobilization				
23	Mobilization (10%)	LS	1	\$ 142,691	\$ 142,691
	Contingency (35%)		1	\$ 499,867	\$ 499,867
	Construction Subtotal				\$ 1,928,000
	Right of Way				\$ 340,000
	Soft Costs				
	Design (25%)				\$ 482,000
	Construction Management (15%)				\$ 289,000
	Total				\$ 3,039,000

Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total Amount
	Roadway Items				
1	Traffic Control System	LS	1	\$ 64,000	\$ 64,000
2	Construction Area Signs	LS	1	\$ 2,000	\$ 2,000
3	Prepare Storm Water Pollution Prevention Plan	LS	1	\$ 6,500	\$ 6,500
4	Construction Site Management	LS	1	\$ 30,000	\$ 30,000
5	Water Pollution Control	LS	1	\$ 40,000	\$ 40,000
6	Clearing & Grubbing	LS	1	\$ 15,000	\$ 15,000
7	Develop Water Supply	LS	1	\$ 20,000	\$ 20,000
8	Roadway Excavation	CY	3000	\$ 45	\$ 135,000
9	Aggregate Base (Class 2)	CY	2000	\$ 85	\$ 170,000
10	Slurry Seal (Type II)	TON	50	\$ 400	\$ 20,000
11	Hot Mix Asphalt (Type A)	TON	1800	\$ 150	\$ 270,000
12	Drainage Systems	LS	1	\$ 60,000	\$ 60,000
13	Minor Concrete (Sidewalk)	CY	120	\$ 500	\$ 60,000
14	Minor Concrete (Curb)	LF	1100	\$ 15	\$ 16,500
15	Minor Concrete (Curb and Gutter)	LF	1400	\$ 20	\$ 28,000
16	Minor Concrete (Textured Paving)	CY	70	\$ 650	\$ 45,500
17	Signage and Striping	LS	1	\$ 20,000	\$ 20,000
18	Relocate Overhead Vernon Street Sign	LS	1	\$ 150,000	\$ 150,000
19	Underground Overhead Electrical	LS	1	\$ 33,500	\$ 33,500
20	Pedestrian Activated Sign	LS	1	\$ 25,000	\$ 25,000
21	Electrical and Lighting	LS	1	\$ 80,000	\$ 80,000
22	Landscape & Irrigation	SF	9300	\$ 4	\$ 37,200
	Mobilization				
23	Mobilization (10%)	LS	1	\$ 147,430	\$ 147,430
	Contingency (35%)		1	\$ 516,471	\$ 516,471
	Construction Subtotal				\$ 1,992,000
	Right of Way				\$ 340,000
	Soft Costs				
	Design (25%)				\$ 498,000
	Construction Management (15%)				\$ 299,000
	Total				\$ 3,129,000

MEMORANDUM

Date: January 15, 2018

To: Zach Siviglia, Mark Thomas

From: Dave Stanek, Fehr & Peers

Subject: *Vernon Street/Folsom Road Roundabout Evaluation*

RS17-3605

Fehr & Peers has analyzed traffic operations and emissions under existing and cumulative (2035) conditions at the Vernon Street/Folsom Road intersection under current traffic control and with a roundabout. This analysis focuses on traffic operations and does not include geometric or safety review.

EXISTING CONDITIONS

The study includes the Vernon Street corridor from Lincoln Street to Atlantic Street as shown in Figure 1. The study roadways are described below.

Vernon Street is a two-lane street that serves as Roseville's main street through downtown. At Jefferson Street, Vernon Street curves to the north and becomes a four-lane arterial at Atlantic Street, eventually connecting to Interstate 80 (I-80) and east Roseville via Eureka Road. Along the corridor, the posted speed limit transitions from 25 mph at Jefferson Street to 40 mph on Atlantic Street.

Folsom Road is a two-lane collector street that connects Vernon Street to Douglas Boulevard near the Roseville Square Shopping Center and the I-80/Douglas Boulevard interchange. Folsom Road primarily borders residential neighborhoods.

Lincoln Street is a two-lane street that connects downtown Roseville to adjacent residential areas. It serves as one of two connector roadways to Washington Boulevard and the grade-separated crossing of the Union Pacific railroad tracks. Lincoln Street is one of three bridges over Dry Creek adjacent to downtown Roseville: the other two are at Folsom Road and Douglas Boulevard.

Jefferson Street is a local street serving retail and residential land uses on the north side of downtown Roseville. It is a one-way (eastbound-only) street east of Vernon Street. **Brittain Street** and **Walnut Street** are also local streets that serve a residential neighborhood east of the Vernon Street/Folsom Road intersection. Adelante High School is located in this neighborhood.

Figure 1 shows the traffic control, lane configuration, and peak hour traffic volumes at the study intersections. Vernon Street/Lincoln Street has signal control, and the other study intersections have side-street stop control. When Atlantic Street transitions to Vernon Street in the southbound direction, the inside

lane is 'trapped' to become a left-turn lane at Lincoln Street. In the northbound direction, the second lane is added after the Vernon Street/Atlantic Street intersection.

Peak period intersection turning movement counts were collected at the three northern intersections on Wednesday, November 29, 2017. The City of Roseville ITS traffic count database provided traffic counts for the Vernon Street/Lincoln Street intersection, which were adjusted to balance along the corridor. The AM peak hour occurred from 7:15 to 8:15 AM, the peak hour factor was measured as 0.89, and the average truck percentage was 2 percent. The PM peak hour occurred from 4:45 to 5:45 PM, the peak hour factor was measured as 0.96, and the average truck percentage was 1 percent.

No marked crosswalks are provided across Vernon Street between Lincoln Street and Atlantic Street. At Vernon Street/Folsom Road, pedestrian and bicycle activity was relatively low with fewer than 10 pedestrians or bicyclists per hour during the peak hours.

On-street parking is provided on Jefferson Street, Vernon Street south of Jefferson Street, and Atlantic Street south of Vernon Street. No parking is allowed on Brittain Street and Folsom Road in the study area. Parking is also prohibited on Vernon Street north of Jefferson Street and Atlantic Street north of Vernon Street.

The study intersections were analyzed using the Synchro/SimTraffic 9 micro-simulation traffic analysis software. SimTraffic applies methodologies that are consistent with the *Highway Capacity Manual* (HCM) (Transportation Research Board, 2010). The study intersections were analyzed using the performance measures of intersection delay and level of service (LOS). LOS is a qualitative measure of traffic operating conditions that assigns a letter rating, from A (the best) to F (the worst). These ratings represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. The descriptions of letter ratings and the delay thresholds for signalized and unsignalized intersections are provided in Table 1.

Table 1: Intersection Level of Service Definitions

Level of Service	Description	Average Delay	
		Signalized	Unsignalized
A	Very low delay occurs due to little or no conflicting traffic.	≤ 10	≤ 10
B	Low delay occurs although conflicting traffic becomes noticeable.	>10 to 20	>10 to 15
C	Average delays result from increased conflicting traffic.	>20 to 35	>15 to 25
D	Longer delays occur due to a reduction in available gaps. At signals, individual cycle failures are noticeable.	>35 to 55	>25 to 35
E	High delays and extensive queues occur. The intersection operates at capacity.	>55 to 80	>35 to 50
F	Delays are unacceptable to most drivers due to over-saturation.	>80	>50

Notes: Average delay presented in seconds per vehicle. Delay values are rounded to the nearest second and evaluated for LOS based on the above thresholds (that is, 10 seconds per vehicle is LOS A).

Source: *Highway Capacity Manual* (Transportation Research Board, 2010)

Table 2 reports the intersection delay and LOS based on the SimTraffic results.

Table 2: Intersection Network Operations – Existing Conditions			
Intersection	Control	Level of Service (LOS) / Delay	
		AM Peak Hour	PM Peak Hour
1. Atlantic St/Vernon St/Brittain St	Side Street Stop	E / 49 (WBLT)	F / 149 (EBLT)
2. Vernon St/Folsom Rd	Side Street Stop	F / 98 (WBLT)	F / 140 (WBLT)
3. Vernon St/Jefferson St	Side Street Stop	A / 7 (NBLT)	C / 23 (EBRT)
4. Vernon St/Lincoln St	Signal	B / 15	D / 39

Notes: Delay is reported in seconds per vehicle. The movement with the highest delay at side street stop controlled intersections is reported in parentheses.

Source: Fehr & Peers, 2018

During the AM peak hour, the Vernon Street corridor generally operates effectively. The LOS E and F conditions reported at intersections 1 and 2 are experienced by modest number of motorists (10 and 25 vehicles, respectively). However, the PM peak hour has congested conditions on southbound Vernon Street at Lincoln Street due to high demand volumes. A portion of the southbound through demand volume are drivers diverting to avoid congested conditions on westbound I-80 between Atlantic Street and Riverside Avenue. The maximum queue for the southbound through movement extends upstream to Jefferson Street, and the maximum queue for the southbound left-turn movement extends north of Atlantic Street as shown in the exhibit below. As a result, left turns at the stop-controlled intersections at Jefferson Street, Folsom Road, and Brittain Street can be difficult to make in a timely manner.



Exhibit 1 – Looking South on Atlantic St at Vernon Street during the PM Peak Hour

CUMULATIVE CONDITIONS

The City of Roseville travel demand forecasting model was used to develop cumulative year (2035) forecasts for the study intersections. Figure 2 shows the AM and PM peak hour traffic volumes under cumulative year

conditions with the current traffic control and roadway configuration. During the AM peak hour, traffic volumes would increase by about 30 vehicles per hour (vph) southbound, but more than 300 vph northbound compared to existing conditions. During the PM peak hour, traffic growth would be even larger: 400 vph southbound and 300 vph northbound. Notably, the southbound left-turn volume at the Vernon Street/Lincoln Street intersection is projected to increase from 318 vph currently to 550 vph. This traffic growth occurs as a result of new land use development in downtown Roseville and continued/increased diversion away from other congested corridors.

The proposed project would construct a roundabout at the Vernon Street/Folsom Road intersection as shown in Figure 3. Jefferson Street would be closed between Atlantic Street and Vernon Street. The portion of Atlantic Street between Jefferson Street and Vernon Street would be realigned and become the fourth leg of the Vernon Street/Folsom Road intersection. The Vernon Street/Brittain Street intersection would become right-in/right-out only due to its close spacing to the roundabout. The roundabout would maintain the current lanes on Vernon Street: two southbound and one northbound.

Figure 4 shows the AM and PM peak hour traffic volumes under cumulative year conditions with the proposed roundabout. The volumes from the No Build Alternative were revised based on the Jefferson Street closure, Atlantic Street realignment, and turn prohibitions at Vernon Street/Brittain Street.

The corridor operations were analyzed under cumulative conditions using the Synchro/SimTraffic software. The intersection LOS and delay results for cumulative conditions are shown in Table 3.

Table 3: Intersection Network Operations – Cumulative Conditions

Intersection	Control	No Build Alternative		Build Alternative	
		AM	PM	AM	PM
1. Atlantic St/Vernon St/Brittain St	Side Street Stop	F / >200 (EBTH)	F / >200 (EBRT)	B / 14 (WBRT)	A / 5 (WBRT)
2. Vernon St/Folsom Rd	Side Street Stop / Roundabout	F / >200 (WBLT)	F / >200 (WBLT)	D / 28	F / 52
3. Vernon St/Jefferson St	Side Street Stop	E / 44 (EBLT)	F / 114 (EBLT)	A / 3 (SBLT)	C / 16 (SBLT)
4. Vernon St/Lincoln St	Signal	D / 53	F / 107	F / 93	F / 90

Notes: Delay is reported in seconds per vehicle. The movement with the highest delay at side street stop controlled intersections is reported in parentheses.

Source: Fehr & Peers, 2018

With the higher volumes under cumulative conditions, intersection operations are worse during peak hours compared to existing conditions. Side-street delay would be high due to few gaps in traffic on Vernon Street/Atlantic Street. On southbound Vernon Street, queues from vehicles turning left at Folsom Road from the inside through lane will constrain traffic from reaching the Lincoln Street intersection, especially during the PM peak hour. At the signalized Vernon Street/Lincoln Street intersection, the level of service would worsen from LOS B to D during the AM peak hour and from LOS D to F during the PM peak hour, with queues extending into upstream intersections.

Under the Build Alternative, movements with high delays would be eliminated at the Atlantic Street/Vernon Street/Brittain Street and Vernon Street/Jefferson Street intersections. As a result, the delay for the worst movement at these intersections would be lower than the No Build Alternative. Although the overall intersection delay at the roundabout would be less than one minute, the northbound approach would be over capacity. This capacity constraint would cause queues to extend into the Vernon Street/Lincoln Street intersection during both peak hours resulting in LOS F conditions as shown in the screen capture below.

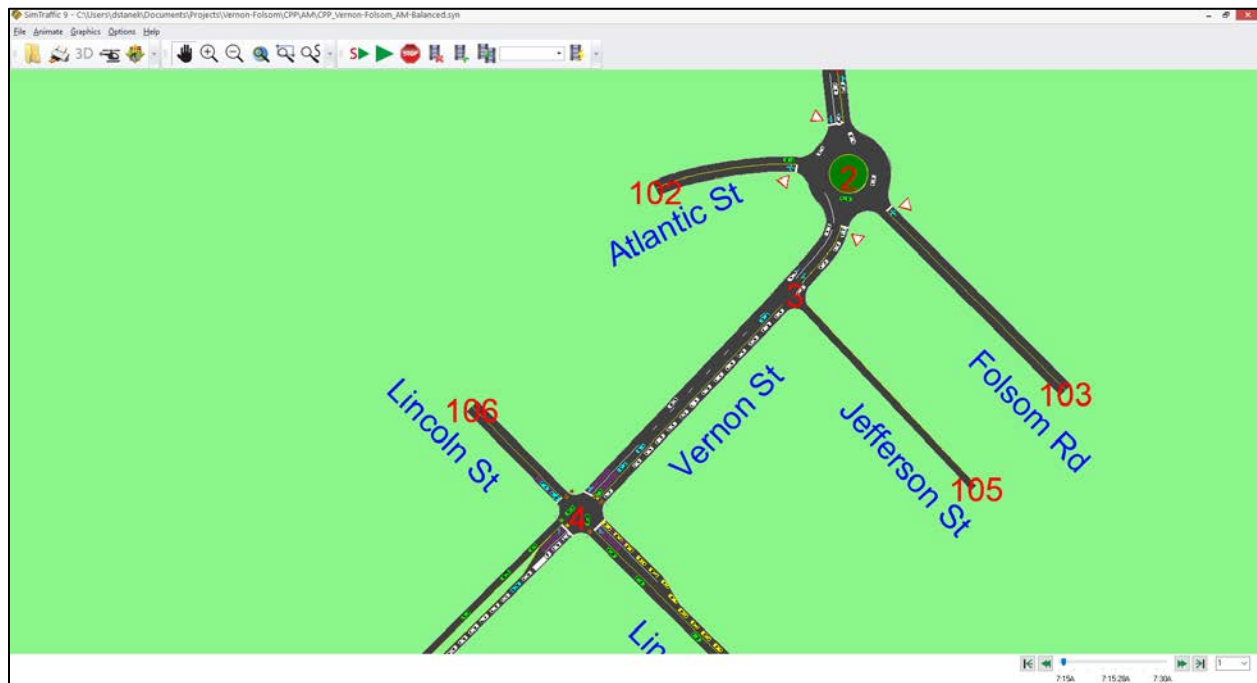


Exhibit 2 – SimTraffic simulation showing northbound AM peak hour queue at roundabout

To confirm the cumulative conditions SimTraffic analysis results, the proposed roundabout operations were also analyzed using the Sidra analysis software. The deterministic analysis method employed in Sidra (Sidra Standard) does not account for bottlenecks at adjacent intersections that can constrain traffic volumes or cause queues that extend through an adjacent intersection. The Sidra Standard analysis method confirmed the SimTraffic analysis findings that the demand volume at the roundabout's northbound approach would exceed the capacity during both peak hours under cumulative conditions (see Table 3).

Due to the capacity issue on the northbound approach, two alternative roundabout configurations were analyzed in Sidra. In the first alternative configuration, the northbound approach would be widened to provide two through lanes with the second lane starting at Jefferson Street. To maintain about the same footprint, the southbound approach would be narrowed to have one through lane with the second southbound lane becoming a right-turn only lane to Atlantic Street. In the second alternative configuration, the widened northbound approach would be combined with the original two-lane southbound approach. See the attachment for sketches of the alternative roundabout configurations.

Table 4 shows the operations analysis results for the three roundabout configuration alternatives. As noted above, the northbound volume-to-capacity ratio would exceed 1.0 for the proposed configuration with only

one northbound lane. The first alternative configuration (two northbound and one southbound lanes) would have good operations during the AM peak hour. However, the PM peak hour demand volume for the southbound approach would exceed the one-lane capacity. The second alternative configuration, which maintains the southbound capacity and adds northbound capacity, would provide good operations during both peak hours.

Table 4: Roundabout Alternative Comparison – Cumulative Conditions

Lane Configuration Alternative	AM Peak Hour		PM Peak Hour	
	LOS / Delay	Max v/c Ratio	LOS / Delay	Max v/c Ratio
2 Southbound / 1 Northbound (Proposed)	F / 88	<u>1.33</u> (NB)	E / 40	<u>1.14</u> (NB)
1 Southbound / 2 Northbound (Alternative 1)	B / 12	0.72 (SB)	F / 61	<u>1.19</u> (SB)
2 Southbound / 2 Northbound (Alternative 2)	B / 10	0.55 (NB)	B / 12	0.71 (SB)

Notes: Bold and underline font indicates demand volume exceeds capacity. Delay is reported in seconds per vehicle according to the Sidra Standard analysis method. The approach with the highest volume to capacity (v/c) ratio is shown in parentheses.

Source: Fehr & Peers, 2018

The second alternative roundabout configuration was analyzed in SimTraffic to provide network-wide results. Table 5 provides a comparison of intersection operations of the proposed Build Alternative and Build Alternative 2.

Table 5: Intersection Network Operations – Proposed Roundabout vs Alternative 2

Intersection	Control	Proposed Build Alternative (2 SB / 1 NB lanes)		Build Alternative 2 (2 SB / 2 NB lanes)	
		AM	PM	AM	PM
1. Atlantic St/Vernon St/Brittain St	Side Street Stop	B / 14 (WBRT)	A / 5 (WBRT)	A / 6 (WBRT)	A / 3 (WBRT)
2. Vernon St/Folsom Rd/Atlantic St	Roundabout	D / 28	F / 52	A / 5	F / 53
3. Vernon St/Jefferson St	Side Street Stop	A / 3 (SBLT)	C / 16 (SBLT)	C / 20 (SBLT)	C / 18 (SBLT)
4. Vernon St/Lincoln St	Signal	F / 93	F / 90	D / 43	F / 87

Notes: Delay is reported in seconds per vehicle. The movement with the highest delay at side street stop controlled intersections is reported in parentheses.

Source: Fehr & Peers, 2018

During the AM peak hour, the roundabout with two lanes in both directions provides lower delay at most study intersections. The roundabout itself would operate at LOS A, and the Lincoln Street intersection would improve from LOS F to D, with a delay that is lower than the No Build Alternative. During the PM peak hour, the roundabout with two lanes in both directions would continue to have LOS F conditions. Despite this, corridor operations would be better because the constraint on northbound Vernon Street would be removed so that the Lincoln Street intersection would operate better, which is reflected by the overall lower

delay at this intersection. With the constraint removed, however, the southbound approach at Vernon Street/Lincoln Street would be over capacity resulting in a queue that extends back through the roundabout as shown in the exhibit below.



Exhibit 3 – SimTraffic simulation showing southbound PM peak hour queue at Lincoln Street

The southbound queue could be mitigated by operating the Vernon Street/Lincoln Street signal to provide more green time for the southbound approach. However, this would increase queues on the other approaches that are already long, to be even longer. The Vernon Street/Lincoln Street intersection would be over capacity during the design year PM peak hour regardless of the configuration at the Vernon Street/Atlantic Street/Folsom Road intersection.

Another option to improve roundabout operations during the PM peak hour due to congestion at Vernon Street/Lincoln Street would be to add a metering signal for the southbound approach. This signal would be used to prevent queued southbound vehicles from entering the intersection so that other movements would not be inhibited by the queued traffic.

The SimTraffic network performance of the No Build Alternative and Build Alternative 2 are presented in Table 6. Due to the more efficient operations, fuel use would be lower under the revised Build Alternative. However, the higher vehicle speeds would result in higher hydrocarbon and nitrous oxide emissions. Carbon monoxide emissions would be lower since they are more closely related to fuel use.

Table 6: Emissions Performance – Cumulative Conditions

Performance Measure	No Build Alternative			Build Alternative 2		
	AM	PM	Daily ¹	AM	PM	Daily
Fuel Used (gallons)	17	35	260	15	22	185
HC Emissions (grams)	161	130	1,455	170	125	1,475
CO Emissions (grams)	3,950	4,668	43,090	4,360	3,952	41,560
NOx Emissions (grams)	499	417	4,580	540	436	4,880

Note: Daily is estimated as 5 times the sum of the AM and PM peak hour performance measures.

Source: Fehr & Peers, 2018

CONCLUSION

The proposed roundabout at Vernon Street/Folsom Road with the realignment of Atlantic Street would provide improved intersection operations compared to the current configuration. In particular, access from side streets (Folsom Road and Atlantic Street) would be improved (lower delay) compared to the current configuration. The roundabout would need to have two northbound lanes to prevent queuing back into the Vernon Street/Lincoln Street signalized intersection during peak hours under design year conditions.

PM peak hour congestion at the Vernon Street/Lincoln Street intersection would cause queues that extend into the roundabout. When this occurs, the roundabout can become gridlocked if southbound vehicles do not keep the roundabout clear for northbound left and westbound through traffic (the analysis model assumed that drivers would keep the roundabout clear for conflicting traffic). Additionally, the queue will prevent eastbound traffic from entering the roundabout. While the queue could be managed either at Vernon Street/Lincoln Street or at the roundabout using signal control, installing a traffic signal at Vernon Street/Folsom Road would also allow for queue management.

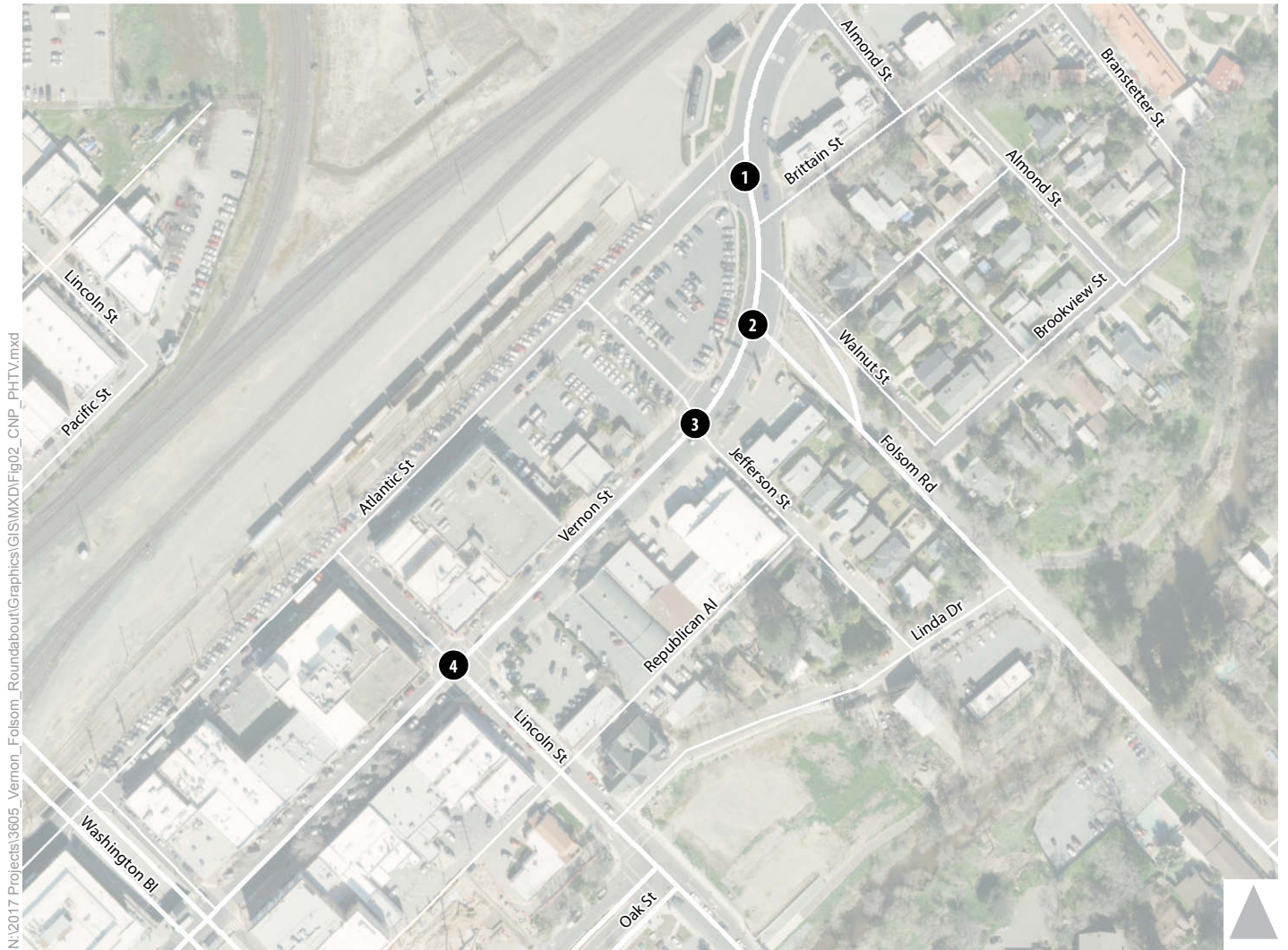


1. Vernon St/Atlantic St/Brittain St	2. Vernon St/Folsom Rd	3. Vernon St/Jefferson St	4. Vernon St/Lincoln St
Atlantic St: 69 (216) left, 711 (934) through, 0 (1) right Brittain St: 0 (2) left, 1 (0) through, 7 (9) right Vernon St: 0 (1) left, 7 (40) through, 0 (0) right, 5 (7) right Atlantic St: 5 (6) left, 781 (660) through, 34 (14) right	Vernon St: 623 (794) left, 100 (196) right Folsom Rd: 143 (123) left, 18 (6) through, 3 (1) right Walnut St: 677 (556) left, 11 (13) right	Vernon St: 8 (6) left, 631 (790) through, 2 (3) right, 0 (1) right Jefferson St: 1 (0) left, 0 (0) through, 3 (9) right Jefferson St: 0 (1) left, 7 (1) through, 687 (668) right, 2 (3) right	Vernon St: 3 (4) left, 402 (478) through, 229 (318) right Lincoln St: 406 (183) left, 0 (3) through, 3 (8) right Lincoln St: 4 (49) left, 11 (141) through, 1 (22) right Lincoln St: 18 (57) left, 286 (341) through, 21 (29) right

- 1** Study Intersection
- Turn Lane
- AM (PM)** Peak Hour Traffic Volume
- Traffic Signal
- Stop Sign

Figure 1
Peak Hour Traffic Volumes
and Lane Configurations -
Existing Conditions



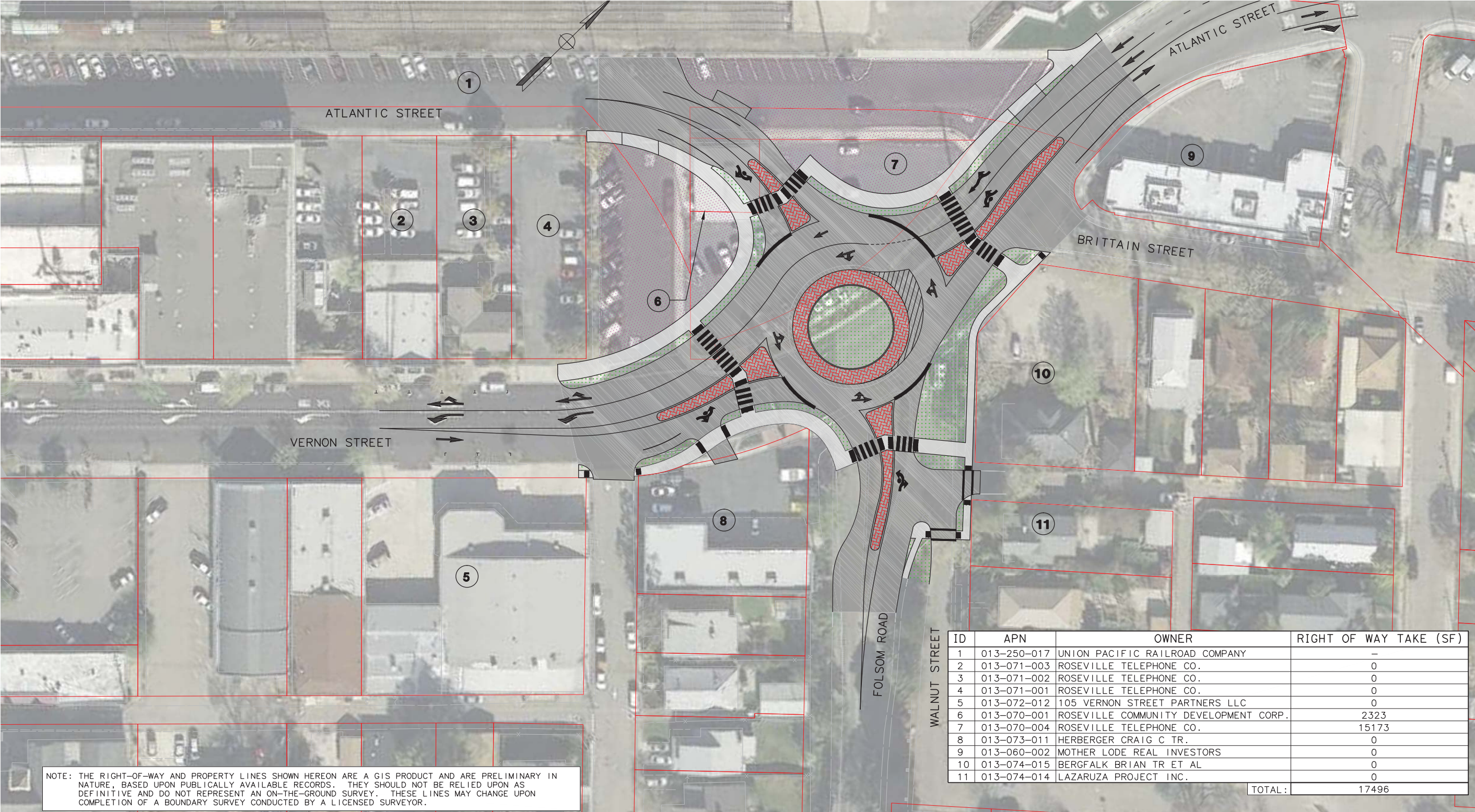


1. Vernon St/Atlantic St/Brittain St	2. Vernon St/Folsom Rd	3. Vernon St/Jefferson St	4. Vernon St/Lincoln St

- 1** Study Intersection
- Turn Lane
- AM (PM)** Peak Hour Traffic Volume
- Traffic Signal
- Stop Sign



Figure 2
Peak Hour Traffic Volumes
and Lane Configurations -
Cumulative No Build Conditions



LEGEND

 POTENTIAL PARKING AREA

 APN ID



**PRELIMINARY GEOMETRIC DESIGN
ROUNDAABOUT ALTERNATIVE**

MARK THOMAS 7300 FOLSOM BOULEVARD
SUITE 203
SACRAMENTO, CA 95826



Figure 3
Proposed Roundabout

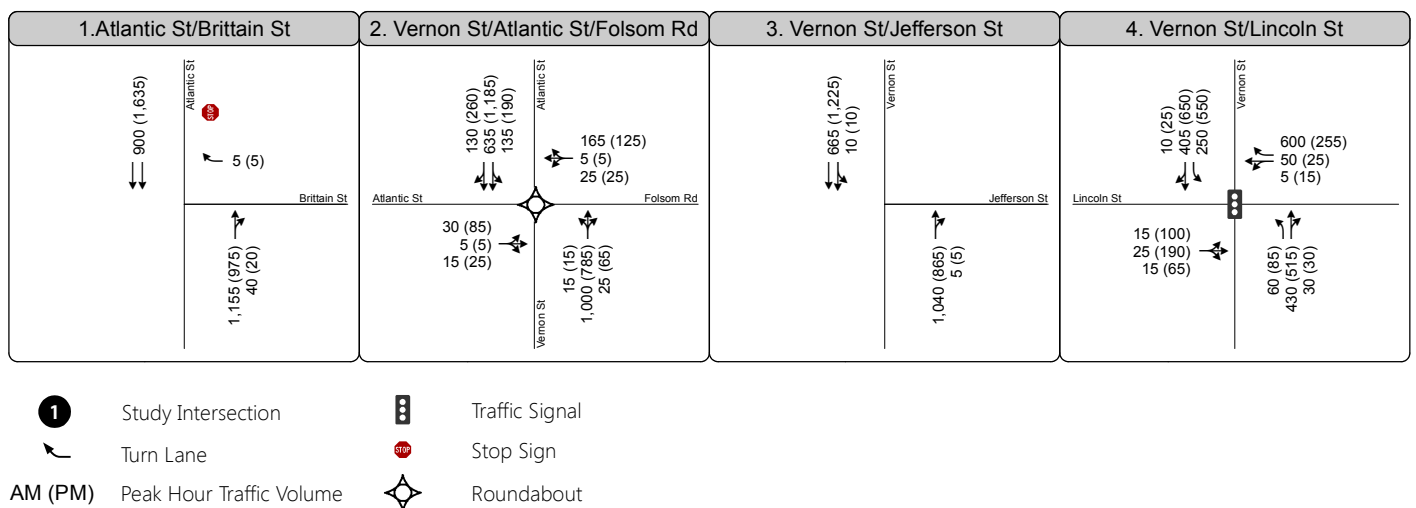


Figure 4

Peak Hour Traffic Volumes
and Lane Configurations -
Cumulative Build Conditions



SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Existing Conditions
AM Peak Hour

Intersection 1

Atlantic St-Brittain St / Atlantic St-Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	6	128.2%	13.6	10.1	B
	Through	781	764	97.9%	0.8	0.2	A
	Right Turn	34	26	75.4%	0.8	0.9	A
	Subtotal	820	796	97.1%	0.9	0.3	A
SB	Left Turn						
	Through	711	748	105.2%	1.9	0.7	A
	Right Turn	69	69	100.1%	0.7	0.2	A
	Subtotal	780	817	104.7%	1.8	0.7	A
EB	Left Turn	7	5	76.3%	32.6	40.1	D
	Through						
	Right Turn	5	6	121.0%	10.1	9.5	B
	Subtotal	12	11	94.9%	24.6	22.6	C
WB	Left Turn	7	8	117.0%	49.2	41.6	E
	Through	1	0	35.6%	6.5	20.4	A
	Right Turn						
	Subtotal	8	9	106.8%	47.4	37.6	E
Total		1,620	1,633	100.8%	1.9	0.6	A

Intersection 2

Folsom Rd / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	677	656	96.9%	1.0	0.3	A
	Right Turn	11	10	90.6%	0.2	0.2	A
	Subtotal	688	666	96.8%	1.0	0.3	A
SB	Left Turn	100	103	102.9%	9.1	1.5	A
	Through	623	658	105.6%	1.3	0.5	A
	Right Turn						
	Subtotal	723	761	105.2%	2.3	0.6	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	21	19	91.5%	97.9	73.9	F
	Through						
	Right Turn	143	140	97.6%	16.5	3.0	C
	Subtotal	164	159	96.8%	26.7	9.1	D
Total		1,575	1,585	100.7%	4.2	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Existing Conditions
AM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	7	5	71.2%	6.7	5.8	A
	Through	687	668	97.2%	1.4	0.2	A
	Right Turn	2	1	71.2%	0.1	0.2	A
	Subtotal	696	674	96.8%	1.5	0.3	A
SB	Left Turn	2	2	89.0%	1.3	1.9	A
	Through	631	666	105.6%	0.4	0.1	A
	Right Turn	8	6	75.7%	0.1	0.1	A
	Subtotal	641	674	105.1%	0.4	0.1	A
EB	Left Turn	1	0	0.0%	0.0	0.0	A
	Through						
	Right Turn	3	2	83.1%	1.9	3.2	A
	Subtotal	4	2	62.3%	1.9	3.2	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,341	1,350	100.7%	0.9	0.1	A

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	18	16	91.0%	29.6	9.3	C
	Through	286	271	94.6%	18.7	2.0	B
	Right Turn	21	26	125.4%	12.8	4.3	B
	Subtotal	325	313	96.4%	18.7	2.0	B
SB	Left Turn	229	237	103.7%	22.8	3.9	C
	Through	402	420	104.4%	9.5	1.8	A
	Right Turn	3	5	154.3%	1.9	2.6	A
	Subtotal	634	662	104.4%	14.3	1.9	B
EB	Left Turn	4	4	106.8%	35.3	46.2	D
	Through	11	10	93.9%	31.3	32.3	C
	Right Turn	1	0	35.6%	1.0	3.2	A
	Subtotal	16	15	93.5%	32.4	35.2	C
WB	Left Turn	3	2	71.2%	9.1	18.1	A
	Through						
	Right Turn	406	398	97.9%	13.1	4.6	B
	Subtotal	409	400	97.7%	13.1	4.5	B
Total		1,384	1,390	100.4%	15.2	2.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Existing Conditions
PM Peak Hour

Intersection 1

Atlantic St-Brittain St / Atlantic St-Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	3	53.2%	26.3	37.3	D
	Through	660	623	94.4%	1.4	0.9	A
	Right Turn	14	17	119.4%	0.2	0.1	A
	Subtotal	679	643	94.6%	1.6	1.3	A
SB	Left Turn	1	2	190.0%	11.6	24.6	B
	Through	934	914	97.9%	14.3	9.4	B
	Right Turn	216	214	99.2%	10.7	11.8	B
	Subtotal	1,151	1,131	98.2%	13.7	9.7	B
EB	Left Turn	41	39	95.5%	148.9	117.4	F
	Through						
	Right Turn	7	5	76.0%	108.4	151.1	F
	Subtotal	48	44	92.6%	146.9	115.4	F
WB	Left Turn	9	5	50.7%	135.3	148.0	F
	Through						
	Right Turn	2	2	95.0%	9.5	21.3	A
	Subtotal	11	6	58.7%	111.1	146.1	F
Total		1,889	1,824	96.6%	12.8	5.9	B

Intersection 2

Folsom Rd / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	556	517	92.9%	2.0	2.1	A
	Right Turn	13	15	114.0%	0.3	0.3	A
	Subtotal	569	532	93.4%	1.9	2.1	A
SB	Left Turn	156	157	100.4%	13.0	2.8	B
	Through	794	766	96.5%	6.6	3.4	A
	Right Turn						
	Subtotal	950	923	97.1%	7.7	3.2	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	7	4	54.3%	139.9	152.5	F
	Through						
	Right Turn	123	124	100.7%	16.2	17.0	C
	Subtotal	130	128	98.2%	20.9	15.6	C
Total		1,649	1,582	95.9%	6.8	1.8	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Existing Conditions
PM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	2	2	95.0%	3.0	4.8	A
	Through	568	534	93.9%	3.1	2.6	A
	Right Turn	3	3	101.3%	0.7	0.8	A
	Subtotal	573	538	94.0%	3.1	2.6	A
SB	Left Turn	4	4	95.0%	13.4	16.0	B
	Through	790	763	96.6%	15.1	8.5	C
	Right Turn	6	5	82.3%	3.5	6.6	A
	Subtotal	800	772	96.5%	15.1	8.4	C
EB	Left Turn						
	Through						
	Right Turn	9	10	105.6%	23.4	37.7	C
	Subtotal	9	10	105.6%	23.4	37.7	C
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,382	1,320	95.5%	10.4	5.1	B

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	57	56	98.7%	29.9	8.1	C
	Through	341	323	94.6%	17.3	4.2	B
	Right Turn	29	38	129.7%	12.8	3.0	B
	Subtotal	427	416	97.5%	18.7	4.5	B
SB	Left Turn	318	303	95.2%	130.4	25.0	F
	Through	478	469	98.2%	17.4	3.5	B
	Right Turn	4	3	76.0%	5.2	7.4	A
	Subtotal	800	775	96.9%	61.6	10.4	E
EB	Left Turn	49	45	91.5%	27.7	8.4	C
	Through	141	135	95.7%	22.3	4.3	C
	Right Turn	22	26	117.5%	15.0	4.2	B
	Subtotal	212	206	97.0%	22.5	4.7	C
WB	Left Turn	8	5	66.5%	21.2	12.3	C
	Through	3	3	101.3%	8.0	12.0	A
	Right Turn	183	177	96.6%	7.5	1.6	A
	Subtotal	194	185	95.4%	8.1	1.4	A
Total		1,633	1,582	96.9%	39.1	5.7	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year No Build Alternative
AM Peak Hour

Intersection 1

Atlantic St-Brittain St / Atlantic St-Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	0	0.0%	0.0	0.0	A
	Through	1,135	1,016	89.5%	0.9	0.1	A
	Right Turn	35	26	75.3%	0.4	0.3	A
	Subtotal	1,175	1,042	88.7%	0.9	0.1	A
SB	Left Turn	5	6	128.2%	52.3	35.6	F
	Through	770	756	98.2%	20.3	13.7	C
	Right Turn	115	112	97.8%	10.1	10.8	B
	Subtotal	890	875	98.3%	19.3	13.2	C
EB	Left Turn	20	12	58.7%	293.2	133.1	F
	Through	5	4	85.4%	274.4	241.0	F
	Right Turn	5	4	71.2%	234.3	201.4	F
	Subtotal	30	20	65.3%	291.9	152.9	F
WB	Left Turn	10	6	60.5%	285.7	212.7	F
	Through	5	4	71.2%	324.9	178.1	F
	Right Turn	5	6	121.0%	220.7	135.2	F
	Subtotal	20	16	78.3%	292.6	131.5	F
Total		2,115	1,952	92.3%	14.0	6.2	B

Intersection 2

Folsom Rd / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,010	933	92.3%	1.2	0.2	A
	Right Turn	25	25	98.3%	0.6	0.3	A
	Subtotal	1,035	957	92.5%	1.2	0.2	A
SB	Left Turn	135	132	97.8%	28.4	6.5	D
	Through	650	633	97.4%	3.7	0.9	A
	Right Turn						
	Subtotal	785	765	97.5%	8.0	1.7	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	25	9	34.2%	476.2	88.1	F
	Through						
	Right Turn	165	110	66.9%	131.2	60.7	F
	Subtotal	190	119	62.6%	154.6	73.4	F
Total		2,010	1,841	91.6%	13.3	3.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year No Build Alternative
AM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	10	8	78.3%	4.7	2.7	A
	Through	1,030	952	92.4%	1.7	0.2	A
	Right Turn	5	5	106.8%	1.3	0.9	A
	Subtotal	1,045	965	92.4%	1.7	0.2	A
SB	Left Turn	5	3	64.1%	6.6	7.9	A
	Through	660	625	94.7%	0.8	0.6	A
	Right Turn	10	12	117.5%	0.4	0.9	A
	Subtotal	675	640	94.8%	0.9	0.6	A
EB	Left Turn	5	4	85.4%	43.7	31.7	E
	Through	5	6	113.9%	17.5	17.8	C
	Right Turn	5	4	85.4%	5.9	7.5	A
	Subtotal	15	14	94.9%	29.4	18.5	D
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,735	1,619	93.3%	1.6	0.4	A

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	59	98.5%	102.0	23.6	F
	Through	430	425	98.9%	70.7	23.9	E
	Right Turn	30	30	98.5%	69.1	26.9	E
	Subtotal	520	514	98.9%	74.3	23.4	E
SB	Left Turn	250	230	92.1%	71.7	26.3	E
	Through	405	383	94.5%	18.4	3.4	B
	Right Turn	10	8	81.9%	10.5	4.4	B
	Subtotal	665	621	93.4%	38.2	11.3	D
EB	Left Turn	15	11	73.6%	248.3	252.4	F
	Through	25	17	66.9%	184.9	190.8	F
	Right Turn	15	14	94.9%	165.2	226.7	F
	Subtotal	55	42	76.4%	171.2	175.6	F
WB	Left Turn	5	5	99.7%	31.5	22.9	C
	Through	50	45	89.0%	42.4	9.6	D
	Right Turn	600	529	88.1%	43.7	9.2	D
	Subtotal	655	578	88.3%	43.5	9.1	D
Total		1,895	1,755	92.6%	52.8	10.0	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year No Build Alternative
PM Peak Hour

Intersection 1 **Atlantic St-Brittain St / Atlantic St-Vernon St** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	10	0	0.0%	0.0	0.0	A
	Through	900	756	84.0%	8.4	23.6	A
	Right Turn	15	11	70.9%	0.4	0.5	A
	Subtotal	925	767	82.9%	8.4	23.6	A
SB	Left Turn	5	2	45.6%	65.8	65.8	F
	Through	1,375	1,049	76.3%	143.2	138.1	F
	Right Turn	245	188	76.8%	136.3	143.2	F
	Subtotal	1,625	1,240	76.3%	141.0	134.9	F
EB	Left Turn	75	27	36.5%	427.8	154.9	F
	Through	5	2	30.4%	290.0	319.3	F
	Right Turn	10	6	57.0%	503.3	236.7	F
	Subtotal	90	35	38.4%	426.7	121.6	F
WB	Left Turn	10	8	76.0%	153.7	166.5	F
	Through	5	3	53.2%	58.4	81.8	F
	Right Turn	5	3	68.4%	74.0	88.6	F
	Subtotal	20	14	68.4%	120.9	104.0	F
Total		2,660	2,055	77.2%	94.8	90.9	F

Intersection 2 **Folsom Rd / Vernon St** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	800	651	81.3%	1.4	0.5	A
	Right Turn	65	54	83.0%	0.9	0.7	A
	Subtotal	865	705	81.4%	1.3	0.6	A
SB	Left Turn	190	150	79.0%	35.7	51.3	E
	Through	1,205	907	75.3%	22.1	48.3	C
	Right Turn						
	Subtotal	1,395	1,057	75.8%	24.1	48.5	C
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn	25	16	63.8%	331.2	208.6	F
	Through						
	Right Turn	125	113	90.3%	89.8	121.0	F
	Subtotal	150	129	85.9%	113.7	122.5	F
Total		2,410	1,891	78.4%	23.5	42.8	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year No Build Alternative
PM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	3	60.8%	2.6	2.5	A
	Through	860	703	81.7%	40.1	121.5	E
	Right Turn	5	5	91.2%	0.9	0.9	A
	Subtotal	870	710	81.6%	40.1	121.5	E
SB	Left Turn	5	2	45.6%	2.4	3.7	A
	Through	1,215	902	74.2%	33.7	81.7	D
	Right Turn	10	7	72.2%	82.6	250.8	F
	Subtotal	1,230	911	74.1%	33.7	81.7	D
EB	Left Turn	5	3	53.2%	114.0	227.4	F
	Through	5	5	91.2%	60.9	67.7	F
	Right Turn	10	8	83.6%	65.4	98.6	F
	Subtotal	20	16	77.9%	45.0	31.3	E
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,120	1,637	77.2%	33.7	88.3	D

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	85	63	74.7%	177.5	59.1	F
	Through	515	426	82.6%	188.4	141.3	F
	Right Turn	30	22	73.5%	202.6	199.2	F
	Subtotal	630	511	81.1%	184.9	123.8	F
SB	Left Turn	550	421	76.6%	107.5	85.7	F
	Through	650	482	74.1%	51.4	80.9	D
	Right Turn	25	19	77.5%	46.8	78.2	D
	Subtotal	1,225	923	75.3%	78.2	87.2	E
EB	Left Turn	100	56	56.2%	143.3	74.9	F
	Through	190	98	51.6%	133.9	50.1	F
	Right Turn	65	34	52.6%	157.7	123.1	F
	Subtotal	355	188	53.1%	139.2	64.8	F
WB	Left Turn	15	14	96.3%	77.8	137.3	E
	Through	25	22	86.6%	31.7	12.6	C
	Right Turn	255	232	90.9%	48.3	107.5	D
	Subtotal	295	268	90.8%	47.1	96.3	D
Total		2,505	1,890	75.5%	106.8	90.4	F

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative
AM Peak Hour

Intersection 1

Brittain St / Atlantic St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,155	754	65.3%	1.8	0.1	A
	Right Turn	40	23	57.0%	1.4	0.4	A
	Subtotal	1,195	777	65.0%	1.8	0.1	A
SB	Left Turn						
	Through	900	871	96.8%	1.4	0.1	A
	Right Turn						
	Subtotal	900	871	96.8%	1.4	0.1	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn	5	6	128.2%	14.4	7.4	B
	Subtotal	5	6	128.2%	14.4	7.4	B
Total		2,100	1,655	78.8%	1.6	0.1	A

Intersection 2

Atlantic St-Folsom Rd / Atlantic St-Vernon St

Roundabout

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	15	11	71.2%	71.4	4.2	F
	Through	1,000	595	59.5%	72.1	3.5	F
	Right Turn	25	14	55.5%	69.6	4.8	F
	Subtotal	1,040	619	59.6%	72.0	3.5	F
SB	Left Turn	135	128	94.9%	3.8	0.3	A
	Through	635	609	95.9%	3.9	0.1	A
	Right Turn	130	132	101.6%	3.5	0.2	A
	Subtotal	900	869	96.6%	3.8	0.2	A
EB	Left Turn	30	30	100.9%	11.6	4.8	B
	Through	5	6	121.0%	3.5	2.6	A
	Right Turn	15	20	135.3%	5.3	3.1	A
	Subtotal	50	57	113.2%	8.5	3.9	A
WB	Left Turn	25	19	76.9%	5.3	1.0	A
	Through	5	6	113.9%	4.0	2.9	A
	Right Turn	165	154	93.2%	2.6	0.4	A
	Subtotal	195	179	91.6%	3.0	0.4	A
Total		2,185	1,724	78.9%	28.4	0.7	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative
AM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,040	618	59.4%	58.0	2.8	F
	Right Turn	5	2	35.6%	26.8	28.6	D
	Subtotal	1,045	620	59.3%	58.0	2.9	F
SB	Left Turn	10	10	103.2%	2.7	1.5	A
	Through	665	636	95.7%	0.7	0.7	A
	Right Turn						
	Subtotal	675	646	95.8%	0.7	0.7	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,720	1,266	73.6%	28.7	0.9	D

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	31	51.6%	290.2	65.0	F
	Through	430	223	51.8%	266.0	38.0	F
	Right Turn	30	15	48.7%	283.1	60.1	F
	Subtotal	520	268	51.6%	267.9	36.4	F
SB	Left Turn	250	249	99.7%	60.4	15.5	E
	Through	405	375	92.6%	16.3	2.2	B
	Right Turn	10	11	106.8%	9.7	7.6	A
	Subtotal	665	635	95.5%	33.6	6.7	C
EB	Left Turn	15	14	94.9%	99.9	79.6	F
	Through	25	20	79.7%	47.4	28.1	D
	Right Turn	15	13	87.8%	30.2	39.3	C
	Subtotal	55	47	86.1%	56.3	42.6	E
WB	Left Turn	5	3	57.0%	35.9	32.6	D
	Through	50	36	71.2%	59.7	11.4	E
	Right Turn	600	388	64.7%	81.4	6.0	F
	Subtotal	655	426	65.1%	79.6	6.2	E
Total		1,895	1,377	72.7%	93.3	3.4	F

SimTraffic Post-Processor
Average Results from 11 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative
PM Peak Hour

Intersection 1 Brittain St / Atlantic St-Vernon St Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	975	770	79.0%	2.1	0.1	A
	Right Turn	20	16	79.8%	1.9	0.8	A
	Subtotal	995	786	79.0%	2.1	0.1	A
SB	Left Turn						
	Through	1,635	1,485	90.8%	34.4	22.3	D
	Right Turn						
	Subtotal	1,635	1,485	90.8%	34.4	22.3	D
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn	5	4	83.6%	5.1	8.2	A
	Subtotal	5	4	83.6%	5.1	8.2	A
Total		2,635	2,275	86.3%	23.1	14.5	C

Intersection 2 Atlantic St-Folsom Rd / Atlantic St-Vernon St Roundabout

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	15	10	68.4%	63.9	10.1	F
	Through	785	583	74.2%	65.0	9.0	F
	Right Turn	65	49	75.4%	63.4	9.5	F
	Subtotal	865	642	74.2%	64.9	9.0	F
SB	Left Turn	190	184	96.8%	53.9	28.1	F
	Through	1,185	1,063	89.7%	49.1	27.5	E
	Right Turn	260	227	87.4%	46.6	26.8	E
	Subtotal	1,635	1,474	90.2%	49.3	27.4	E
EB	Left Turn	85	73	85.8%	117.0	113.7	F
	Through	5	5	91.2%	69.7	61.6	F
	Right Turn	25	20	79.0%	125.9	158.8	F
	Subtotal	115	97	84.6%	117.9	123.3	F
WB	Left Turn	25	25	98.8%	6.3	1.8	A
	Through	5	3	53.2%	3.8	3.1	A
	Right Turn	125	129	103.4%	2.6	0.3	A
	Subtotal	155	157	101.0%	3.3	0.4	A
Total		2,770	2,370	85.5%	52.3	19.0	F

SimTraffic Post-Processor
Average Results from 11 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative
PM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	865	642	74.2%	51.0	8.3	F
	Right Turn	5	3	60.8%	40.1	26.9	E
	Subtotal	870	645	74.2%	51.0	8.3	F
SB	Left Turn	10	11	114.0%	15.9	12.0	C
	Through	1,225	1,092	89.1%	12.4	5.9	B
	Right Turn						
	Subtotal	1,235	1,103	89.3%	12.4	5.9	B
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,105	1,748	83.1%	26.5	3.7	D

Intersection 4

Lincoln St / Vernon St

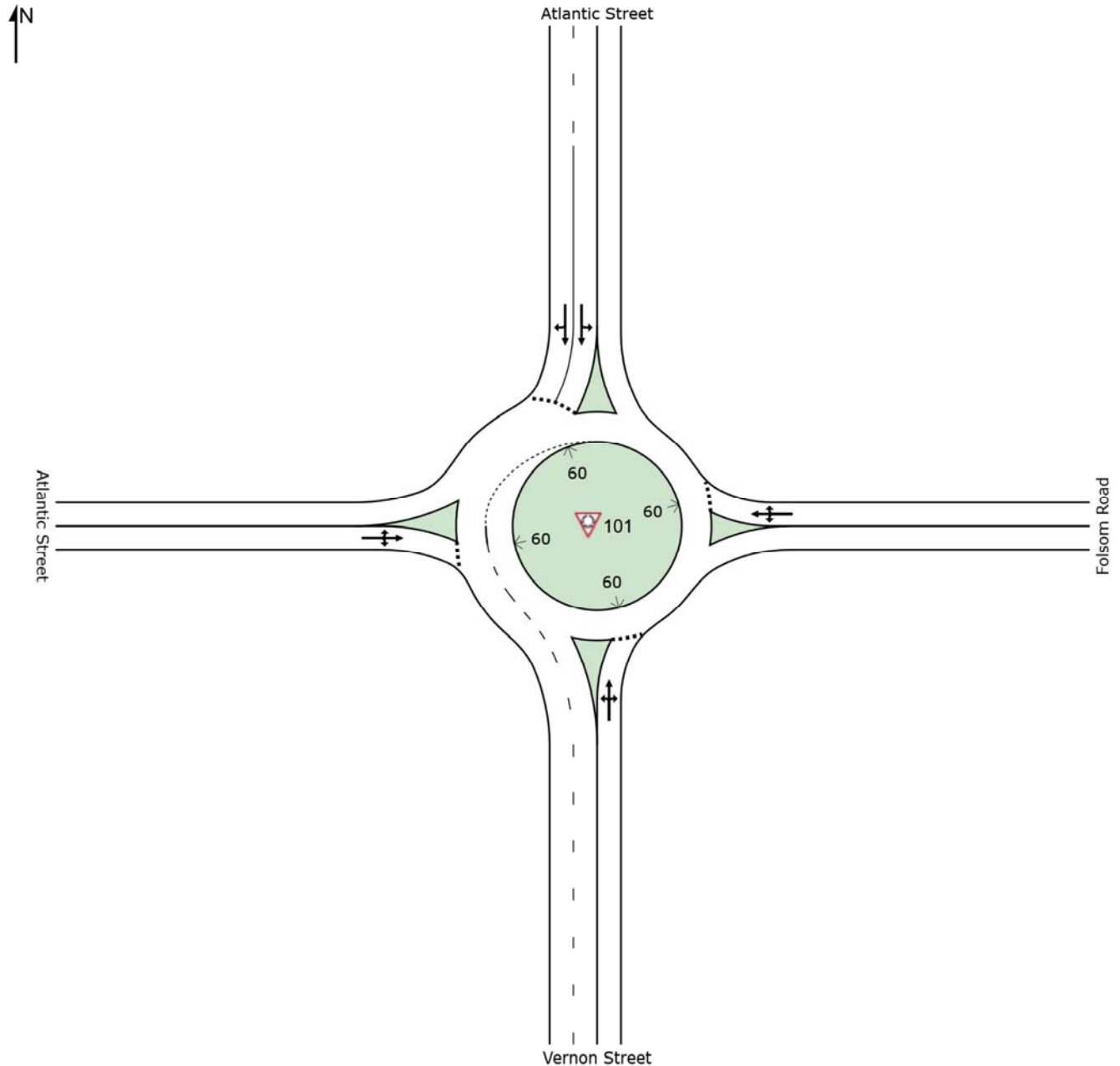
Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	85	55	65.3%	181.1	17.7	F
	Through	515	357	69.4%	187.8	18.9	F
	Right Turn	30	21	69.7%	171.8	30.8	F
	Subtotal	630	434	68.8%	186.5	17.7	F
SB	Left Turn	550	477	86.8%	95.8	15.6	F
	Through	650	589	90.6%	34.1	8.4	C
	Right Turn	25	22	86.6%	35.6	13.7	D
	Subtotal	1,225	1,088	88.8%	61.3	11.9	E
EB	Left Turn	100	48	47.9%	147.0	48.5	F
	Through	190	97	51.0%	157.6	58.3	F
	Right Turn	65	21	32.2%	147.5	75.7	F
	Subtotal	355	166	46.7%	153.5	53.5	F
WB	Left Turn	15	16	106.4%	38.4	14.5	D
	Through	25	22	88.2%	33.2	11.7	C
	Right Turn	255	248	97.2%	23.8	8.5	C
	Subtotal	295	286	96.9%	25.2	8.1	C
Total		2,505	1,973	78.8%	89.7	6.4	F

SITE LAYOUT

 **Site: 101 [1_CPP AM 2 SB - 1 NB Sidra]**

Vernon St / Atlantic St / Folsom Rd
Roundabout



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MOVEMENT SUMMARY

 **Site: 101 [Intersection 2 Cumulative Plus Project AM-Sidra]**

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	17	2.0	1.328	171.7	LOS F	121.6	3087.7	1.00	3.87	8.6
8	T1	1124	2.0	1.328	171.7	LOS F	121.6	3087.7	1.00	3.87	8.6
18	R2	28	2.0	1.328	171.7	LOS F	121.6	3087.7	1.00	3.87	8.5
Approach		1169	2.0	1.328	171.7	LOS F	121.6	3087.7	1.00	3.87	8.6
East: Folsom Road											
1	L2	28	2.0	0.692	36.8	LOS E	6.3	161.1	1.00	1.24	17.8
6	T1	6	2.0	0.692	36.8	LOS E	6.3	161.1	1.00	1.24	17.7
16	R2	185	2.0	0.692	36.8	LOS E	6.3	161.1	1.00	1.24	17.4
Approach		219	2.0	0.692	36.8	LOS E	6.3	161.1	1.00	1.24	17.5
North: Atlantic Street											
7	L2	152	2.0	0.421	7.3	LOS A	3.5	88.7	0.29	0.12	23.3
4	T1	713	2.0	0.421	7.3	LOS A	3.5	88.7	0.29	0.12	23.3
14	R2	146	2.0	0.421	7.3	LOS A	3.5	88.7	0.29	0.12	22.8
Approach		1011	2.0	0.421	7.3	LOS A	3.5	88.7	0.29	0.12	23.2
West: Atlantic Street											
5	L2	34	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.7
2	T1	6	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.6
12	R2	17	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.2
Approach		56	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.6
All Vehicles		2455	2.0	1.328	88.2	LOS F	121.6	3087.7	0.70	2.02	12.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 Site: 101 [1_CPP PM 2 SB - 1 NB Sidra]

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	16	1.0	1.140	98.4	LOS F	61.2	1541.0	1.00	2.85	12.0
8	T1	826	1.0	1.140	98.4	LOS F	61.2	1541.0	1.00	2.85	12.0
18	R2	68	1.0	1.140	98.4	LOS F	61.2	1541.0	1.00	2.85	11.9
Approach		911	1.0	1.140	98.4	LOS F	61.2	1541.0	1.00	2.85	12.0
East: Folsom Road											
1	L2	26	1.0	0.435	18.9	LOS C	3.1	77.6	0.93	0.99	20.8
6	T1	5	1.0	0.435	18.9	LOS C	3.1	77.6	0.93	0.99	20.6
16	R2	132	1.0	0.435	18.9	LOS C	3.1	77.6	0.93	0.99	20.3
Approach		163	1.0	0.435	18.9	LOS C	3.1	77.6	0.93	0.99	20.3
North: Atlantic Street											
7	L2	200	1.0	0.707	13.3	LOS B	9.7	245.6	0.46	0.20	22.0
4	T1	1247	1.0	0.707	13.3	LOS B	9.7	245.6	0.46	0.20	21.9
14	R2	274	1.0	0.707	13.3	LOS B	9.7	245.6	0.46	0.20	21.5
Approach		1721	1.0	0.707	13.3	LOS B	9.7	245.6	0.46	0.20	21.9
West: Atlantic Street											
5	L2	89	1.0	0.345	17.3	LOS C	1.5	38.7	0.79	0.84	20.8
2	T1	5	1.0	0.345	17.3	LOS C	1.5	38.7	0.79	0.84	20.7
12	R2	26	1.0	0.345	17.3	LOS C	1.5	38.7	0.79	0.84	20.3
Approach		121	1.0	0.345	17.3	LOS C	1.5	38.7	0.79	0.84	20.7
All Vehicles		2916	1.0	1.140	40.4	LOS E	61.2	1541.0	0.67	1.10	17.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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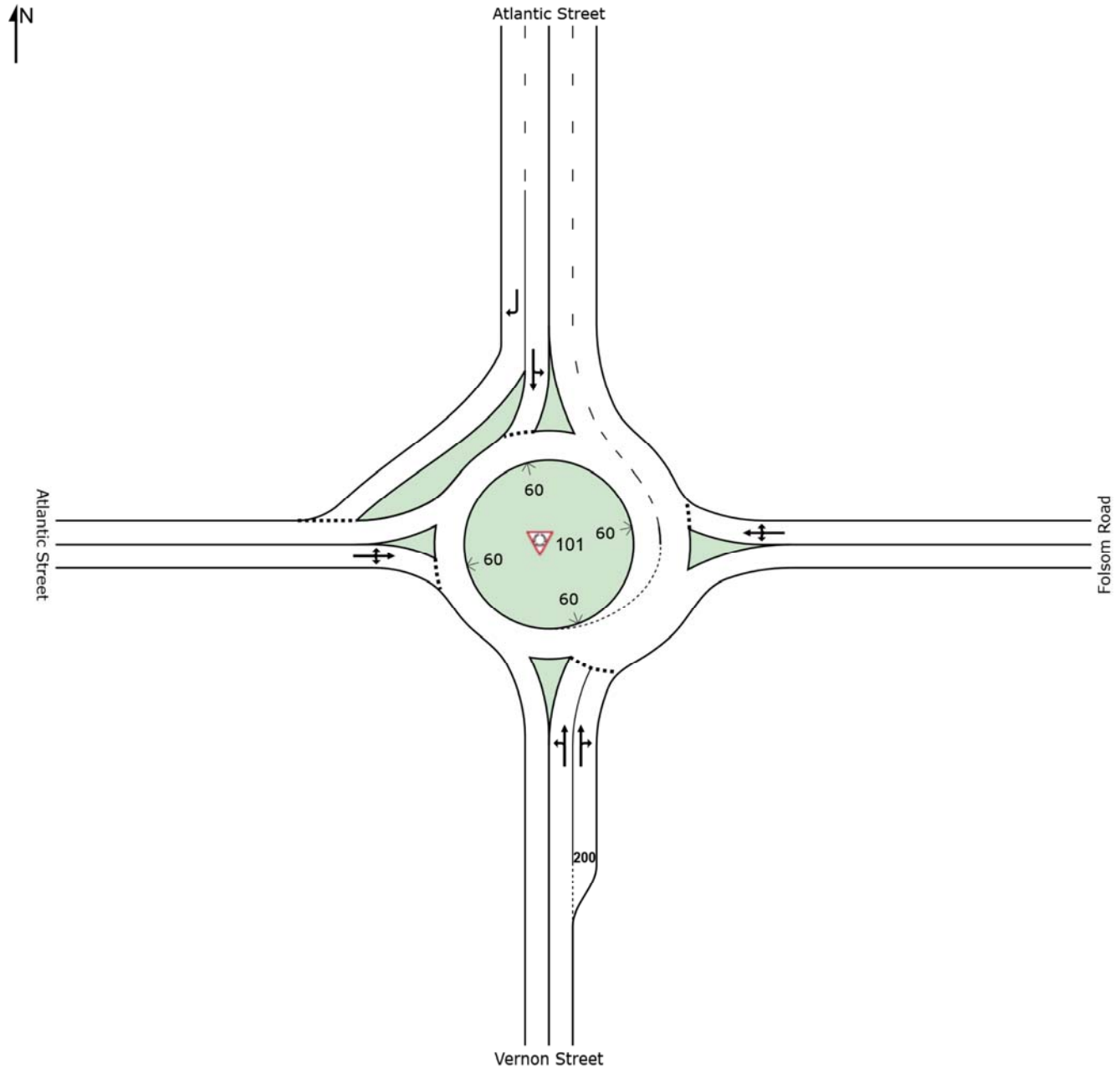
Organisation: FEHR AND PEERS | Processed: Friday, December 22, 2017 3:12:09 PM

Project: \\Fpsa03.fpainc.local\Data\2017 Projects\3605_Vernon_Folsom_Roundabout\Analysis\Sidra\Vernon-Folsom rev.sip7

SITE LAYOUT

 Site: 101 [2_CPP AM 1 SB - 2 NB Sidra]

Vernon St / Atlantic St / Folsom Rd
Roundabout



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MOVEMENT SUMMARY

 Site: 101 [2_CPP AM 1 SB - 2 NB Sidra]

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	17	2.0	0.559	10.5	LOS B	4.6	116.6	0.60	0.42	22.8
8	T1	1124	2.0	0.559	10.5	LOS B	4.6	116.6	0.60	0.42	22.7
18	R2	28	2.0	0.559	10.5	LOS B	4.6	116.6	0.60	0.42	22.1
Approach		1169	2.0	0.559	10.5	LOS B	4.6	116.6	0.60	0.42	22.7
East: Folsom Road											
1	L2	28	2.0	0.546	21.9	LOS C	2.8	72.1	0.81	0.92	20.3
6	T1	6	2.0	0.546	21.9	LOS C	2.8	72.1	0.81	0.92	20.2
16	R2	185	2.0	0.546	21.9	LOS C	2.8	72.1	0.81	0.92	19.8
Approach		219	2.0	0.546	21.9	LOS C	2.8	72.1	0.81	0.92	19.9
North: Atlantic Street											
7	L2	152	2.0	0.722	14.0	LOS B	9.9	252.3	0.49	0.22	21.8
4	T1	713	2.0	0.722	14.0	LOS B	9.9	252.3	0.49	0.22	21.7
14	R2	146	2.0	0.118	3.9	LOS A	0.7	16.6	0.13	0.04	23.6
Approach		1011	2.0	0.722	12.5	LOS B	9.9	252.3	0.44	0.20	22.0
West: Atlantic Street											
5	L2	34	2.0	0.143	11.4	LOS B	0.8	20.6	0.82	0.78	22.0
2	T1	6	2.0	0.143	11.4	LOS B	0.8	20.6	0.82	0.78	21.8
12	R2	17	2.0	0.143	11.4	LOS B	0.8	20.6	0.82	0.78	21.5
Approach		56	2.0	0.143	11.4	LOS B	0.8	20.6	0.82	0.78	21.8
All Vehicles		2455	2.0	0.722	12.4	LOS B	9.9	252.3	0.56	0.38	22.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 **Site: 101 [2_CPP PM 1 SB - 2 NB Sidra]**

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	16	1.0	0.467	9.2	LOS A	3.5	87.5	0.63	0.48	23.1
8	T1	826	1.0	0.467	9.2	LOS A	3.5	87.5	0.63	0.48	23.0
18	R2	68	1.0	0.467	9.2	LOS A	3.5	87.5	0.63	0.48	22.4
Approach		911	1.0	0.467	9.2	LOS A	3.5	87.5	0.63	0.48	22.9
East: Folsom Road											
1	L2	26	1.0	0.340	13.0	LOS B	1.5	38.5	0.71	0.73	22.0
6	T1	5	1.0	0.340	13.0	LOS B	1.5	38.5	0.71	0.73	21.9
16	R2	132	1.0	0.340	13.0	LOS B	1.5	38.5	0.71	0.73	21.5
Approach		163	1.0	0.340	13.0	LOS B	1.5	38.5	0.71	0.73	21.6
North: Atlantic Street											
7	L2	200	1.0	1.189	108.8	LOS F	161.4	4066.8	1.00	1.17	11.4
4	T1	1247	1.0	1.189	108.8	LOS F	161.4	4066.8	1.00	1.17	11.3
14	R2	274	1.0	0.218	4.8	LOS A	1.4	34.2	0.14	0.04	23.4
Approach		1721	1.0	1.189	92.3	LOS F	161.4	4066.8	0.86	0.99	12.3
West: Atlantic Street											
5	L2	89	1.0	0.737	70.2	LOS F	6.5	163.0	1.00	1.29	14.0
2	T1	5	1.0	0.737	70.2	LOS F	6.5	163.0	1.00	1.29	13.9
12	R2	26	1.0	0.737	70.2	LOS F	6.5	163.0	1.00	1.29	13.8
Approach		121	1.0	0.737	70.2	LOS F	6.5	163.0	1.00	1.29	13.9
All Vehicles		2916	1.0	1.189	61.0	LOS F	161.4	4066.8	0.79	0.83	14.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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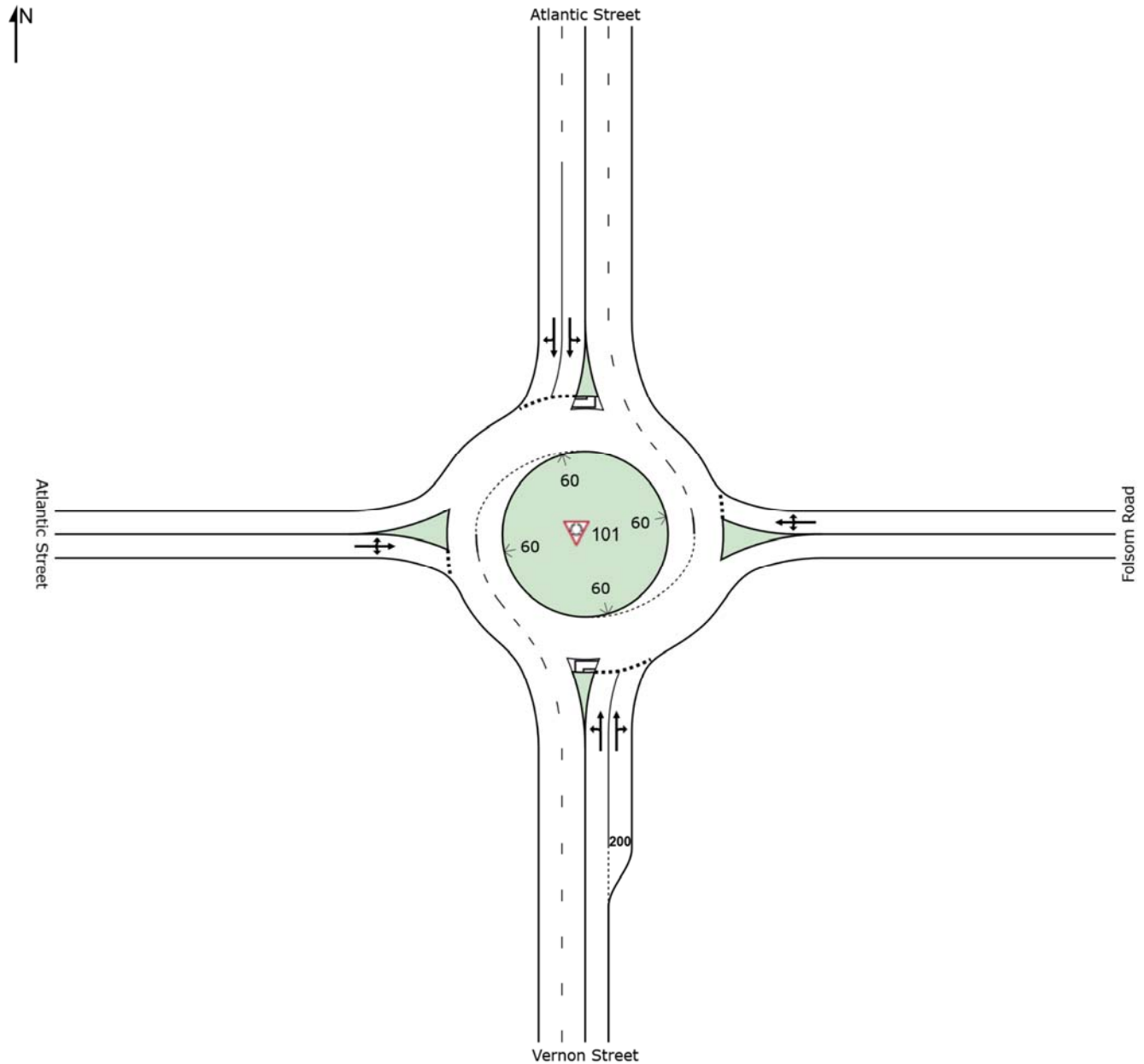
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SITE LAYOUT

 **Site: 101 [3_CPP AM 2 SB - 2 NB Sidra]**

Vernon St / Atlantic St / Folsom Rd
Roundabout



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MOVEMENT SUMMARY

 **Site: 101 [3_CPP AM 2 SB - 2 NB Sidra]**

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	17	2.0	0.554	10.4	LOS B	4.4	111.7	0.58	0.41	22.8
8	T1	1124	2.0	0.554	10.4	LOS B	4.4	111.7	0.58	0.41	22.7
18	R2	28	2.0	0.554	10.4	LOS B	4.4	111.7	0.58	0.41	22.2
Approach		1169	2.0	0.554	10.4	LOS B	4.4	111.7	0.58	0.41	22.7
East: Folsom Road											
1	L2	28	2.0	0.541	21.6	LOS C	2.8	71.1	0.81	0.91	20.4
6	T1	6	2.0	0.541	21.6	LOS C	2.8	71.1	0.81	0.91	20.2
16	R2	185	2.0	0.541	21.6	LOS C	2.8	71.1	0.81	0.91	19.9
Approach		219	2.0	0.541	21.6	LOS C	2.8	71.1	0.81	0.91	20.0
North: Atlantic Street											
7	L2	152	2.0	0.422	7.3	LOS A	3.3	84.8	0.29	0.12	23.3
4	T1	713	2.0	0.422	7.3	LOS A	3.3	84.8	0.29	0.12	23.3
14	R2	146	2.0	0.422	7.3	LOS A	3.3	84.8	0.29	0.12	22.8
Approach		1011	2.0	0.422	7.3	LOS A	3.3	84.8	0.29	0.12	23.2
West: Atlantic Street											
5	L2	34	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.8
2	T1	6	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.6
12	R2	17	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.2
Approach		56	2.0	0.108	8.3	LOS A	0.4	10.1	0.61	0.61	22.6
All Vehicles		2455	2.0	0.554	10.0	LOS B	4.4	111.7	0.48	0.34	22.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

 Site: 101 [3_CPP PM 2 SB - 2 NB Sidra]

Vernon St / Atlantic St / Folsom Rd
Roundabout

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back Vehicles veh	of Queue Distance ft	Prop. Queued	Effective Stop Rate per veh	Average Speed mph
South: Vernon Street											
3	L2	16	1.0	0.469	9.3	LOS A	3.3	82.5	0.62	0.49	23.1
8	T1	826	1.0	0.469	9.3	LOS A	3.3	82.5	0.62	0.49	22.9
18	R2	68	1.0	0.469	9.3	LOS A	3.3	82.5	0.62	0.49	22.4
Approach		911	1.0	0.469	9.3	LOS A	3.3	82.5	0.62	0.49	22.9
East: Folsom Road											
1	L2	26	1.0	0.339	13.0	LOS B	1.5	38.3	0.71	0.73	22.1
6	T1	5	1.0	0.339	13.0	LOS B	1.5	38.3	0.71	0.73	21.9
16	R2	132	1.0	0.339	13.0	LOS B	1.5	38.3	0.71	0.73	21.6
Approach		163	1.0	0.339	13.0	LOS B	1.5	38.3	0.71	0.73	21.7
North: Atlantic Street											
7	L2	200	1.0	0.707	13.3	LOS B	9.3	234.8	0.45	0.20	22.0
4	T1	1247	1.0	0.707	13.3	LOS B	9.3	234.8	0.45	0.20	21.9
14	R2	274	1.0	0.707	13.3	LOS B	9.3	234.8	0.45	0.20	21.5
Approach		1721	1.0	0.707	13.3	LOS B	9.3	234.8	0.45	0.20	21.9
West: Atlantic Street											
5	L2	89	1.0	0.343	17.1	LOS C	1.5	38.4	0.79	0.84	20.9
2	T1	5	1.0	0.343	17.1	LOS C	1.5	38.4	0.79	0.84	20.7
12	R2	26	1.0	0.343	17.1	LOS C	1.5	38.4	0.79	0.84	20.4
Approach		121	1.0	0.343	17.1	LOS C	1.5	38.4	0.79	0.84	20.7
All Vehicles		2916	1.0	0.707	12.2	LOS B	9.3	234.8	0.53	0.34	22.1

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Sign Control.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: FEHR AND PEERS | Processed: Wednesday, December 27, 2017 9:40:34 AM

Project: \\Fpsa03.fpa-inc.local\Data\2017 Projects\3605_Vernon_Folsom_Roundabout\Analysis\Sidra\Vernon-Folsom rev.sip7

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative 3
AM Peak Hour

Intersection 1 **Brittain St / Atlantic St** **Side-street Stop**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,155	1,094	94.7%	0.7	0.1	A
	Right Turn	40	35	88.1%	0.5	0.3	A
	Subtotal	1,195	1,129	94.5%	0.7	0.1	A
SB	Left Turn						
	Through	900	912	101.3%	1.4	0.1	A
	Right Turn						
	Subtotal	900	912	101.3%	1.4	0.1	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn	5	2	42.7%	6.2	7.9	A
	Subtotal	5	2	42.7%	6.2	7.9	A
Total		2,100	2,043	97.3%	1.0	0.1	A

Intersection 2 **Atlantic St-Folsom Rd / Atlantic St-Vernon St** **Roundabout**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	15	9	59.3%	6.3	3.0	A
	Through	1,000	930	93.0%	5.9	0.5	A
	Right Turn	25	20	79.7%	5.9	1.2	A
	Subtotal	1,040	959	92.2%	5.9	0.5	A
SB	Left Turn	135	139	103.1%	4.1	0.4	A
	Through	635	630	99.2%	4.0	0.2	A
	Right Turn	130	143	110.1%	3.6	0.2	A
	Subtotal	900	912	101.3%	4.0	0.3	A
EB	Left Turn	30	26	85.4%	9.4	2.7	A
	Through	5	4	85.4%	4.9	5.8	A
	Right Turn	15	19	123.4%	3.2	1.2	A
	Subtotal	50	48	96.8%	6.6	1.6	A
WB	Left Turn	25	25	99.7%	13.8	6.4	B
	Through	5	4	85.4%	7.3	6.7	A
	Right Turn	165	175	106.2%	6.7	3.2	A
	Subtotal	195	204	104.8%	7.6	3.5	A
Total		2,185	2,124	97.2%	5.3	0.5	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative 3
AM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	1,040	957	92.0%	2.1	0.1	A
	Right Turn	5	9	185.1%	1.2	0.7	A
	Subtotal	1,045	966	92.5%	2.1	0.1	A
SB	Left Turn	10	10	103.2%	19.8	20.8	C
	Through	665	661	99.5%	0.9	0.6	A
	Right Turn						
	Subtotal	675	672	99.5%	1.2	0.8	A
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		1,720	1,638	95.2%	1.7	0.3	A

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	44	73.0%	70.5	29.8	E
	Through	430	425	98.9%	47.1	22.5	D
	Right Turn	30	33	109.2%	41.6	19.9	D
	Subtotal	520	502	96.5%	49.0	22.8	D
SB	Left Turn	250	238	95.3%	54.6	18.3	D
	Through	405	390	96.3%	17.2	3.1	B
	Right Turn	10	10	96.1%	17.5	7.4	B
	Subtotal	665	638	95.9%	31.7	8.2	C
EB	Left Turn	15	7	49.8%	208.5	145.4	F
	Through	25	17	68.4%	115.7	125.8	F
	Right Turn	15	8	54.6%	128.5	134.6	F
	Subtotal	55	33	59.5%	140.5	132.3	F
WB	Left Turn	5	4	85.4%	41.4	24.4	D
	Through	50	40	80.5%	40.0	4.6	D
	Right Turn	600	535	89.1%	44.4	7.0	D
	Subtotal	655	579	88.4%	44.1	6.8	D
Total		1,895	1,751	92.4%	42.7	7.1	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative 3
PM Peak Hour

Intersection 1 Brittain St / Atlantic St-Vernon St Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	975	828	84.9%	0.7	0.1	A
	Right Turn	20	14	72.2%	0.5	0.3	A
	Subtotal	995	842	84.7%	0.6	0.1	A
SB	Left Turn						
	Through	1,635	1,383	84.6%	56.1	22.8	F
	Right Turn						
	Subtotal	1,635	1,383	84.6%	56.1	22.8	F
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn	5	3	60.8%	2.4	2.6	A
	Subtotal	5	3	60.8%	2.4	2.6	A
Total		2,635	2,228	84.6%	35.0	14.1	E

Intersection 2 Atlantic St-Folsom Rd / Atlantic St-Vernon St Roundabout

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	15	9	58.3%	6.4	2.4	A
	Through	785	669	85.2%	6.9	1.9	A
	Right Turn	65	63	96.5%	6.2	1.7	A
	Subtotal	865	740	85.6%	6.8	1.9	A
SB	Left Turn	190	160	84.2%	83.4	25.8	F
	Through	1,185	1,003	84.6%	77.2	26.5	F
	Right Turn	260	204	78.3%	72.3	25.5	F
	Subtotal	1,635	1,366	83.6%	77.2	26.2	F
EB	Left Turn	85	49	57.7%	229.3	159.9	F
	Through	5	2	45.6%	52.4	100.2	F
	Right Turn	25	14	57.8%	135.5	96.8	F
	Subtotal	115	66	57.2%	192.5	93.5	F
WB	Left Turn	25	24	94.2%	8.1	2.6	A
	Through	5	6	129.2%	5.0	2.6	A
	Right Turn	125	128	102.8%	3.9	1.0	A
	Subtotal	155	158	102.2%	4.6	1.1	A
Total		2,770	2,331	84.1%	52.6	16.1	F

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Vernon Folsom Roundabout
Design Year Build Alternative 3
PM Peak Hour

Intersection 3

Jefferson St / Vernon St

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn						
	Through	865	746	86.2%	3.3	1.5	A
	Right Turn	5	6	129.2%	1.6	2.1	A
	Subtotal	870	752	86.5%	3.3	1.5	A
SB	Left Turn	10	4	41.8%	17.7	18.1	C
	Through	1,225	1,026	83.8%	23.9	4.5	C
	Right Turn						
	Subtotal	1,235	1,031	83.4%	23.9	4.5	C
EB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,105	1,783	84.7%	15.2	2.7	C

Intersection 4

Lincoln St / Vernon St

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	85	76	89.0%	142.2	36.4	F
	Through	515	459	89.1%	120.3	27.4	F
	Right Turn	30	27	89.9%	124.9	42.1	F
	Subtotal	630	561	89.1%	123.2	28.8	F
SB	Left Turn	550	470	85.5%	119.4	10.9	F
	Through	650	524	80.6%	48.9	6.9	D
	Right Turn	25	19	74.5%	50.1	13.1	D
	Subtotal	1,225	1,013	82.7%	81.7	8.3	F
EB	Left Turn	100	64	63.8%	111.2	29.1	F
	Through	190	119	62.8%	110.3	20.1	F
	Right Turn	65	43	65.5%	91.6	19.0	F
	Subtotal	355	226	63.6%	107.6	20.9	F
WB	Left Turn	15	15	98.8%	39.3	19.1	D
	Through	25	27	107.9%	25.8	10.8	C
	Right Turn	255	239	93.6%	13.5	2.8	B
	Subtotal	295	280	95.1%	16.2	2.5	B
Total		2,505	2,080	83.0%	86.5	8.1	F

SimTraffic Post-Processor
Average Results from 10 Runs
Network Performance

Vernon Folsom Roundabout
Design Year No Build Alternative
AM Peak Hour

Performance Measure	Average	Std. Dev.	Minimum	Maximum
Average Delay (seconds)	77.4	3.4	73.9	83.6
Total Delay (hours)	16	1	15	18
Average Stopped Delay (seconds)	67.1	3.6	62.8	72.9
Total Stopped Delay (hours)	14	1	13	16
Total Stops	782	47	720	860
Average Stops	1.03	0.06	0.95	1.11
Total Distance Traveled (miles)	431	8	421	443
Average Speed (mph)	13.2	0.4	13.0	14.0
Total Travel Time (hours)	35.7	1.6	33.5	37.9
Vehicles Entered	655	17	627	686
Vehicles Exited	612	17	592	642
Percent Demand Served	93.5%	3.6%	87.8%	98.8%
Fuel Used (gallons)	17	1	16	17
HC Emissions (grams)	161	35	125	230
CO Emissions (grams)	3,950	550	3,458	5,026
NOx Emissions (grams)	499	85	411	667

SimTraffic Post-Processor
Average Results from 10 Runs
Network Performance

Vernon Folsom Roundabout
Design Year No Build Alternative
PM Peak Hour

Performance Measure	Average	Std. Dev.	Minimum	Maximum
Average Delay (seconds)	204.2	20.4	170.0	228.6
Total Delay (hours)	57	6	46	63
Average Stopped Delay (seconds)	197.6	23.3	156.1	226.4
Total Stopped Delay (hours)	55	7	42	62
Total Stops	1,414	196	1,128	1,726
Average Stops	1.41	0.19	1.14	1.72
Total Distance Traveled (miles)	470	15	444	489
Average Speed (mph)	6.2	0.4	6.0	7.0
Total Travel Time (hours)	115.8	11.4	87.0	129.8
Vehicles Entered	734	33	679	779
Vehicles Exited	693	19	662	723
Percent Demand Served	94.5%	2.7%	90.0%	99.4%
Fuel Used (gallons)	35	2	29	38
HC Emissions (grams)	130	46	97	248
CO Emissions (grams)	4,668	654	4,154	6,301
NOx Emissions (grams)	417	71	345	560

SimTraffic Post-Processor
Average Results from 10 Runs
Network Performance

Vernon Folsom Roundabout
Design Year Build Alternative 3
AM Peak Hour

Performance Measure	Average	Std. Dev.	Minimum	Maximum
Average Delay (seconds)	38.3	3.8	32.6	45.5
Total Delay (hours)	8	1	7	9
Average Stopped Delay (seconds)	29.1	3.7	23.0	35.3
Total Stopped Delay (hours)	6	1	5	7
Total Stops	582	47	516	656
Average Stops	0.78	0.05	0.72	0.84
Total Distance Traveled (miles)	449	16	422	484
Average Speed (mph)	17.7	0.5	17.0	18.0
Total Travel Time (hours)	27.3	2.6	23.3	32.3
Vehicles Entered	664	25	639	726
Vehicles Exited	631	24	599	682
Percent Demand Served	95.1%	2.2%	92.2%	99.2%
Fuel Used (gallons)	15	1	14	16
HC Emissions (grams)	170	37	122	226
CO Emissions (grams)	4,360	613	3,672	5,351
NOx Emissions (grams)	540	92	431	677

SimTraffic Post-Processor
Average Results from 10 Runs
Network Performance

Vernon Folsom Roundabout
Design Year Build Alternative 3
PM Peak Hour

Performance Measure	Average	Std. Dev.	Minimum	Maximum
Average Delay (seconds)	105.9	18.5	80.6	133.5
Total Delay (hours)	26	6	14	33
Average Stopped Delay (seconds)	91.1	24.0	47.1	125.1
Total Stopped Delay (hours)	23	6	12	31
Total Stops	1,254	232	739	1,565
Average Stops	1.37	0.23	0.83	1.65
Total Distance Traveled (miles)	494	18	455	517
Average Speed (mph)	11.4	1.7	9.0	15.0
Total Travel Time (hours)	54.1	7.5	44.9	64.2
Vehicles Entered	780	28	727	825
Vehicles Exited	693	30	629	727
Percent Demand Served	88.9%	3.5%	82.1%	93.2%
Fuel Used (gallons)	22	2	20	24
HC Emissions (grams)	125	25	81	159
CO Emissions (grams)	3,952	359	3,359	4,479
NOx Emissions (grams)	436	61	334	533



COUNCIL COMMUNICATION

CC #: 0600

File #: 0900-04-02 & 1008

Title: Roseville Parkway Extension Project – Reimbursement Agreement for Preliminary Engineering Services
Contact: Daniel Lierly 916-746-1300 delierly@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.11.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve a Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad (UPRR) for the Roseville Parkway Extension Project and authorize the City Manager to execute the agreement.

BACKGROUND

At the April 17, 2019 Council meeting, the City Council adopted the Updated CIP Project Priority List, calling for the prioritization of the Roseville Parkway Extension Project. The project consists of a new four lane arterial roadway between Foothills Boulevard and Washington Boulevard and a new bridge to cross over Industrial Avenue and the Union Pacific Railroad (UPRR) Tracks.

At its December 18, 2019 meeting, the City Council approved a Professional Design Services Agreement with Mark Thomas & Company to provide the environmental and engineering services for the project. Because the rail line below the proposed bridge is owned by UPRR, design and construction of the bridge requires UPRR preliminary engineering review and oversight. UPRR charges for their actual costs for these services.

FISCAL IMPACT

The requested agreement for preliminary engineering review and oversight is estimated at \$25,000. The project is fully funded by the Traffic Mitigation Fee Fund and there is sufficient budget in the capital improvement project for the costs associated with the recommended agreement. No General Fund resources will be used for the 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 approval of the Agreement to reimburse Union Pacific Railroad for preliminary engineering review meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Daniel Lierly, Assistant Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-039

PE Agreement

Project Location Map

RESOLUTION NO. 20-039

APPROVING A REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNION PACIFIC RAILROAD COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a reimbursement agreement for preliminary engineering services for the Roseville Parkway extension project, by and between the City of Roseville and Union Pacific Railroad Company, 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 the City Manager is authorized to execute it on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

REIMBURSEMENT AGREEMENT
PRELIMINARY ENGINEERING SERVICES

Effective Date:

Agency: CITY OF ROSEVILLE, CALIFORNIA

Estimate: \$25,000.00

THIS REIMBURSEMENT AGREEMENT (**Agreement**) is made and entered into as of the **Effective Date**, by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (**Railroad**), and **Agency**.

RECITALS

A. Agency desires to initiate the project more particularly described on Exhibit A attached hereto (the "Project").

B. The Project will affect Railroad's track and right of way at or near the Project area more particularly described on Exhibit A.

C. Railroad agrees to collaborate with Agency on the conceptualization and development of the Project in accordance with the terms and conditions of this Agreement.

AGREEMENT

1. NOW THEREFORE, the parties hereto agree as follows:

2. Railroad, and/or its representatives, at Agency's sole cost and expense, agrees to perform (or shall cause a third-party consultant to perform on Railroad's behalf) the preliminary engineering services work described on Exhibit B attached hereto (**PE Work**). Agency acknowledges and agrees that: (a) Railroad's review of any Project designs, plans and/or specifications, as part of the PE Work, is limited exclusively to potential impacts on existing and future Railroad facilities and operations; (b) Railroad makes no representations or warranties as to the validity, accuracy, legal compliance or completeness of the PE Work; and (c) Agency's reliance on the PE Work is at Agency's own risk.

3. Notwithstanding the **Estimate**, Agency agrees to reimburse Railroad and/or Railroad's third-party consultant, as applicable, for one hundred percent (100%) of all actual costs and expenses incurred for the PE Work. During the performance of the PE Work, Railroad will provide (and/or will cause its third-party consultant to provide) progressive billing to Agency based on actual costs in connection with the PE Work. Within sixty (60) days after completion of the PE Work, Railroad will submit (and/or will cause its third-party consultant to submit) a final billing to Agency for any balance owed for the PE Work. Agency shall pay Railroad (and/or its third-party consultant, as applicable) within thirty (30) days after Agency's receipt of any progressive and final bills submitted for the PE Work. Bills will be submitted to the Agency using the contact information provided on **Exhibit C**. Agency's obligation hereunder to reimburse Railroad (and/or its third-party consultant, as applicable) for the PE Work shall apply regardless if Agency declines to proceed with the Project or Railroad elects not to approve the Project.

4. Agency acknowledges and agrees that Railroad may withhold its approval for the Project for any reason in its sole discretion, including without limitation, impacts to Railroad's safety, facilities or operations. If Railroad approves the Project, Railroad will continue to work with Agency to develop final plans and specifications and prepare material and force cost estimates for any Project related work performed by Railroad.

5. If the Project is approved by Railroad, Railroad shall prepare and forward to Agency a Construction and Maintenance Agreement (**C&M Agreement**) which shall provide the terms and conditions for the construction and ongoing maintenance of the Project. Unless otherwise expressly set forth in the C&M Agreement, the construction and maintenance of the Project shall be at no cost to Railroad. No construction work on the Project affecting Railroad's property or operations shall commence until the C&M Agreement is finalized and executed by Agency and Railroad.

6. Neither party shall assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.

7. No amendment or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties.

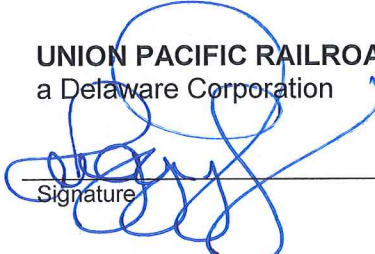
8. This Agreement sets forth the entire agreement between the parties regarding the Project and PE Work. To the extent that any terms or provisions of this Agreement regarding the PE Work are inconsistent with the terms or provisions set forth in any existing agreement related to the Project, such terms and provisions shall be deemed superseded by this Agreement to the extent of such inconsistency.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

CITY OF ROSEVILLE, CALIFORNIA

UNION PACIFIC RAILROAD COMPANY,
a Delaware Corporation

Signature



Signature

Printed Name

Peggy Ygbuhay

Printed Name

Title

Manager I, Industry & Public Projects

Title

Exhibit A

Project Description and Location

Project Description

City desires to extend Roseville Parkway by way of constructing a new 290 foot 3-span grade separated bridge over UPRR tracks and Industrial Ave

Location

Valley Subdivision

DOT	Crossing Type	Milepost	Street Name
TBD	Public	109.65	Roseville Parkway

Exhibit B

Scope of Project Services

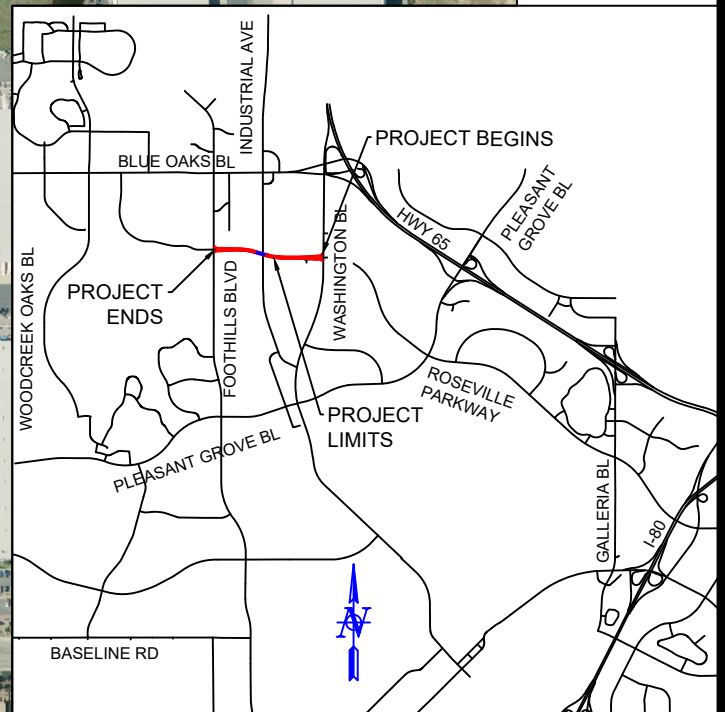
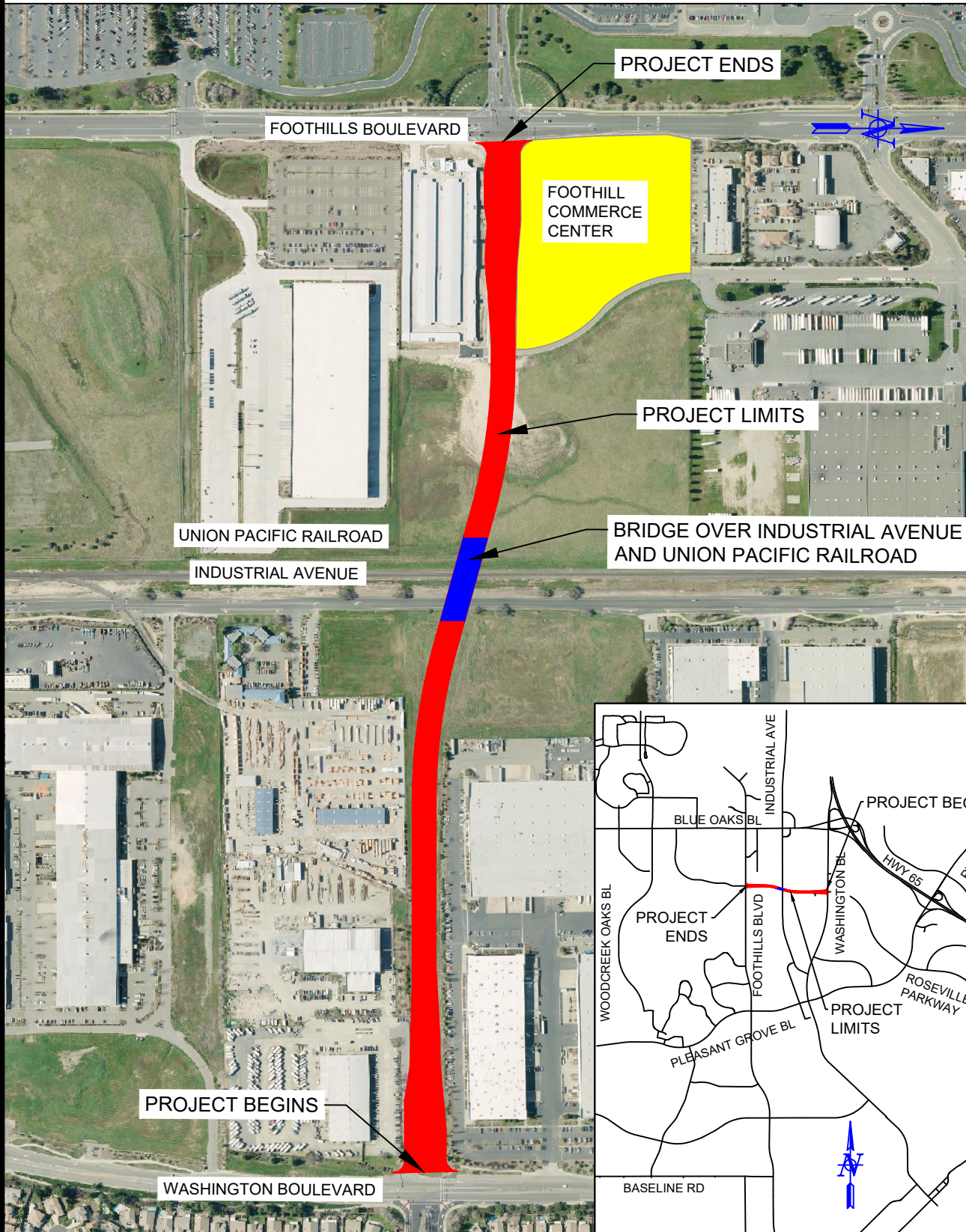
Scope of work includes, but is not limited to the following

- Field diagnostic(s) and inspections
- Plan, specification and construction review
- Project design
- Preparation of Project estimate for force account or other work performed by the Railroad
- Meetings and travel

Exhibit C
Billing Contact Information

Name	Dan Lierly
Title	
Address	311 Vernon Street, Roseville, CA, 95678
Work Phone	(916) 746-1300
Cell Phone	
Email	Delierly@roseville.ca.us

EXHIBIT A PROJECT AREA MAP





COUNCIL COMMUNICATION

CC #: 0605
File #: 0800-03

Title: Updates to Energy Trading Authority Policy and Reaffirmation of Policies
Contact: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.12.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a Resolution to approve the updated Energy Trading Authority Policy and reaffirm the other three existing Energy Risk Management Policies for Roseville Electric Utility. The utility's Risk Management Committee and Risk Oversight Committee both recommend the update. The last reaffirmation of the Energy Risk Management Policies occurred in October of 2018. There is no fiscal impact associated with this policy change and policy reaffirmation.

BACKGROUND

Energy markets can be highly volatile and if unmanaged can result in significant monetary risk to the City of Roseville. In 2005, the City adopted a comprehensive set of Energy Risk Management Policies to manage the inherent risks associated with operating an electric utility. The policies are:

- **Electric Utility Risk Management Policy:** This is the overarching risk management governance document. It specifies the goals and objectives of the policies and the roles and responsibilities in the risk governance structure.
- **Energy Credit Risk Policy:** This policy defines how credit limits are set and managed.
- **Energy Hedge Policy:** This policy defines the Roseville Electric's hedging goals and risk tolerance.
- **Energy Trading Authority Policy:** This policy sets the types of energy transactions that can be entered into and the levels of authorization the City Manager has for long term hedging and the Power Management Services Agent has for within-the-month operational trading.

The policies are reviewed and updated on a regular basis to incorporate changes in the operating environment and incorporate the results of periodic independent audits. Staff, the Risk Management Committee, and the Risk Oversight Committee have reviewed the following policy change and recommend Council approval:

- Electric Utility Risk Management Policy – No changes to the policy.
- Energy Credit Risk Policy – No changes to the policy.
- Energy Hedge Policy - No changes to the policy.
- Energy Trading Authority Policy –
 - The primary change to this Policy is to establish authority for the Electric Utility Director to trade “Energy Exchange Products” (as defined in Section 5.e. of the Policy) in order to lower cost, reduce risk, or increase reliability. An “Energy Exchange” is defined as exchanging similar quantities of energy across locations or commodities (electricity and natural gas). Since these Energy Exchange opportunities can be short lived, giving the Electric Utility Director some limited authority for these transactions will allow for quicker decision-making. The Electric Utility Director’s limited authority is detailed in the Authority Matrix at Section 7 of the Policy. All such transactions carried out by the Electric Utility Director will still conform to all other requirements in the Energy Risk Management Policies.
 - A minor change to Section 5.e. of the Policy replaces “Balancing Contract” with the definition of “Energy Exchange” – both terminologies define similar activities (Energy Exchange is more current terminology in the industry).
 - The remainder of the changes to the Policy appear to be extensive in nature, but they simply reorganize and consolidate the Policy and the authority tables to be more aligned with industry standards. No other substantive or authority-related changes were made besides the above-mentioned establishment of authority for the Electric Utility Director.

FISCAL IMPACT

There is no fiscal impact associated with these policy changes.

ENVIRONMENTAL REVIEW

The agreement is not considered a “project” as defined by the California Environmental Quality Act (“CEQA”) (CEQA Guidelines § 15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Petra Wallace, Electric Risk and Compliance Supervisor

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-046

Energy Trading Authority Policy (redline)

Energy Trading Authority Policy

Energy Hedge Policy

Energy Utility Risk Management Policy

Energy Credit Risk Policy

RESOLUTION NO. 20-046

AFFIRMING THE ENERGY HEDGE POLICY, THE ENERGY UTILITY RISK
MANAGEMENT POLICY, AND THE ENERGY CREDIT RISK POLICY AND ADOPTING
THE ENERGY TRADING AUTHORITY POLICY

WHEREAS, in 2005, the City adopted comprehensive risk management policies, which addressed a wide range of risks, such as credit risk, and incorporated considerations, such as fuel, required for the Roseville Energy Park; and

WHEREAS, these policies need to be reaffirmed every two years; and

WHEREAS, no changes have been made to the Energy Hedge Policy, the Energy Utility Risk Management Policy or the Energy Credit Risk Policy since they were reaffirmed/adopted in 2018; and

WHEREAS, City Council has reviewed the proposed updates to the Energy Trading Authority Policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the Energy Hedge Policy, the Energy Utility Risk Management Policy and the Energy Credit Risk Policy are hereby reaffirmed.

BE IT FURTHER RESOLVED by the City Council of the City of Roseville that the Energy Trading Authority Policy is hereby adopted.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ENERGY TRADING AUTHORITY POLICY

~~10/17/2018~~

2/19/2020

1. Purpose

The ~~purpose of the~~ Trading Authority Policy ("Policy") is ~~to define~~ the framework containing the authority governing rules and requirements associated with the City's energy related transactions. The Policy also specifies the list of authorities or powers granted by the City Council of the City of Roseville ("City") to the City Manager and ~~Power Management Services Agent ("Agent") to~~ key personnel that can execute ~~and delegate authority to execute energy~~ related transactions. Furthermore, the Policy sets forth clarity and empowerment among those with trading authority and is designed to encourage communication among individuals with trading authority and the City Council energy related transactions.

~~2. Objective~~

The ~~objective of The~~ Trading Authority Policy ~~is to define~~ includes directives that address the following:

- a. The City's intention regarding hedging and speculating;
- b. Who has authority to execute transactions;
- c. The commodities and products that can be transacted;
- d. The authorized lead-time and term for each transaction;
 - ~~The authorized maximum price and volume;~~
- e. Counterparty contract and credit requirements; ~~and~~
- f. Other relevant factors associated with due diligence in authorizing transactions to be executed.

~~3. Policy Content~~

~~A. Procedural Requirements~~

~~The following defines procedural requirements that apply to all commodities transacted upon this Policy.~~

2. Execution Authority

~~Execution Authority is outlined by commodity in the authority matrix sections found below in this Policy. All column limits in these matrices are applied independently of one another for each authority level, in that no individual column limit may be exceeded without authorization, regardless of whether a transaction does not exceed another column limit for that same authority level. The trading limits apply to both purchases and sales. Per Trading Day Limits are applied to gross amounts transacted in total for the day, and not to buys and sells netted together.~~

The City ~~Manager is delegated authority from~~Council granted the City ~~Council and may~~Manager the ability to delegate his/her authority to ~~City staff~~the Electric Utility Director and Power Management Services Agent ("Agent") at his/~~sole~~her discretion. ~~The Agent has authority delegated from~~The City Manager may also choose to amend the ~~City Council that may be modified by the City Manager,~~extent of authority granted to Utility Director and Agent at his/hers discretion as long as ~~modifications do~~it does not ~~exceed~~surpass the limit of his/her own authority. ~~Only individuals who are noted in~~

The Transaction Authority Matrix outlines the

~~authority matrices in this policy are authorized to execute trades under~~ Execution Authority Limits. The Transaction Authority Matrix defines the stated limits, trading limits applicable to purchases and sales for each authority level.

All transactions must be executed via a recorded communication method. ~~Examples include a voice recorded communication line, instant messaging or an on-line broker account.~~ Recorded communications must be maintained and controlled by personnel who are independent of the trading function. Any request by the City for the ~~Agent~~ Agents to execute on its behalf a transaction beyond the Agent's authority must be documented in accordance with this ~~policy~~ Policy.

3. ~~Contract~~ Requirements

a. Credit Requirements –

- i. Roseville Electric shall not intentionally exceed the credit limit associated with each counterparty. Entering into unsecured transactions with a counterparty that has total credit exposure greater than or equal to its open line of credit and the total of any security currently provided, will be managed according the City of Roseville Energy Credit Policy. (Note: Since credit exposures are a function of not only positions traded, but also a function of market pricing and volatility, credit exposure to a counterparty may unintentionally exceed a credit limit purely due to changes in the forward market).

b. Contract Requirement –

- i. Transactions with counterparties shall only be permitted if City has an active, valid, and executed agreement enabling such trading activity with that counterparty.
- ii. Long form confirmations may be used as a valid agreement in lieu of a permanent agreement, when necessary, if approved by the Roseville City Council. ~~Agent's Vice President of Portfolio Management~~

~~/Portfolio Director or Vice President of Origination, and the Directors of Credit and Contract Administration.~~

~~4. —~~ Credit Requirements

~~Credit limits for each counterparty shall not be intentionally exceeded. (Note: Since credit exposures are a function of not only positions traded, but also a function of market pricing and volatility, credit exposure to a counterparty may unintentionally exceed a credit limit purely due to changes in the forward market).~~

~~Entering into unsecured transactions with a counterparty that has total credit exposure greater than or equal to its open line of credit~~

~~and the total of any security currently provided, will be managed according to the City of Roseville Energy Credit Policy ("Credit Policy"), Section 4.~~

Credit

4. Non-Permissible Transactions

~~5.a.~~ Sleeving

- i. No sleeving transactions for credit or contract purposes shall be executed, except as allowed under the Credit Policy Section ~~9.~~ 10
Note: Credit Sleeving is an arrangement where a more financially reputable entity acts as middleman for a smaller, undercapitalized entity in the purchase or sale of power. ~~Contract sleeving is an arrangement where an entity acts as a middleman between two entities to bridge a contract gap that exists between the two entities.~~

~~0.~~ Speculation

b. Speculative

- i. The primary purpose of trading activities shall be for hedging and portfolio optimization (including participation in arbitrage opportunities). However, the Energy Hedge Policy does allow the City to take advantage of market opportunities through transactions that could in the strictest sense be labeled speculation if those transactions expose the City to additional risk. The Energy Hedge Policy defines what is permissible in this regard.

~~speculation if those transactions expose the City to additional risk. The simplest example of this would be entering into a sale of energy that moved from the top end to the bottom end of the allowable range in the Fixed Price Energy Policy.~~

~~**Standard** The Energy Hedge Policy defines what is permissible in this regard.~~

~~9.5. Authorized~~ **Transactions**

~~City staff may use the following group of Authorized Transactions to limit the portfolio's exposure to market volatility and other cost pressures. Transactions will be designed for the following purposes:~~

Types of transactions that are executed by Roseville or its Agent must be consistent with City Council resolutions, all applicable laws, and rules and regulations. These may include, but not limited to the following:

a. Enabling and Master Agreements

b. Purchase and sales of energy products such as:

i. Electric Power and Transmission (Financial and Physical Contracts)

~~A.1.~~ Purchase energy, capacity, or transmission to serve load above what is expected to be generated or purchased from existing resources, or if energy or capacity purchases are more economical than existing resources.

~~C.2.~~ Sell existing capacity or energy, or transmission that is expected to be in excess of the City's load requirements.

3. Execute financial transactions, including CAISO virtual transactions, to fix the price of variable commodity purchases or sales.

4. Purchase from the CAISO markets to meet the City's load requirements or sell into the CAISO markets energy in excess of the City's load requirements.

5. Purchase call options to limit price exposure on short power positions.

6. Sell call options or tolling agreements on capacity that is expected to be in excess of the City's resource requirements.

7. Purchase a "floor" to limit price exposure on long power positions.

8. Sell a "floor" to offset a portion of the price of the purchase of call

9. Execute physical spread transactions at authorized locations.

10. Transmission purchases are to be as firm as possible to reasonably assure the delivery of the commodity at the firmness transacted.

Note:

- Physical Contracts are contracts that require “sellers” to produce and deliver the commodity to the “buyers”. Financial Contracts do not involve a direct physical delivery of a commodity; instead they use cash settlements, the buyer either gains or lose credit against the seller based on the difference between the agreed “entry” price and the “final” settlement price.

Natural Gas and Transportation

ii. (Financial and Physical Contracts)

~~D-1.~~ 1. Purchase natural gas and transportation that is expected to be needed to fuel the Roseville facilities. Enter into imbalance and storage agreements if deemed beneficial to fuel Roseville facilities.

~~F-2.~~ 2. Sell surplus gas, or release transportation capacity, if more economic energy is available for purchase.

~~H-1.~~ Execute financial transactions, including CAISO virtual transactions, to fix the price of variable commodity purchases or sales.

~~J-3.~~ 3. Purchase call options to limit price exposure on short natural gas ~~or power~~ positions.

~~A-1.~~ Sell call options or tolling agreements on capacity that is expected to be in excess of the City’s resource requirements.

4. Sell call options or tolling agreements on capacity that is expected to be in excess of the City’s resource requirements.

~~K-5.~~ 5. Purchase a “floor” to limit price exposure on long natural ~~gas or power~~ positions.

~~M-6.~~ 6. Sell a “floor” to offset a portion of the price of the purchase of call options listed in item (~~6~~5) above.

7. Transportation purchases are to be as firm as possible to reasonably assure the delivery of the commodity at the firmness transacted.

Environmental Compliance Instruments

iii.

~~A.1.~~ 1. Purchase environmental compliance instruments, including but not limited to LCFS credits, GHG allowances, GHG offsets and Federal SO₂ and NO_x emission allowances expected to be necessary to optimize the operation of the City's resource portfolio.

- ~~Q-2.~~ Sell environmental compliance instruments, including- but not limited to- LCFS credits, GHG allowances, GHG offsets, and Federal SO₂ and NO_x Emission Allowances deemed unnecessary for efficient operation of the City's resource portfolio.

iv. REC's and Energy Attributes

1. Purchase or sell renewable energy credits and/or energy attributes as required to meet compliance requirements.

v. Congestion Revenue Rights

- ~~P-1.~~ Execute congestion revenue rights or physical transmission transactions, including natural gas transportation to manage congestion price risk.

vi. Ancillary Services

- ~~Q-1.~~ Purchase bilateral ancillary services to meet the City's load requirements or sell bilateral ancillary services in excess of the City's load requirements.

- ~~S-2.~~ Purchase CAISO Ancillary Services (Spinning Reserves, Non-Spinning Reserves, and Regulation) to meet the City's load requirements or sell CAISO Ancillary Services in excess of the City's load requirements.

c. Movement of energy to and from:

i. CAISO (NP15 and SP15), BANC (Balancing Area of Northern California), Mid-Columbia, John Day, Big Eddy and COB

1. Execute physical spread transactions at authorized locations.

- ~~A-1. Purchase from the CAISO markets to meet the City's load requirements or sell into the CAISO markets energy in excess of the City's load requirements.~~

- ~~A-1. Purchase or sell renewable energy credits and/or energy attributes as required to meet compliance requirements.~~

- ~~A-1. Execute physical spread transactions at authorized locations.~~

~~Arbitrage opportunities require that both the buy and sell portion of the opportunity be executed within 24 hours. Specific Authorized Transactions examples for arbitrage include:~~

~~_____ A purchase/sale of energy at the California Oregon Border and a~~
~~_____ sale/purchase of energy at CAISO NP15 EZ Gen Hub to take~~
~~_____ advantage of the City's transmission capacity.~~

- ~~• A purchase of natural gas and a sale of energy to take advantage of excess gas fired peaking capacity.~~
- ~~• A sale of natural gas and a purchase of electric energy to take advantage of market heat rates below the City's gas fired generation costs.~~
- ~~• A sale of energy or capacity that is in excess of, or is otherwise not used to meet City load.~~

All Authorized contracts listed above must also comply with the following general standards:

- ~~1) Product firmness for all trades must be provided for in all executed agreements.~~

~~1) Sales commitments shall not be made at greater firmness than the supply contract.~~

~~1) Physical transactions are only to be made at locations for which delivery can be made to Roseville and from Roseville resources. Specific authorized locations for power and natural gas transactions are reflected below:~~

2. For financial electricity transactions, authorized locations include CAISO NP 15 EZ Gen Hub, CAISO SP 15 EZ Gen Hub, the Balancing Area of Northern California (BANC), Mid-Columbia, John Day, Big Eddy, and COB. These same locations are authorized for physical electricity transactions to the extent delivery can be reasonably expected.

~~a.~~ 3. Additional physical and financial locations include owned-generation locations within the CAISO, and CAISO inter-ties for import and export transactions.

d. Movement of Natural Gas to and from:

i. PG&E CityGate, Malin, Topock, Henry Hub, and SoCal Border

1. Execute physical spread transactions at authorized locations.

~~b.~~ 2. For Natural Gas physical and financial transactions, ~~this includes~~ authorized locations include PG&E CityGate, Malin, Topock and the SoCal Border.

~~c.~~ 3. Henry Hub ~~may be used~~ is authorized for financial Natural Gas hedging, as well as Henry Hub to PG&E CityGate Basis.

~~1) 1. Transmission and Transportation purchases are to be as firm as possible to reasonably assure the delivery of the commodity at the firmness transacted.~~

~~i. For COB delivery, transmission will include losses and a reasonable transfer capability.~~

~~The City Council must approve any transaction that involves products or standards not listed in this policy.~~

~~0. Balancing Contracts~~

e. Balancing transactions are a special class of transaction the Agent is authorized by the City ~~Energy Exchange~~:

Energy exchange ~~Council~~ ~~to enter into on behalf of the City. A balancing transaction is defined as a transaction that:~~

e. ~~Is enacted to comply with~~ any transaction in which similar quantities of energy are exchanged across locations or commodities to lower cost, to reduce risk, or enhance compliance with defined risk measures, as defined in the City of Roseville Energy Risk Identification Policy and Hedge Plan ~~to increase reliability.~~

~~—Is enacted to optimize assets not used to meet risk policy mandates.~~

~~d. Is an Authorized Transaction, as defined in Section 6 above.~~

~~d. Is made for a duration of one month or less.~~

10.6. Non-Standard Transactions ~~Requiring City Council Approval~~

~~Transactions, which meet any of the following criteria, must be approved by the City Council prior to execution:~~

- ~~The transaction is a new commodity not previously traded by the City;~~
- ~~The transaction is at a location in which no trading is permitted;~~
- ~~The transaction is for something other than: an Authorized Transaction.~~

~~Examples of new instruments would include the use of derivatives with different risk characteristics or the use of derivatives to implement different business strategies or goals. New instruments or locations would also include those instruments or locations that may be traded on a “one-off” basis, which would be implementation of a derivative instrument or entry into a commodity market that, despite the anticipation of being transacted just once, would still fit the definition of a new instrument or location. A “one-off” transaction is the type of transaction that may only be done once or occasionally and that falls outside of this Trading Authority Policy. Two examples are a weather derivative to hedge load variability or a long-term customized power purchase contract that is not generally done during the normal, everyday course of business for hedging the City’s portfolio.~~

~~The purpose of defining a process for such transactions as noted above is to ensure that the exposures associated with them are thoroughly reviewed and understood by the City Council and appropriate trading controls are in place. The City Council must approve the use of such transactions prior to execution using the process defined below:~~

City staff may enter non-standard Transactions with City Council approval. Non-standard Transactions fall outside the scope of the defined “Standard” Transactions; these may include new opportunities that involve the following:

- a. New commodities
- b. Location outside defined trading boundaries
- c. Pilot program

The approval process for non-standard transactions are defined by the following:

a. Transaction Proposal ~~–~~

- ~~a.i.~~ i. The proposal is the responsibility of the person or business group proposing the transaction. The proposal should address the business need, risks, trading controls, valuation methodology, accounting methodology, operations workflow/methodology, and assessment of legal and regulatory issues.

b. City Council Review –

- ~~b.i.~~ i. The Risk Oversight Committee (“ROC”) will perform a review on behalf of, and make a recommendation to, the City Council on the benefits and risks of the proposed transaction. The City Council will assess the

proposed transaction and make a determination whether to add the proposed transaction to the approved list.

~~b. Approval (Pilot Program) — The City Council may approve limited use of the proposed transaction to ensure that proper controls are in place to monitor the activity. The City Council may approve the proposed transaction without instituting a Pilot Program, if the~~

~~proposed transaction is going to be used once (one off) where it would not be prudent to test it in a shorter time frame or smaller quantity, due to constraints such as liquidity or length of term of product. The City Council will use more scrutiny in approval of one-off transactions.~~

~~14.~~ **7. City Manager Aggregate****Aggregated** Dollar Authority Limits

~~The City Manager has an aggregate authority limit of \$500 million net and \$700 million gross for all transactions that he/she is authorized to execute on behalf of the City, including electricity, natural gas, congestion revenue rights, emissions allowance and energy credits/attributes. The total net amount is the sum of all outstanding positions executed under his/her authority. The total gross amount is the sum of the absolute value of all outstanding positions executed under his/her authority.~~

~~14.~~ **City Manager Authority On Event of Termination**

~~Should transactions with a counterparty be terminated due, for example, to an event of default, the City Manager may exceed his/her per transaction and per day trading limits in order to re-establish similar positions with another counterparty or counterparties. The replacement transaction(s) need not be exactly the same as the terminated transaction(s), but should be for similar commodities and not exceed the terminated transactions(s) in magnitude. The replacement transaction(s) must be authorized transactions under this policy, and the City Manager's aggregate limits must not be exceeded.~~

~~Electric Power and Transmission Bilateral Trading~~ [The aggregated dollar authority limit specifies the corresponding maximum dollars each authority level is allowed to authorize for forward transactions for Electric Power, Transmission, Natural Gas, Transportation, Environmental Compliance Instruments, RECs and Energy Attributes, Congestive Revenue Rights, Ancillary Services, and Energy Exchanges. See Authority Matrix for details.](#)

B. Authority Matrix:

~~The following outlines transaction limits, definitions, and procedural requirements for power and power transmission bilateral transactions:~~

Title		Source of Authority	Products Product										Term Per Transaction Limits (up to)	Delivery Lead Time	Per Trading Day Termination Limits (up to)	Aggregate Limits (up to) Dollar Authority Limit			

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<u>Age</u> <u>nt's</u>	City Cou ncil (Ca n be Mo dife d by City Ma nag er)	Bala ncing Contr acts (Sect ion 7) <u>X</u>	<u>X</u>			<u>X</u>	<u>X</u>	<u>X</u>	<u>></u> <u>1</u> We ek <u>≤</u> <u>1</u> Mo nth	≤ 6 We eks	≤ 2 Months	8, 4 0 0 per Wee k <u>\$23.0</u> <u>00,00</u> <u>0</u>	\$ 1 1 1 0 0 5 M il li o n p e r W e e k	<u>111</u> <u>,60</u> <u>0</u>	\$ 1 4 Mi llio n	446, 400	\$ 2 2 3 Milli on	\$31 Million, <u>000,000</u>				
						<u>></u> 1 Day <u>≤</u> 1 Week						2,400 per-Day	\$600 Thousand per-Day	33,600	\$8,4 Million							
						<u>≤</u> 1 Day						4,800 per-Day	No-Max- (Keep Lights On)	No-Max- (Keep Lights on.)	No Max- (Keep Lights On)							

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Authority

Matrix Explanations:

- ~~The City Manager has~~ gross aggregate limits represent the authority to modify this authority matrix in maximum allowable total dollars based on ~~the following ways:~~
 - ~~Change the authority levels~~ absolute values of the Agent in making Balancing Contracts.
- ~~Add City staff members he chooses to delegate authority to, change their authority,~~ all forward purchases and remove staff that no longer have authority to execute sales.
- The net aggregate limits represent the maximum allowable total dollars between all forward purchases and sales.
- Delivery Lead Time represents the time period from the date a trade is executed to the start of the trade.
- Unless otherwise stated, the dollar limits are based upon electric power only and do not include transmission, however, the Term, Lead Time, and Quantity limits do apply to transmission.
- Termination Limit refers to the last day of the term from the execution day of the contract.

Authority Matrix for Agent's Short-Term Traders:

Product	Source of Authority	Per Transaction Limits					Per Trading Day Limits (Up to)		Aggregated Limits (Up to)		
		Term	Delivery Lead Time	Termination Limits	Volume Size	Total Cost (\$)	Volume Size	Total Cost (\$)	Total Volume	Net Total (\$)	Gross Total (\$)
Power and Transmission	City Council (Can be Modified by City Manager)	> 1 Week < 1 Month	≤ 6 Weeks	≤ 2 Months	8,400 MWh per Week	\$1,050,000 per Week	111,600 MWh	\$14,000,000	446,400 MWh	\$22,300,000	\$31,000,000
		> 1 Day < 1 Week			2,400 MWh per Day	\$600,000 per Day	33,600 MWh	\$8,400,000			
		< 1 Day			4,800 MWh per Day	No Max. (Keep Lights On)	No Max. (Keep Lights On)	No Max. (Keep Lights On)			
Natural Gas and Transportation	City Council (Can be Modified by City Manager)	< 1 Month	≤ 6 Weeks	≤ 2 Months	RE will authorize the purchase of all financial natural gas balancing transactions before execution by Agent. Agent may manage and execute the sale of financial natural gas balancing transactions as RE's exposure to natural gas prices decreases.						
		> 1 Day < 1 Week			40,000 MMBTU/D	X	280,000 MMBTU	\$4,200,000	400,000 MMBTU	\$4,000,000	\$6,000,000
		< 1 Day	≤ 1 Week	≤ 2 Weeks	50,000 MMBTU/D	X	150,000 MMBTU	\$3,000,000	150,000 MMBTU	\$2,000,000	\$4,000,000

Matrix Explanations:

- ~~Changes to the authority matrix must be initialed and dated, with the date of the preceding active authorization matrix left for reference. There is a space below for these changes.~~
- Power and Transmission Transactions:
 - Transaction Limits represent the MWh volume per period labeled in the table and total dollars per period (as labeled above) for each transaction executed.
 - Per Trading Day Limits represent the total MWh volume and dollars for all transactions executed in a trading day.
 - The transaction term limit for the Agent of ≤ 1 Day covers individual daily transactions as well as executed transactions ~~executed~~ for more than one day to accommodate weekends or holidays, which could have terms up to 23 days for a normal weekend and up to 5 days for a holiday weekend.
 - Aggregate Limits ~~The gross aggregate limits~~ represent the maximum allowable total gross (dollars based on the absolute value values of all contracts) MWh volume and both gross and net (forward purchases and sales net) dollars as labeled above for all forward transactions except for the City Manager. For the City Manager the Aggregate Volume Limits.
 - The net aggregate limits represent the ~~total gross (absolute value)~~ maximum allowable total dollars between all forward purchases and sales.
 - Delivery Lead Time represents the time period from the date execution to the first day of all contracts) MWh volume the term of all forward bilateral power transactions. Whereas Aggregate Dollar Limits represent the total gross and net dollar amount of all forward transactions executed under his/her authority the trade.
- ~~Delivery Lead Time represents the time period from the date a trade is executed to the start of the trade.~~
- Unless otherwise stated, the dollar limits are based upon electric power only and do not include transmission, however, the Term, Lead Time, and Quantity limits do apply to transmission.
- Termination Limit refers to the time period between the date of execution and the last day of the term of the trade.
- Natural Gas and Transportation Transactions:
 - Transaction Limits represent the daily MMBtu volume for each transaction executed.
 - Per Trading Day Limits represent the total MMBtu volume and dollars for all transactions executed in a trading day.

- The transaction term limit for the Agent of < 1 Day covers individual daily transactions as well as executed transactions for more than one day to accommodate weekends or holidays, which could have terms up to 3 days for a normal weekend and up to 5 days for a holiday weekend.
- The gross aggregate limits represent the maximum allowable total dollars based on the absolute values of all forward purchases and sales.
- The net aggregate limits represent the maximum allowable total dollars between all forward purchases and sales.
- Lead time represents the time period from the date a trade is executed to the start of the trade.
- One monthly NYMEX contract contains 10,000 MMBtu.
- The dollar limits are based upon commodity gas only and do not include transportation, however, the Term, Lead Time, and Quantity limits do apply to transportation.
- Termination limit refers to the last day of the term from the execution day of the contract.

~~● To the extent the transaction price can be identified separately for energy and energy attributes, the energy portion of any bundled (energy and energy attribute) transaction must be monitored against the limits above. The energy attribute portion of any bundled transaction must be monitored against the renewable energy credits/energy attributes authority matrix.~~

~~● Termination Limit refers to the last day of the term from the execution day of the contract.~~

- ~~Authorized Transaction and Balancing Contracts are as defined in Sections 6 and 7 of this policy, respectively.~~

~~*Electric Power and Transmission
Bilateral Trading Authority Change*~~

Approved By:

~~Effective Date: Previous~~

~~Effective Date:~~

_____/_____/_____
_____/_____/_____

B. ~~CAISO Trading Authority~~

The following outlines transaction limits for CAISO products.

		CAISO Per-Transaction Limits (up to)			
Title	Product	Delivery Lead Time	Term *	MW Size	\$/MWh
City Council	All CAISO Products	No Limit	No Limit	No Max	No Max
City Manager	Generation Awards	As Required by CAISO	1 Operating Day	No Max	CAISO Price Cap
	Demand Awards	None			
	Inter-SC Transactions (IST)	As Required by CAISO	1 Operating Day	No Max	CAISO Price Cap
	CAISO Imports			No Max	
	CAISO Exports			No Max	
	Virtual Transaction Awards			No Max	
	Ancillary Services			No Max	
	Congestion Revenue Rights	≤ 10 Years	≤ 10 Years	100	\$15
Agent	Generation Awards	As Required by CAISO	1 Operating Day	50	CAISO Price Cap
	Demand Awards	None			
	Inter-SC Transactions (IST)	As Required by CAISO	1 Operating Day	200	CAISO Price Cap
	CAISO Imports			200	
	CAISO Exports			350	
	Virtual Transaction Awards			160	
	Ancillary Services			200	
	Congestion Revenue Rights	None			

Authority Matrix for Agent's Short-Term Traders:

Products	Delivery Lead Time	Term	MW Size	\$/MWh
<u>Generation Awards</u>	<u>As Required by CAISO</u>	<u>1 Operating Day</u>	<u>50</u>	<u>CAISO Price Cap</u>
<u>Demand Awards</u>	<u>None</u>			
<u>Inter SC Transactions (IST)</u>			<u>200</u>	
<u>CAISO</u>			<u>200</u>	

<u>Imports</u>	<u>As Required by CAISO</u>	<u>1 Operating Day</u>		<u>CAISO Price Cap</u>
<u>CAISO Exports</u>			<u>350</u>	
<u>Virtual Transaction Awards</u>			<u>160</u>	
<u>Ancillary Services</u>			<u>200</u>	
<u>Congestion Revenue Rights</u>	<u>None</u>			

Matrix Explanations:

- ~~• The City Manager has the authority to modify this authority matrix in the following ways:~~
 - ~~• Change the authority levels of the Agent in executing the above CAISO products.~~
 - ~~• Add City staff members he chooses to delegate authority to, change their authority, and remove staff that no longer have authority to execute.~~
- ~~• Changes to the authority matrix must be initialed and dated, with the date of the preceding active authorization matrix left for reference. There is a space below for these changes.~~
- Generation Award Limits are per generating unit within the CAISO.
- Demand Award Limits are per each load location.

- CAISO Imports and Exports are by location and are each monitored separately.
- Inter SC Transactions (IST) are each monitored separately.
- Virtual Transaction (Convergence Bidding) Award Limits are per each bid/offer nodal point.
- Limits for Ancillary Service Awards apply to the Regulation and Operating (Spinning and Non-Spinning) Reserve Market. Limits for ancillary services transacted bilaterally are addressed in the power authority matrix.
- Only Congestion Revenue Rights that are bought and sold via the long-term, annual and monthly auctions or in the secondary market are monitored per the limits above. This excludes congestion revenue rights allocated in the Annual Allocation.
- Term applies to either the calendar year or planning year.
- ~~Congestion Revenue Rights transactions under the City Manager's authority are subject to the aggregate \$500M net and \$700M gross limits.~~

~~CAISO Trading Authority Change~~

~~Approved By: Effective~~

~~Date:~~

~~Previous Effective Date:~~

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C. ~~Natural Gas and Transportation~~ Trading Authority

The following outlines transaction limits, definitions, and procedural requirements for physical and financial natural gas transactions, including transportation, imbalance and storage.

Title	Source of Authority	Product	Per Transaction Limits (up to)				Per Trading Day Limits (up to)		Aggregate Limits (up to)		
			Term	Delivery Lead Time	Termination Limit	Daily MMBTU Volume	Total MMBTU Volume	Total-\$	Total MMBTU Volume	Total-\$	
										Net	Gross
City Council	State Law, City Charter	All Products	No Limit	No Limit	No Limit	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.
City Manager	City Council	Authorized Transactions (Section 6)	≥ 1 Month ≤ 6 Years	≤ 6 Years	≤ 6 Years	20,000	3,500,000	\$50 Million	No Max.	\$500 Million	\$700 Million
		Balancing Transactions (Section 7)	≤ 1 Month	≤ 11 Months	≤ 1 Year	No Max.	No Max.		No Max.		
Agent	City Council (Can be Modified by City Manager)	Balancing Financial Contracts (Section 7)	≤ 1 Month	≤ 6 Weeks	≤ 2 Months	RE will authorize the purchase of all financial natural gas balancing transactions before execution by APM. APM may manage and execute the sale of financial natural gas balancing transactions as RE's exposure to natural gas prices decreases.					
		Balancing Physical Contracts (Section 7)	> 1 Day ≤ 1 Week			40,000	280,000	\$4,200,000	400,000	\$4 Million	\$6 Million
		Balancing Physical Contracts (Section 7)	≤ 1 Day	≤ 1 Week	≤ 2 Weeks	50,000	150,000	\$3,000,000	150,000	\$2 Million	\$4 Million

Authority ~~Matrix Explanations:~~

- ~~The City Manager has the authority to modify this authority matrix in the following ways:~~
 - ~~Change the authority levels of the Agent in making Balancing Contracts.~~
 - ~~Add City staff members he chooses to delegate authority to, change their authority, and remove staff that no longer has authority to execute.~~
- ~~Changes to the authority matrix must be initialed and dated, with the date of the preceding active authorization matrix left for reference. There is a space below for these changes.~~
- ~~Transaction Limits represent the daily MMBtu volume for each transaction executed.~~
- ~~Per Trading Day Limits represent the total MMBtu volume and dollars for all transactions executed in a trading day.~~
- ~~Aggregate Limits represent the total gross (absolute value of all contracts) MMBtu volume and both gross and net (purchases and sales net) dollars as labeled above for all forward transactions except for the City Manager. For the City Manager the Aggregate Volume Limits represent the total gross (absolute value of all contracts) MMBtu volume of all forward bilateral natural gas transactions. Whereas Aggregate Dollar Limits represent the total gross and net dollar amount of all transactions executed under his/her authority.~~
- ~~Lead time represents the time period from the date a trade is executed to the start of the trade.~~
- ~~One monthly NYMEX contract contains 10,000 MMBtu.~~
- ~~Authorized Transaction and Balancing Contracts are as defined in Sections 6 and 7 of this policy, respectively.~~
- ~~The dollar limits are based upon commodity gas only and do not include transportation, however, the Term, Lead Time, and Quantity limits do apply to transportation.~~
- ~~Termination limit refers to the last day of the term from the execution day of the contract.~~

Natural Gas and Transportation Trading Authority

Approved By: Effective

Date:

Previous Effective Date:

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____/____/____

~~FFFFFFFFF. Environmental Compliance Instruments Trading Authority~~

The following outlines transaction limits, definitions, and procedural requirements for emission allowance transactions:

		Per Transaction Limits (up to)				Aggregate Limits (up to)		
Title	Product	Term	Lead Time				Total \$ (Net)	Total \$ (Gross)
City Council	Environmental Compliance Instruments	No Limit	No Limit				No Max.	No Max.
City Manager	Environmental Compliance Instruments						\$500 Million	\$700 Million
							\$500 Million	\$700 Million
		≤ 5 Years	≤ 5 Years				\$500 Million	\$700 Million
Agent	Environmental Compliance Instruments	None	None				None	None

Authority Matrix Explanations:

- ~~The City Manager has the authority to modify this authority matrix in the following ways:~~
 - ~~Change the authority levels of the Agent in executing Environmental Compliance Instrument and emission allowance transactions.~~
 - ~~Add City staff members he chooses to delegate authority to, change their authority, and remove staff that no longer have authority to execute.~~
- ~~Changes to the authority matrix must be initialed and dated, with the date of the preceding active authorization matrix left for reference. There is a space below for these changes.~~

~~The authority matrix above addresses authority for Federal SO₂ and NO_x Emission Allowances as well as Environmental Compliance Instruments.~~

- ~~Environmental Compliance Instruments include but are not limited to Federal SO₂ and NO_x Emission Allowances, or California AB-32 related instruments, such as Low Carbon Fuel Standard Credits, or any tradable or auctionable California Greenhouse Gas Compliance allowances and/or offsets as defined by the California Cap and Trade program, or its successor. The City Manager has the authority to direct excess California Greenhouse Gas Compliance Instruments to the centralized auction or bilateral market.~~
- ~~Transaction Limits represent the total dollars per transaction executed.~~
- ~~Aggregate Limits represent the sum total volume in dollars for all forward transactions.~~
- ~~Transactions under the City Manager's authority are subject to the aggregate \$500M net and \$700M gross limits.~~
- ~~Lead time represents the time period from the date a trade is executed to the start of the trade. Lead time limits only apply to forward~~

transactions and not to spot transactions.

Emissions Allowances Trading Authority

Approved By: Effective

Date:

~~Previous Effective Date:~~

~~C. Renewable Energy Credits / Energy Attributes Trading Authority~~

~~The following outlines transaction limits, definitions, and procedural requirements for renewable energy credits/energy attributes transactions.~~

Title	Product	Per Transaction Limits (up to)				Aggregate Limits (up to)		
		Term	Lead Time	Total Volume MWH	\$/ MWH	Total Volume MWH	Total \$ (Net)	Total \$ (Gross)
City Council	Renewable Energy Credits/ Energy Attributes	No Limit	No Limit	No Max.	No Max.	No Max.	No Max.	No Max.
City Manager	Renewable Energy Credits/ Energy Attributes	≤ 6 Years	≤ 6 Years	100,000	\$100	500,000	\$500 Million	\$700 Million
Agent	Renewable Energy Credits/ Energy Attributes	None						

~~Authority Matrix Explanations:~~

- ~~The City Manager has the authority to modify this authority matrix in the following ways:~~
 - ~~Change the authority levels of the Agent in executing renewable energy transactions.~~
 - ~~Add City staff members he chooses to delegate authority to, change their authority, and remove staff that no longer have authority to execute.~~
- ~~Changes to the authority matrix must be initialed and dated, with the date of the preceding active authorization matrix left for reference. There is a space below for these changes.~~
- ~~The authority matrix above addresses authority for Renewable Energy Credits and/or Energy Attributes.~~
- ~~Transaction Limits represent the total MWh volume and dollars/MWh for each~~

~~Renewable Energy Credit/Energy Attribute transaction executed.~~

- ~~• Aggregate Limits represent the sum total MWh volume and dollars for all forward transactions.~~

- ~~Transactions under the City Manager's authority are subject to the aggregate \$500M net and \$700M gross limits.~~
- ~~To the extent the transaction price can be identified separately for energy and energy attributes, the energy attribute portion of any bundled (energy and energy attribute) transaction must be monitored against the limits above.~~
- ~~Lead time represents the time period from the date a trade is executed to the start of the trade. Lead time limits only apply to forward transactions and not to spot transactions.~~

~~Renewable Energy Trading Authority~~

Approved By: Effective

Date:

Previous Effective Date:

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____/____/____

FFFFFFFFFFFFFFFFFFFFFFFF8. Acknowledgements

2. Clear Authority

Any situation where authority is in question from a “clearly authorized” standpoint, or clearly not authorized, should be reviewed and authorized by written signature prior to execution by the next authority level up. Proof of review will be provided via a Transaction Request Authorization (TRA). This is the actual document that is signed to authorize a transaction. A TRA will include, at minimum:

-) The definition of the transaction, including such details as timing, volume, price, and point of delivery. Whatever is needed to define the product for execution.
-) Defines the purpose of the transaction, whether it is a hedge or optimization/arbitrage. If the transaction is a hedge, improvement in risk policy compliance is noted. If optimization/arbitrage, the reduced cost to the portfolio is shown.
-) Informs on credit issues such as available counterparties that could transact the product, on a purely credit basis.
-) The required authority to transact the product will be specified on the contract, along with the time frame under which the delegation is valid, ready for signature.

11.a. Violations and Sanctions –

- i. Violations of this Policy must not occur. Should it be deemed that violations did occur due to the actions of City employees, ~~APM~~the Agent will notify the City’s Electric Risk ~~Management Administrator~~and Compliance Supervisor and the City Attorney of such violations. Those individuals will have the responsibility to bring the violations to the Risk Management Committee for discussion. If warranted, the Risk Management Committee may escalate the issue to the Risk Oversight Committee to develop remediation procedures ~~and/or initiate disciplinary action.~~

13.b. Policy Effective –

- i. This Policy is in effect upon the City Council’s approval and shall remain in effect until a replacement policy has been approved by the City Council superseding this Policy, ~~excepting allowed adjustments to the Authority Matrices, which the City Manager has authority to make in this policy.~~

GGGGGGGGGGGGGGGGGGGGGGGGGGGGGG9. Responsibility

It shall be the responsibility of the City Council, through the duly appointed Risk Oversight Committee, Risk Management Committee and the City Manager to assure compliance with this policy.

~~4. Recording Authority Changes to Authority Matrices by City Manager~~

~~The City Manager has the authority to change the Authority Matrices in this document by delegating authority to City Staff and/or changing the Authority of the Agent to execute transactions. When a matrix is changed, it is to be initialed by the changing authority, with the effective date of the change, and the previous effective date set into the matrix. The matrix must then be sent to the appropriate authorized individuals so they can update their copies of the City of Roseville Energy Trading Authority Policy. It is the responsibility of the City Manager to ensure that all trading authority changes are kept on record.~~

~~5.~~10. Related Policies

~~a.~~ Supporting policies and procedures are required as outlined below.

- ~~i.~~ City of Roseville Energy Credit Risk Policy
- ~~ii.~~ City of Roseville Electric Utility Risk Management Policy
- ~~iii.~~ City of Roseville Energy Risk Identification Policy and Hedge Plan
- ~~iv.~~ Resolution ~~06-02 retaining APM~~ 17-368 declaring ACES for power management services

Resolution ~~06-286~~ 16-161 declaring ~~APM~~ ACES as agent for the purposes of risk policies

~~"APM" Alliance for Cooperative Energy Services Power Marketing ACES Power Marketing~~

~~v.~~

ENERGY TRADING AUTHORITY POLICY

2/19/2020

1. Purpose

The Trading Authority Policy (“Policy”) is the framework containing the governing rules and requirements associated with the City’s energy related transactions. The Policy also specifies the list of authorities or powers granted by the City Council of the City of Roseville (“City”) to the City Manager and key personnel that can execute energy related transactions.

The Trading Authority Policy includes directives that address the following:

- a. The City’s intention regarding hedging and speculating;
- b. Who has authority to execute transactions;
- c. The commodities and products that can be transacted;
- d. The authorized lead-time and term for each transaction;
- e. Counterparty contract and credit requirements;
- f. Other relevant factors associated with due diligence in authorizing transactions to be executed.

2. Execution Authority

The City Council granted the City Manager the ability to delegate his/her authority to the Electric Utility Director and Power Management Services Agent (“Agent”) at his/her discretion. The City Manager may also choose to amend the extent of authority granted to Utility Director and Agent at his/hers discretion as long as it does not surpass the limit of his/her own authority.

The Transaction Authority Matrix outlines the Execution Authority Limits. The Transaction Authority Matrix defines the trading limits applicable to purchases and sales for each authority level.

All transactions must be executed via a recorded communication method. Recorded communications must be maintained and controlled by personnel who are independent of the trading function. Any request by the City for the Agents to execute on its behalf a transaction beyond the Agent’s authority must be documented in accordance with this Policy.

3. Requirements

a. Credit Requirements –

- i. Roseville Electric shall not intentionally exceed the credit limit associated with each counterparty. Entering into unsecured transactions with a counterparty that has total credit exposure greater than or equal to its open line of credit and the total of any security currently provided, will be

managed according the City of Roseville Energy Credit Policy. *(Note: Since credit exposures are a function of not only positions traded, but also a function of market pricing and volatility, credit exposure to a counterparty may unintentionally exceed a credit limit purely due to changes in the forward market).*

b. Contract Requirement –

- i. Transactions with counterparties shall only be permitted if City has an active, valid, and executed agreement enabling such trading activity with that counterparty.
- ii. Long form confirmations may be used as a valid agreement in lieu of a permanent agreement, when necessary, if approved by the Roseville City Council.

4. Non-Permissible Transactions

a. Sleeving

- i. No sleeving transactions for credit or contract purposes shall be executed, except as allowed under the Credit Policy Section 10

Note: Credit Sleeving is an arrangement where a more financially reputable entity acts as middleman for a smaller, undercapitalized entity in the purchase or sale of power. Contract sleeving is an arrangement where an entity acts as a middleman between two entities to bridge a contract gap that exists between the two entities.

b. Speculative

- i. The primary purpose of trading activities shall be for hedging and portfolio optimization (including participation in arbitrage opportunities). However, the Energy Hedge Policy does allow the City to take advantage of market opportunities through transactions that could in the strictest sense be labeled speculation if those transactions expose the City to additional risk. The Energy Hedge Policy defines what is permissible in this regard.

5. Standard Transactions

Types of transactions that are executed by Roseville or its Agent must be consistent with City Council resolutions, all applicable laws, and rules and regulations. These may include, but not limited to the following:

a. Enabling and Master Agreements

b. Purchase and sales of energy products such as:

- i. Electric Power and Transmission (Financial and Physical Contracts)
 - 1. Purchase energy, capacity, or transmission to serve load above what is expected to be generated or purchased from existing resources, or if energy or capacity purchases are more economical than existing resources.
 - 2. Sell existing capacity, energy, or transmission that is expected to be in excess of the City's requirements.

3. Execute financial transactions, including CAISO virtual transactions, to fix the price of variable commodity purchases or sales.
4. Purchase from the CAISO markets to meet the City's load requirements or sell into the CAISO markets energy in excess of the City's load requirements.
5. Purchase call options to limit price exposure on short power positions.
6. Sell call options or tolling agreements on capacity that is expected to be in excess of the City's resource requirements.
7. Purchase a "floor" to limit price exposure on long power positions.
8. Sell a "floor" to offset a portion of the price of the purchase of call
9. Execute physical spread transactions at authorized locations.
10. Transmission purchases are to be as firm as possible to reasonably assure the delivery of the commodity at the firmness transacted.

Note:

- Physical Contracts are contracts that require "sellers" to produce and deliver the commodity to the "buyers". Financial Contracts do not involve a direct physical delivery of a commodity; instead they use cash settlements, the buyer either gains or loses credit against the seller based on the difference between the agreed "entry" price and the "final" settlement price.

ii. Natural Gas and Transportation (Financial and Physical Contracts)

1. Purchase natural gas and transportation that is expected to be needed to fuel the Roseville facilities. Enter into imbalance and storage agreements if deemed beneficial to fuel Roseville facilities.
2. Sell surplus gas, or release transportation capacity, if more economic energy is available for purchase.
3. Purchase call options to limit price exposure on short natural gas positions.
4. Sell call options or tolling agreements on capacity that is expected to be in excess of the City's resource requirements.
5. Purchase a "floor" to limit price exposure on long natural positions.
6. Sell a "floor" to offset a portion of the price of the purchase of call options listed in item (5) above.
7. Transportation purchases are to be as firm as possible to reasonably assure the delivery of the commodity at the firmness transacted.

iii. Environmental Compliance Instruments

1. Purchase environmental compliance instruments, including but not limited to LCFS credits, GHG allowances, GHG offsets and Federal SO₂ and NO_x emission allowances expected to be necessary to optimize the operation of the City's resource portfolio.

2. Sell environmental compliance instruments, including- but not limited to- LCFS credits, GHG allowances, GHG offsets, and Federal SO₂ and NO_x Emission Allowances deemed unnecessary for efficient operation of the City's resource portfolio.
- iv. REC's and Energy Attributes
 1. Purchase or sell renewable energy credits and/or energy attributes as required to meet compliance requirements.
- v. Congestion Revenue Rights
 1. Execute congestion revenue rights or physical transmission transactions, including natural gas transportation to manage congestion price risk.
- vi. Ancillary Services
 1. Purchase bilateral ancillary services to meet the City's load requirements or sell bilateral ancillary services in excess of the City's load requirements.
 2. Purchase CAISO Ancillary Services (Spinning Reserves, Non-Spinning Reserves, and Regulation) to meet the City's load requirements or sell CAISO Ancillary Services in excess of the City's load requirements.
- c. *Movement of energy to and from:*
 - i. CAISO (NP15 and SP15), BANC (Balancing Area of Northern California), Mid-Columbia, John Day, Big Eddy and COB
 1. Execute physical spread transactions at authorized locations.
 2. For financial electricity transactions, authorized locations include CAISO NP 15 EZ Gen Hub, CAISO SP 15 EZ Gen Hub, the Balancing Area of Northern California (BANC), Mid-Columbia, John Day, Big Eddy, and COB. These same locations are authorized for physical electricity transactions to the extent delivery can be reasonably expected.
 3. Additional physical and financial locations include owned-generation locations within the CAISO, and CAISO inter-ties for import and export transactions.
- d. *Movement of Natural Gas to and from:*
 - i. PG&E CityGate, Malin, Topock, Henry Hub, and SoCal Border
 1. Execute physical spread transactions at authorized locations.
 2. For Natural Gas physical and financial transactions, authorized locations include PG&E CityGate, Malin, Topock and the SoCal Border.
 3. Henry Hub is authorized for financial Natural Gas hedging, as well as Henry Hub to PG&E CityGate Basis.
- e. *Energy Exchange:*

Energy exchange transaction is defined as any transaction in which similar quantities of energy are exchanged across locations or commodities to lower cost, to reduce risk, or to increase reliability.

6. Non-Standard Transactions

City staff may enter non-standard Transactions with City Council approval. Non-standard Transactions fall outside the scope of the defined “Standard” Transactions; these may include new opportunities that involve the following:

- a. New commodities*
- b. Location outside defined trading boundaries*
- c. Pilot program*

The approval process for non-standard transactions are defined by the following:

- a. Transaction Proposal –*
 - i. The proposal is the responsibility of the person or business group proposing the transaction. The proposal should address the business need, risks, trading controls, valuation methodology, accounting methodology, operations workflow/methodology, and assessment of legal and regulatory issues.
- b. City Council Review –*
 - i. The Risk Oversight Committee (“ROC”) will perform a review on behalf of, and make a recommendation to, the City Council on the benefits and risks of the proposed transaction. The City Council will assess the proposed transaction and make a determination whether to add the proposed transaction to the approved list.

7. Aggregated Dollar Authority Limits

The aggregated dollar authority limit specifies the corresponding maximum dollars each authority level is allowed to authorize for forward transactions for Electric Power, Transmission, Natural Gas, Transportation, Environmental Compliance Instruments, RECs and Energy Attributes, Congestive Revenue Rights, Ancillary Services, and Energy Exchanges. See Authority Matrix for details.

Authority Matrix:

Title	Source of Authority	Products							Term	Delivery Lead Time	Termination Limits	Aggregate Dollar Authority Limit	
		Power & Transmission	Nat. Gas & Transportation	Environmental Compliance Instruments	RECs and Energy Attributes	Congestions Revenue Rights	Ancillary Services	Energy Exchanges				Net	Gross
City Council	State Law, City Charter	X	X	X	X	X	X	X	No Limit	No Limit	No Limit	No Limit	No Limit
City Manager	City Council	X	X	X	X	X	X	X	≤ 6 Years	≤ 6 Years	≤ 6 Years	\$500,000,000	\$700,000,000
Utility Director	City Council							X	≤ 3 Month	≤ 6 Months	≤ 1 Year	\$5,000,000	\$5,000,000
Agent's CEO	City Council	X	X			X	X	X	≤ 1 Month	≤ 6 Weeks	≤ 2 Months	\$23,000,000	\$31,000,000

Matrix Explanations:

- The gross aggregate limits represent the maximum allowable total dollars based on the absolute values of all forward purchases and sales.
- The net aggregate limits represent the maximum allowable total dollars between all forward purchases and sales.
- Delivery Lead Time represents the time period from the date a trade is executed to the start of the trade.
- Unless otherwise stated, the dollar limits are based upon electric power only and do not include transmission, however, the Term, Lead Time, and Quantity limits do apply to transmission.
- Termination Limit refers to the last day of the term from the execution day of the contract.

Authority Matrix for Agent's Short-Term Traders:

Product	Source of Authority	Per Transaction Limits					Per Trading Day Limits (Up to)		Aggregated Limits (Up to)		
		Term	Delivery Lead Time	Termination Limits	Volume Size	Total Cost (\$)	Volume Size	Total Cost (\$)	Total Volume	Net Total (\$)	Gross Total (\$)
Power and Transmission	City Council (Can be Modified by City Manager)	> 1 Week ≤ 1 Month	≤ 6 Weeks	≤ 2 Months	8,400 MWh per Week	\$1,050,000 per Week	111,600 MWh	\$14,000,000	446,400 MWh	\$22,300,000	\$31,000,000
		> 1 Day ≤ 1 Week			2,400 MWh per Day	\$600,000 per Day	33,600 MWh	\$8,400,000			
		≤ 1 Day			4,800 MWh per Day	No Max. (Keep Lights On)	No Max. (Keep Lights On)	No Max. (Keep Lights On)			
Natural Gas and Transportation	City Council (Can be Modified by City Manager)	≤ 1 Month	≤ 6 Weeks	≤ 2 Months	RE will authorize the purchase of all financial natural gas balancing transactions before execution by Agent. Agent may manage and execute the sale of financial natural gas balancing transactions as RE’s exposure to natural gas prices decreases.						
		> 1 Day ≤ 1 Week			40,000 MMBTU/D	X	280,000 MMBTU	\$4,200,000	400,000 MMBTU	\$4,000,000	\$6,000,000
		≤ 1 Day	≤ 1 Week	≤ 2 Weeks	50,000 MMBTU/D	X	150,000 MMBTU	\$3,000,000	150,000 MMBTU	\$2,000,000	\$4,000,000

Matrix Explanations:

- Power and Transmission Transactions:
 - Transaction Limits represent the MWh volume per period labeled in the table and total dollars per period (as labeled above) for each transaction executed.
 - Per Trading Day Limits represent the total MWH volume and dollars for all transactions executed in a trading day.
 - The transaction term limit for the Agent of ≤ 1 Day covers individual daily transactions as well as executed transactions for more than one day to accommodate weekends or holidays, which could have terms up to 3 days for a normal weekend and up to 5 days for a holiday weekend.
 - The gross aggregate limits represent the maximum allowable total dollars based on the absolute values of all forward purchases and sales.
 - The net aggregate limits represent the maximum allowable total dollars between all forward purchases and sales.
 - Delivery Lead Time represents the time period from the date execution to the first day of the term of the trade.
 - Unless otherwise stated, the dollar limits are based upon electric power only and do not include transmission, however, the Term, Lead Time, and Quantity limits do apply to transmission.
 - Termination Limit refers to the time period between the date of execution and the last day of the term of the trade.
- Natural Gas and Transportation Transactions:
 - Transaction Limits represent the daily MMBtu volume for each transaction executed.
 - Per Trading Day Limits represent the total MMBtu volume and dollars for all transactions executed in a trading day.
 - The transaction term limit for the Agent of ≤ 1 Day covers individual daily transactions as well as executed transactions for more than one day to accommodate weekends or holidays, which could have terms up to 3 days for a normal weekend and up to 5 days for a holiday weekend.
 - The gross aggregate limits represent the maximum allowable total dollars based on the absolute values of all forward purchases and sales.
 - The net aggregate limits represent the maximum allowable total dollars between all forward purchases and sales.
 - Lead time represents the time period from the date a trade is executed to the start of the trade.
 - One monthly NYMEX contract contains 10,000 MMBtu.
 - The dollar limits are based upon commodity gas only and do not include transportation, however, the Term, Lead Time, and Quantity limits do apply to transportation.
 - Termination limit refers to the last day of the term from the execution day of the contract.

CAISO Trading Authority Matrix for Agent's Short-Term Traders:

Products	Delivery Lead Time	Term	MW Size	\$/MWh
Generation Awards	As Required by CAISO	1 Operating Day	50	CAISO Price Cap
Demand Awards	None			
Inter SC Transactions (IST)	As Required by CAISO	1 Operating Day	200	CAISO Price Cap
CAISO Imports			200	
CAISO Exports			350	
Virtual Transaction Awards			160	
Ancillary Services			200	
Congestion Revenue Rights	None			

Matrix Explanations:

- Generation Award Limits are per generating unit within the CAISO.
- Demand Award Limits are per each load location.
- CAISO Imports and Exports are by location and are each monitored separately.
- Inter SC Transactions (IST) are each monitored separately
- Virtual Transaction (Convergence Bidding) Award Limits are per each bid/offer nodal point.
- Limits for Ancillary Service Awards apply to the Regulation and Operating (Spinning and Non- Spinning) Reserve Market. Limits for ancillary services transacted bilaterally are addressed in the power authority matrix.
- Only Congestion Revenue Rights that are bought and sold via the long-term, annual and monthly auctions or in the secondary market are monitored per the limits above. This excludes congestion revenue rights allocated in the Annual Allocation.
- Term applies to either the calendar year or planning year.

8. Acknowledgements

a. Violations and Sanctions –

- i. Violations of this Policy must not occur. Should it be deemed that violations did occur due to the actions of City employees, the Agent will notify the City's Electric Risk and Compliance Supervisor and the City Attorney of such violations. Those individuals will have the responsibility to bring the violations to the Risk Management Committee for discussion. If warranted, the Risk Management Committee may escalate the issue to the Risk Oversight Committee to develop remediation procedures.

b. Policy Effective –

- i. This Policy is in effect upon the City Council's approval and shall remain in effect until a replacement policy has been approved by the City Council superseding this Policy.

9. Responsibility

It shall be the responsibility of the City Council, through the duly appointed Risk Oversight Committee, Risk Management Committee and the City Manager to assure compliance with this policy.

10. Related Policies

- a. Supporting policies and procedures are required as outlined below.
 - i. City of Roseville Energy Credit Risk Policy
 - ii. City of Roseville Electric Utility Risk Management Policy
 - iii. City of Roseville Energy Risk Identification Policy and Hedge Plan
 - iv. Resolution 17-368 declaring ACES for power management services
 - v. Resolution 16-161 declaring ACES as agent for the purposes of risk policies

ENERGY HEDGE POLICY

2/19/2020

The City of Roseville ("City") Hedge Policy outlines the energy hedging policy (natural gas and electricity) that will guide disciplined hedging of forward energy resources. The hedge policy is designed to reduce energy rate volatility and to maintain rates within reasonable tolerances. The primary purpose of this policy is to identify specific guidelines and criteria for procuring projected energy needs. These procurement criteria are defined for quarters, fiscal years, and calendar years as appropriate in the different parts of the policy.

The policy largely employs a price averaging strategy of declining percentage of energy supply positions held over forward time periods. This strategy protects the City from potential adverse impacts that could result from either significant energy price increases or decreases. The strategy also maintains some elements of procurement to remain flexible. For example, during times of extremely attractive market conditions, this policy allows for increasing the amount of forward energy hedged above the stated ranges with the concurrence of the City's Risk Oversight Committee ("ROC"). A key component of the policy is a monthly report for the Risk Management Committee and a quarterly report to the City Council and ROC, which is outlined herein.

Although this document is primarily concerned with managing energy costs and risks, capacity and congestion risk will be addressed as they are realized, based on similar principles in this document. Appendix B includes a more comprehensive review of the objectives of this policy.

1. Hedging Policy Criteria

A. Fixed Price Energy Policy - Volumetric and Lead Time Criteria for Energy Hedging

Rolling Monthly Hedge Ranges

One criteria of this policy is to have energy procured within defined volumetric ranges during the following rolling monthly timeframes. These ranges identify the percentage of City's projected total energy needs that will be procured with fixed price energy over a given time period. For use within this policy, energy needs are considered hedged or procured to the extent that the projected need is met by; i) Authorized Transactions, as defined in the Roseville Trading Authority Policy, or ii) Other transactions as Authorized by the City Council, using the process outlined in the Roseville Trading Authority Policy. Options with out of the money strike prices may be used to hedge forward volumes, provided that they do not account for more than 15% of the projected energy needs in any given month, and they are not more than 50% out of the money at the time of the transaction.

Lead Time	Months 1 to 12	Quarters 5 to 8	Quarters 9 to 12
Hedging Frequency	Monthly	Quarterly	Quarterly
Range (%)	90-110	70-100	45-80

Remediation Period on Violation: 45 Days

The City will hedge projected energy needs based on the following criteria in the table above:

- **Lead Time:** The amount of time from the current period. May be defined in Months or Quarters.
- **Hedging Frequency:** This is the frequency that the hedging period changes. This is to prevent a situation where you would have to hedge month 36 (the last month of quarter 12) at a time where monthly purchases are very illiquid. In case of a conflict, monthly frequency has precedence over quarterly.
- **Range:** This is the range of overall energy needs that will be covered with fixed price energy or up to 15% with options.

Deviations that exceed the range will require approval of the ROC and/or City Council, and will be part of the regular reporting to the City Council.

Because the models being used to determine official compliance with this policy are being run by an external entity, the City's first warning of being out of compliance with this policy may occur when a report is delivered showing it out of compliance. As such, the City will have 45 days to remedy the out of compliance situation before it is deemed a violation.

Hedge Timing and Volumetric Minimums

In meeting the overall volumetric criteria, the City will have the following minimum percentages of energy hedged no later than the lead time as identified below. For example, on November 30, 2011, The City will have a minimum of 70% of its projected energy needs for each of following 12 months, Dec 2011 through Nov 2012 procured, and for the months Oct, Nov, and Dec 2012 a minimum of 60% of the total projected energy should be procured. Of course this minimum amount can be hedged well before that date based on the ranges in the prior section. As with the Volumetric Lead Time Criteria, a time frame in months takes precedence over a time in quarters.

Time Frame	Months	Quarters	
Lead time	1-12	5-8	9-12
Minimum (%)	70	50	30

The City will maintain hedges at the minimum volumetric level for the specified lead times. Any deviation from the monthly minimum volume for the specified lead time will require ROC and/or City Council approval and will be reported to the City Council.

B. Power Supply Cost Risk Policy

The Power Supply Cost Risk Policy will measure the effect of several variables on the cost to supply power to the City. These variables are:

- Hydro variability (more or less than expected water to run hydroelectric power plants).
- Market price variability in the electric, natural gas, and the derived marginal heat rate market.
- Generating unit outages.
- Appropriate correlations between all of the above variables.

This policy sets a goal to develop a portfolio to limit the effects of the above variables on portfolio costs. These goals are expressed as a percent of total power supply cost. The goals for this 36 Month rolling policy are outlined in the table below:

Time Horizon	0 to 12 Months	13 to 24 Months	25 to 36 Months
Maximum % Cost Exposure (% above Baseline Cost)	7.5%	15%	30%

Remediation Period on Violation: 45 Days

In the table above, there are several terms that need further explanation.

- Time Horizon: This is the aggregate time period over which compliance with the policy is to be measured. For example, in the first rolling 12 month time period, the total Maximum Cost over that 12 months cannot exceed the total Baseline Cost over that 12 months by more than the prescribed amount (in this case 7.5%). This policy limit does not apply to individual months within the time horizon.
- Baseline Cost: A cost exposure policy needs to have a baseline from which to be measured. For this policy, the baseline will be the next three rolling years' estimated power supply costs based on current market conditions and other assumptions made at the time.
- Maximum Cost: The Maximum Cost upon which the policy limits are binding will be the 97th percentile of the total cost distribution (for the given Time Horizon) of a Monte Carlo risk model using uncertain variables as defined above.

Because of the complex nature of the risk models used to calculate compliance with this policy, and because those models are being run by an external entity, the City's first warning of being out of compliance with this policy may occur when a report is delivered showing it out of compliance. As such, the City will have 45 days to remedy the out of compliance situation before it is deemed a violation.

2. Natural Gas Hedging

Natural gas and power hedging will be a complementary hedging activity for the City's natural gas fired generation (owned or contracted) or if it enters a transaction that uses a natural gas index price to derive its electricity cost, such as a heat rate product. Such gas related generation or purchase transactions would not be considered energy hedges until the projected gas volumes are procured. The monthly hedge criteria are measured based on total energy exposure for native load (total projected electricity needed for native load minus energy already hedged). This is the criteria required to be considered fixed price energy. There are three mechanisms for hedging gas price risk:

1. The use of NYMEX contracts.
2. Bilateral financial hedging using ISDA Master Agreements
3. Fixed price physical gas procurement.

In order to allow flexibility in overall energy hedging decisions (e.g. economically hedging additional needs via gas contracts versus power purchases), specific sub-targets for natural gas hedging are not set within this policy.

4. Risk Measurement and Compliance Reporting

Risk measurement and policy compliance within the volumetric and lead time criteria will be demonstrated on a regular basis in the Power Management Services Agent's ("Agent's") monthly portfolio model risk report. This report will also report on the Power Supply Cost Risk Policy. This report will generally cover three years of projections with seven-year runs performed at least once per year or when market conditions indicate the potential to cost-effectively hedge beyond three years out. A brief outline of the contents of the Agent's monthly report is contained in Appendix A.

5. Responsibility

It shall be the responsibility of the City Council, Risk Oversight Committee, City Manager, and Risk Management Committee to assure compliance with this policy. Implementation of this policy shall be in accordance with the Related Policies, as referenced below.

6. Related Policies

Supporting policies and procedures are required as outlined below:

City of Roseville Electric Utility Risk Management Policy

City of Roseville Energy Trading Authority Policy City of
Roseville Energy Credit Risk Policy
Resolution 06-02 retaining APM for power management services Resolution 06-
286 declaring APM as agent for the purposes of risk policies

“APM” – Alliance for Cooperative Energy Services Power Marketing

ELECTRIC UTILITY RISK MANAGEMENT POLICY

2/19/2020

1. Policy Purpose

The purpose of this document is to formalize the policies of the City of Roseville (City) regarding managing the risks inherent to operating its electric utility. Accordingly, this policy will set forth the City's:

- risk management objectives,
- risk governance structure and responsibilities, and
- scope of business activities governed by this policy, and the list of associated electric utility risk management policy guidelines and policy documents.

The City intends that risk management will support the advancement of its strategic business plan and will properly manage its business and financial risks through:

- prudent oversight,
- adequate mitigation of risks consistent with the City's risk tolerance, and
- sufficient internal controls and procedures.

Managing the energy risks of the City's business entails the coordination of resources and activities among multiple business units within the City.

2. Risk Management Objectives

The City is committed to provide competitively priced reliable power to its customers. Managing the City's risk is consistent with that mission, and serves the following objectives:

- to maintain risk within desired tolerances for a defined period in the future,
- to participate in the energy markets primarily for hedging purposes, while still allowing the City to take advantage of market opportunities within strict policy limits,
- to mitigate the effect of price volatility to its customers,
- to maintain stable cash flows,
- to enhance the value of the City's assets/resources
- to leverage opportunities to increase the value of the City to its customers, and
- to effectively communicate the City's activities to manage risk on behalf of its customers and to develop a risk management culture.

3. Risk Governance Structure and Responsibilities

Risk governance will follow a top-down approach whereby the City Council identifies the City's risk management objectives with oversight carried out by a Risk Oversight Committee. Supporting controls, policies, and procedures, will be implemented and aligned throughout the risk governance structure, with distinct roles and responsibilities that result in an enhanced risk control environment. Governance and controls include the organizational structure, policies, and procedures that support the City's business models, risk tolerances, electric utility objectives, and segregate responsibilities appropriately.

a. City Council –Risk Management Responsibilities and Duties

- Have a basic understanding of utility risk management.
- Through approving the City's electric utility risk management policies, establish the City's objectives with regard to risk management. Those objectives should be consistent with the Council's risk tolerance, time horizon, and benchmarking goals.
- Approve no less than every two years a resolution affirming or amending the City's utility risk management policies. Amendments should be reflective of changes in the City's electric utility operating environment or changes in Council's goals and objectives for risk management.
- Through the Energy Trading Authority Policy, establish the City Manager's authority limits to conduct market transactions.
- Through the Energy Trading Authority Policy, may authorize an agent to manage portfolio risks in real time, up to two months, according to the City's risk management objectives
- Through the Energy Trading Authority Policy, approve participation in specific commodity markets and derivative instruments.
- Through the Energy Credit Risk Policy, establish the process by which counterparty credit limits are set, and how those limits are monitored.
- Through approval of Master Agreements with counterparties, establish credit limits and terms with individual counterparties.
- Through the Energy Hedge Policy, establish requirements for hedging utility risk, and the financial boundaries within which the risk management program must operate.
- Receive regular reports from the Risk Oversight Committee as to the compliance status of the City's risk management policies, and any suggestions for improvement in policies or procedures.
- From time to time, direct staff to engage an independent audit (internal and/or external) of risk control processes and procedures.
- Approves any activity not otherwise delegated in this or related policy documents (Part 5).

b. Risk Oversight Committee (ROC) – Responsibilities and Duties

The ROC is established by the City Council as a forum for discussion of the City's risk and financial health prior to City Council discussions or approvals. The Risk Oversight Committee functions as an additional oversight in the City risk governance, allowing the ROC to review and recommend items for City Council approval. The ROC is chaired by the Electric Risk and Compliance Supervisor as a non-voting member and membership includes nine voting members:

1. Two City Council Member(s)
2. Two Roseville Public Utilities Commission Member(s)
3. The City Manager
4. The Assistant City Manager
5. The Chief Financial Officer
6. The City Attorney
7. The Electric Utility Director

Other non-voting attendees may attend the ROC.

The responsibilities and duties of the ROC include:

- Oversee the City's electric risk management activities on behalf of the City Council.
- Establish scope and frequency for management reporting to the Council.
- Regularly review reports detailing risk exposures and compliance with risk management policies and procedures from the City's internal risk management group and the Power Management Services provider
- Discuss the City's major financial risk exposures and the steps management has taken to monitor and control such exposures.
- Recommend to the Council electric utility risk management policy changes.
- Review and recommend any new commodity products, locations, or markets.
- Approve management staff individuals to serve as members of an internal Risk Management Committee.
- Review Risk Management Policy violations referred to it by the Risk Management Committee or the City Attorney to develop remediation procedures and/or initiate disciplinary action.
- Review compliance violations with NERC, WECC, and other regulatory agencies on a regular basis.

ROC meetings are covered by the Brown Act, and subject to the Brown Act rules.

c. City Manager – Risk Management Responsibilities and Duties

- Recommend staff management individuals to serve as members of an internal Risk Management Committee.
- Has authority to transact within the limits set by the City Council in the City of Roseville Trading Authority Policy
- Approve proper organization, separation, or consolidation of functional activities.
- Approve the level at which authority to conduct market transactions reside (from City Manager down to transaction execution personnel).
- Assure prudent administrative procedures are established for trade execution, contract controls, credit controls, trading controls, portfolio risk measurement, settlement controls, regulatory compliance, and other risk management activities.

d. Internal Risk Management Committee (RMC) – Responsibilities and Duties

The RMC is established by the City Manager as a forum for discussion of the City's risk at the staff level; this includes implementation and monitoring of compliance with the City's risk policy. The RMC executes its risk management responsibilities through a "watch dog" mechanism. While the RMC generally has no authority to act within its structure, it is required to inform appropriate functional authorities (e.g. Electric Utility Director, City Manager) regarding policy and procedure exceptions. Membership shall be comprised of the following individuals:

1. One delegate from the Finance Department
2. One delegate from the City Attorney's office
3. Three Assistant Electric Utility Directors
4. The Electric Utility Director

The Electric Risk and Compliance Supervisor shall participate as a non-voting member of the meetings and serve as RMC Chairperson. Non-voting participants with various segregated risk management responsibilities shall participate in the meetings as determined by the committee members.

The responsibilities of the RMC include:

- Monitor risk management objectives, risk tolerances guidelines, and authority limits employed throughout the electric utility.
- Receive reports by the internal risk management function and independent risk management function on the City's compliance with its electric utility risk management policies.
- Recommend to the City Manager the proper organizational structure, separation or consolidation of functional risk management activities.
- Review proposed risk management strategies for strategic fit, risk exposure monitoring, and reporting and control requirements. The RMC monitors approved strategies for consistency with the City's approved business interests, risk management objectives, approved risk tolerance guidelines, and compliance with the electric utility risk management policies.
- Periodically review the City's risk management program (a detailed review at least once every two years) in light of changes in business practices, improved processes, the City's philosophy and strategy, or market changes; and recommend changes to ensure continued compliance with its established guidelines.
- Hold formal RMC meetings at least quarterly. Standing agenda items should include, but not be limited to, current market strategy, review of current price exposure position (per the Portfolio Model), review current exposure to transactions, control requirements/ enhancements, review of counterparty credit exposure, and trading authority violations.
- As necessary, escalate policy violations to the Risk Oversight Committee for further review.
- Review the infrastructure supporting risk management and ensures that it meets the requirements for risk oversight and compliance.

e. Internal Electric Risk and Compliance Supervisor – Responsibilities and Duties

The Electric Risk and Compliance Supervisor, is organizationally independent of functions whose activities initiate or directly participate in the commercial wholesale energy trading. Functional independence will be achieved by utilizing Agent and City staff deliverables through the RMC, specifically, the deal capture system, independent scheduling and dispatch, and the monthly portfolio plan. Business units or support functions will be required to provide this function with reports or information required for risk assessment and analysis on a regular or periodic basis. The Electric Risk and Compliance Supervisor may delegate responsibilities

below when these delegations maintain organizational independence. The Electric Risk and Compliance Supervisor oversees the Roseville internal risk management functions. The responsibilities of the Electric Risk and Compliance Supervisor include:

- Organize and conduct the RMC and ROC meetings.
- Ensure appropriate individuals are engaged in risk management discussions.
- Review the administration of risk management processes and procedures.
- Review, at least annually, the City's Risk Policies to ensure strategies, trading activity, risk tolerances and proposed changes are aligned.
- Engage the RMC and/or ROC in discussions regarding events or developments that could expose the City to potential losses.
- Develop, recommend, and administer risk management processes and procedures.
- Provide input on tools to assist in risk management.
- Review risk management activities, risk controls, and recommend modifications of controls to meet changing business needs.
- Review adequacy and accuracy of reports, and report any deficiencies to the RMC. Recommend actions to address deficiencies.
- Assess risks to the City in aggregate, by business unit, and by material business activities.
- Perform periodic internal audits of risk control processes and procedures to ensure that the City complies with its electric utility risk management policies.
- Report any violation of The City's risk policies.
- Review and approve changes to the risk management procedures, as appropriate, except those that require higher authority (Ex. City Manager) approval.
- Report regularly to the RMC, at a minimum, but not limited to:
 - o Portfolio Model risk measure
 - o Policy and procedural violations
 - o Credit and contract risk exposures
 - o Other key performance indicators that support effective energy risk management.
- Report to the RMC and ROC on the City's compliance with its electric utility risk management policies and risk management in accordance with the risk policies.
- Review and evaluate proposed activities and transactions to be executed by the City, and ensure adequate analysis (risk-reward) has been performed with proper assessment and management of any such risk consistent with risk management objectives and Council approved risk tolerance guidelines, and compliance with risk management policies, including the financial, legal, credit, and operational impact.
- Maintaining the City Risk Policies, ensuring the Risk Policies are current to the business and recommending needed changes to the RMC and ROC.

f. Power Management Services Agent (Agent) – Roles and Responsibilities

The City may select an Agent to obtain selected energy risk management and transaction execution services (Otherwise these services devolve to the City). The Power Management Services Agent Middle Office reports to the Electric Risk and Compliance Supervisor. In accordance with the agreements between The City and its Agent, its Agent is authorized to and shall:

- Periodically provide the City with a controls audit report from an independent auditor.
- Perform short term load forecasting, dispatch optimization and execute energy transactions on behalf of the City in accordance with established delegations of authority and compliance requirements set forth by the City Council and/or City Manager.
- Administer counterparty contracts and manage credit in compliance with the City of Roseville Energy Credit Risk Policy.
- Provide the City with daily reports on individual transaction details, commodity positions, and counterparty credit positions for transactions executed by the Agent.
- Provide the City with periodic risk profile reports addressing the City's energy risk and compliance with its Energy Hedge Policy. Recommend hedging strategies within the time horizon specified by the City for assessment.
- Capture the City's transactions in its risk management systems.
- Monitor compliance of transactions with the City of Roseville Energy Trading Authority policy.
- Confirm transactions with the City's counterparties.
- Mark to Market forward trades for credit exposure purposes.
- Provide information to the City for the purpose of billing settlements and development of mid to long term hedging strategies.
- Prepare a monthly report to the City's Electric Risk and Compliance Supervisor detailing compliance with the City's Risk Policies, suitable for delivery to the RMC and ROC.
- Prepare a monthly policy violations report for the City's Electric Risk and Compliance Supervisor and City Attorney.

4. Scope of Business Activities Governed by this Policy

This policy is designed to be broad enough in scope to cover all risks inherent in operating a City owned electric utility. Much of the focus is on power supply cost and retail revenue risk; however, that focus is not to the exclusion of other risks that may materially affect City operations and its ability to provide competitively priced reliable power to its customers.

Roseville is subjected to risk inherent in the business environment in which it operates. Exposure to risks inherent in the energy markets could result in a multitude of diverse positive or negative consequences for Roseville. Commodity Price Risk, Volumetric risk, Operational Risk, Counterparty Risk and Regulatory and Environmental Risk are among the most critical and identifiable of the risks relevant to Roseville, as they pertain to the scope of this Policy.

Energy Risk Categories and Mitigations:

1. **Commodity Price Risk:** Roseville is exposed to risks from volatile natural gas and power market prices. These risks are mitigated by fixed price energy procurement requirements in the Energy Hedge Policy and the trading controls put in place by the Trading Authority Policy.
2. **Volumetric Risk:** This is the risk of mismatch between load (demand) and resources (supply). This risk is especially important for load serving entities, like Roseville, and can result in either insufficient supply or exposure to volatile spot market prices. The price risk is mitigated by the Energy Hedge Policy which does not allow the City to be greatly over- or undersupplied. The risk of insufficient supply is also mitigated by capacity procurement practices which build in a reserve margin for extreme conditions.
3. **Operational Risk:** This is the risk of loss from inadequate or failed internal processes, equipment, people and systems. These risks are mitigated through the development of risk management policies and procedures, prudent oversight and sufficient internal controls and procedures.
4. **Counterparty Risk:** Counterparties sometimes fail to perform as contracts state due to defaults and bankruptcies. This risk is mitigated by the credit management practices in the Credit Risk Policy.
5. **Regulatory and Environmental Risk:** Changes in regulatory or legislative mandates may require the City to take actions that increase costs. Examples include the Renewable Portfolio Standard (RPS) and Green House Gas (GHG) programs. RPS and GHG risks are addressed by Roseville's GHG Cap and Trade Program and RPS Procurement Plan and Enforcement Plan. Other regulatory risks are addressed in a similar fashion as they arise.

5. Associated Guidelines, Controls, Policies and Procedures

Supporting policies and procedures are required as outlined below. Responsibility for their approval and modification requires the approval of the Council unless otherwise stated. Oversight and compliance shall be consistent with the governance section of this policy. Items not clearly defined in this policy require the approval of the Council, unless otherwise stated.

City of Roseville Energy Credit Risk Policy
City of Roseville Energy Trading Authority Policy
City of Roseville Energy Hedge Policy
Resolution 06-02 retaining ACES for power management services
Resolution 06-286 declaring ACES as agent for the purposes of risk policies
"ACES" – Alliance for Cooperative Energy Services Power Marketing

ENERGY CREDIT RISK POLICY

2/19/2020

1. Policy Overview

Managing credit exposure is an important component in overall risk management. Credit risk is defined as the potential loss the City of Roseville ("City") could incur as a result of non-payment or non-performance by a counterparty. The amount of credit risk in a trading portfolio can be measured, monitored and mitigated in order to maintain the level of credit risk authorized by the City. Forms of credit risk are:

Payment Risk which is the cost exposure to the value of accounts receivable and accrued receivables (delivered but not invoiced).

Performance (mark to market) Risk which is the cost exposure of replacing the contractual obligations of open contracts in the relevant market place.

As part of risk management, credit risk management is a control and oversight activity. It must remain independent from the trading activity, but work closely with the business to ensure that credit policies are implemented and maintained.

The objective of credit risk management is to preserve the capital and liquidity of the City by establishing procedures that define the determinants for granting open lines of credit and managing counterparty credit exposure. The intent of this policy is to reduce counterparty default risk to its lowest acceptable level.

2. Extension of Credit to Counterparties

The credit analysis of each counterparty is to be performed by the Credit Department of Power Management Services Agent ("Agent") and submitted with recommendations regarding credit limits to the Electric Risk Management Administrator for approval. The point of contact for the City is the Electric Risk Management Administrator.

The City will manage its counterparty credit risk primarily through diversification, execution with qualified counterparties, the use of standardized trading contracts (EEI, WSPP, NAESB, ISDA), credit and collateral agreements and strict adherence to credit limits. The City will attempt to diversify its portfolio by entering into transactions with numerous counterparties. The City will maintain an approved counterparty list.

In negotiating agreements and ongoing contractual terms with counterparties, the Agent as well as the City shall strive to include prudent industry practice credit

provisions. These shall include, but are not limited to, explicit netting agreements and provisions granting the Agent the right to call for and receive collateral in the event the counterparty exceeds its approved collateral threshold or suffers a material adverse credit event.

The creditworthiness of each counterparty must be determined through a fundamental analysis of the counterparty's financial and operational condition. The credit analysis incorporates two basic components, a business profile (qualitative analysis) and a financial profile (quantitative analysis). A credit limit and a term limit are established as a result of this due diligence process.

3. Credit Analysis - Determination of the Amount of an Unsecured Credit Limit

Counterparties may qualify for the extension of an unsecured credit limit from the City by providing audited financial statements that indicate sufficient financial strength to allow for the extension of an unsecured credit limit and at least one of the following:

1. a.) An issuer rating or a long term unsecured debt rating of at least BB- from Standard & Poor's or Ba3 from Moody's for transactions up to one week forward.

b.) An issuer rating or a long term unsecured debt rating of at least BBB- from Standard & Poor's or Baa3 from Moody's for transactions beyond one week forward.

c.) In the event that the counterparty does not have a debt rating, the Agent may use their Proprietary Credit Scoring Model to determine an internal rating. An internal rating of at least BB- is required for transactions up to one week forward. An internal rating of at least BBB- is required for transactions beyond one week forward.

d.) At any time, and regardless of credit ratings, the City Council may authorize transactions with counterparties determined to be beneficial to The City.
2. Trade and banking references that indicate the company has sufficient history and adequate credit facilities to allow for the issuance of an unsecured credit limit.

The Agent will use the unsecured ratings of Standard & Poor's or Moody's when available. For unrated counterparties two internal Credit Scoring Models should be utilized.

- One credit scoring model is designed for public counterparties. This includes generation and transmission cooperatives, distribution cooperatives, municipalities, government agencies, public power agencies, and other not-for-profit counterparties.
- The second credit scoring model is used for assigning a rating to non-public counterparties or for profit counterparties.

The purpose of two separate credit scoring models is to provide recognition of two distinct business models and the drivers that meaningfully distinguish and measure the financial and credit risks of each.

Once a counterparty has been determined to be creditworthy, an unsecured credit limit may be recommended by the Agent's credit risk management department up to 5% of tangible net worth, or, in the case of governmental agencies or non-profit wholesale power suppliers, up to 10% of their average free cash flow for the prior two years. In order to help the City make its unsecured credit limit decision, the Agent will provide both the unsecured credit limit recommendation, and an Unconstrained Estimate of Creditworthiness (5% of tangible net worth or, if requested by The City, 10% of average free cash flow) when the recommendation is made.

4. **Approval Authority**

The City has discretion to set a counterparty's unsecured credit limit based on the following guidelines. The maximum unsecured credit limit is limited by two factors

- The lesser of the counterparties S&P and Moody's ratings, or if unrated, their score under the Agent's Proprietary Credit Scoring Model, used to define a fixed maximum unsecured credit limit.
- This same criteria is used to define a percentage of their Unconstrained Estimate of Creditworthiness ("UEW")

The table below defines how the unsecured credit limit may be set

Credit Strength			Maximum Unsecured Credit Limit	
Rated		Unrated	(Lesser of the Two Limits,	
Lesser of Both Ratings			Minimum of \$0)	
S&P	Moody's	Agent Internal Rating	Fixed Value	% of UEW
>= A-	>= A3	>= A-	\$25,000,000	65%
BBB+	Baa1	BBB+	\$15,000,000	50%
BBB	Baa2	BBB	\$10,000,000	50%
BBB-	Baa3	BBB-	\$2,500,000	35%
<BBB-	<Baa3	<BBB-	\$0	35%

Levels of authorization at City's discretion:

City's Electric Risk Management Administrator: Up to \$10,000,000

City's Electric Utility Director: Approve up to the amount in the above table

City Council: Amounts exceeding the above table

The City Council may approve collateral threshold tables within master agreements in excess of the amounts in the above table. This action establishes a maximum unsecured credit limit for the counterparty based on their credit rating.

Once an unsecured credit limit has been established by either the City's Electric Utility Director or the City Council, the City's Electric Risk Management Administrator may issue a working credit limit at any level up to the amount established.

5. Credit Enhancements

Counterparties that do not qualify for an extension of an unsecured credit limit must post at least one of the following types of security prior to the execution of a transaction:

- Corporate Guarantee: Counterparties may provide a guarantee from a third party that meets the creditworthiness requirements noted above. If a counterparty provides such a guarantee, the amount of any unsecured credit limit will be determined through an analysis of the financial statements of the guarantor. All guarantees must be in a format that is acceptable to the City.
- Letter of Credit: Counterparties may provide an irrevocable letter of credit for an amount sufficient to cover the related transactions. Letters of credit must be issued by a U.S. bank or a financial institution or a U.S. branch of a foreign bank with a rating of at least A from Standard & Poor's or A2 from Moody's.
- Prepayment (margin): Counterparties may provide a prepayment or cash margin deposit that is sufficient to cover the related transactions.

6. Counterparty Credit

Establishing limits and monitoring credit information should be done separately from energy transaction activities in order to ensure appropriate segregation of duties within the City.

Credit Limit: is defined as the sum of:

- a. the approved amount of the unsecured credit limit plus
- b. the approved guaranteed amount of any guarantee(s) held plus
- c. the value of any letter of credit or cash collateral held plus
- d. the approved value of any other type of collateral held

Available Credit: is the dollar amount remaining open on the working credit limit approved for a counterparty.

Exposure: is the total amount of a counterparty's credit exposure defined as the sum of:

- a. The dollar value of all amounts invoiced and unpaid.
- b. The dollar amount of all deliveries that have not yet been invoiced.
- c. The marked to market value of all forward trades.
- d. Less all offsetting amounts that are supported by legally binding netting agreements or EEI Agreements.

7. Counterparty Credit Reviews

New counterparties are to be evaluated for creditworthiness by the Agent's credit risk management department prior to any transactions. Unsecured credit limits up to \$10,000,000 may be recommended by the Director of Credit of the Agent.

Existing counterparties are to be formally reviewed and documented by the Agent's credit risk management department on a yearly basis at a minimum. More frequent reviews may be necessary, at the discretion of the Agent credit risk management department or the request of the City.

Counterparties sharing a common parent or affiliation will be assigned to a group. A credit limit will be assigned to the group with individual credit limits being assigned to each counterparty within the group. The aggregate credit limit of these counterparties will not exceed the established group limit.

8. Credit File Documentation and Retention

Credit analysis, approvals and denials must be documented in writing and all counterparty information shall be contained in formal credit files that are maintained at the offices of the Agent. These credit files are expected to contain audited financial statements and a credit review analysis report with a credit limit

recommendation signed by the Director of Credit of the Agent. These files should also contain as much of the following as possible:

- At least the two most recent years of audited financial statement information, if counterparty does not have publically available financial information. (i.e. counterparties that do not file with the SEC)
- Rating information as published by Standard & Poor's or Moody's.
- General industry information, if applicable.

9. Credit Controls and Trading Restrictions

An approved list of trading counterparties noting working credit limits, available credit, and tenor restrictions is distributed each business day to all traders either via e-mail or through the Agent website. Under no circumstances should a trade be executed with a counterparty that does not appear on the approved list of trading counterparties. No credit sleeving transactions shall be executed.

The Director of Credit of the Agent is to provide general oversight over the credit function, reporting any credit issues to the Electric Risk Management Administrator who will ensure dissemination to the Risk Management Committee and the Risk Oversight Committee of the City.

Entering into unsecured transactions with a counterparty that will cause the total credit exposure to that counterparty to exceed the available credit will be allowed only if new working credit limits are set in writing. No new transactions are to be entered into with counterparties that have exceeded their working credit limits except as they may mitigate (offset) existing exposure, contingent upon a netting agreement. Any new unsecured, unauthorized transactions entered into with a counterparty that has a credit exposure in excess of its assigned working credit limit will subject the trader to disciplinary action.

All violations of this policy will be reported to the Risk Management Committee of the Agent. The Agent will also report such violations to the City Attorney and the City's Electric Risk Management Administrator, who will be responsible for dissemination to the City's Risk Management Committee in a timely manner. If warranted, the City's Risk Management Committee could escalate the issue to the City's Risk Oversight Committee to develop remediation procedures and/or initiate disciplinary action.

10. Receivables/Payables Management

Unless otherwise instructed by the City, the Agent will consider all receivables/payables to be settled on the payment due date of the executed transaction.

As is generally accepted accounting practice, if necessary, a reserve will be established to allow for potential bad debts. This reserve will be determined jointly by the Director of Credit at Agent and the Finance Director of the City.

11. Collateral Management

The Agent is authorized to give credit information on the City to counterparties in order to establish credit approvals. The Agent will coordinate with the Finance Department of the City regarding the issuance or receipt of collateral to support a transaction. Any collateral that is received by the Agent for the City will be held by the City.

12. Related Policies

Supporting policies and procedures are required as outlined below:

City of Roseville Electric Utility Risk Management Policy
City of Roseville Energy Trading Authority Policy
City of Roseville Energy Hedge Policy
Resolution 06-02 retaining APM for power management services
Resolution 06-286 declaring APM as agent for the purposes of risk policies
“ACES” – Alliance for Cooperative Energy Services Power Marketing

Amendments to the Credit Risk Policy of the City:

From time to time it may be necessary to make changes to the Credit Risk Policy of the City. Amendments to this policy will be made by City Council action.



COUNCIL COMMUNICATION

CC #: 0597

File #: 0103-17 & 0800-03

Title: Swap Transaction Qualified Independent Representative Selection - Policies and Procedures Amendments

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

Meeting Date: 2/19/2020

Item #: 6.13.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution approving revisions to the City of Roseville Electric Department Swap Transaction Qualified Independent Representative Policy and Procedures 2/19/2020.

Staff additionally recommends that City Council, in its role as the Roseville Natural Gas Financing Authority governing body, adopt a resolution approving revisions to the Roseville Natural Gas Financing Authority Swap Transaction Qualified Independent Representative Policy and Procedures 2/19/2020.

BACKGROUND

Roseville Electric has historically used financial swaps to hedge natural gas and electricity market price risk. The Commodity Financial Trading Commission final rules governing swap trading under the Dodd-Frank Act require one or more Qualified Independent representatives (QIR) that can evaluate swap transactions independently from Swap Dealer recommendations. The City of Roseville Qualified Independent Representative Selection Policy and Procedures were approved by City Council on January 16, 2012 and updated on September 16, 2015. The policies established the Electric Risk Management Administrator or designee as the QIR for the City of Roseville and for the Roseville Natural Gas Financing Authority.

Staff recommends adding more flexibility to the current selection process of the QIR due to recent organizational and position title changes within the City of Roseville. Staff recommends changing the QIR from the "Electric Risk Management Administrator or designee" to the "Assistant Electric Utility Director or designee" in the following documents:

- City of Roseville Swap Transaction Qualified Independent Representative Selection Policy and Procedures
- Roseville Natural Gas Financing Authority Swap Transaction Qualified Independent Representative Selection Policy and Procedures

FISCAL IMPACT

There is no fiscal impact associated with these policy changes.

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. Amendments to the Swap Transaction Qualified Independent Representative Selection policies and procedures meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Petra Wallace, Electric Risk and Compliance Supervisor

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-038

City of Roseville Electric Department Swap Transaction Qualified Independent Representative Selection Policy and Procedures

Natural Gas Financing Authority Resolution No. 1-20

Roseville Natural Gas Financing Authority Swap Transaction QIR Selection Policy and Procedu...

RESOLUTION NO. 20-038

AMENDING THE CITY OF ROSEVILLE ELECTRIC DEPARTMENT SWAP
TRANSACTION QUALIFIED INDEPENDENT REPRESENTATIVE SELECTION POLICY
AND PROCEDURES 2/19/2020

WHEREAS, staff recommends revisions to the City's Qualified Independent Representative as a result of organizational and position title changes; and

WHEREAS, the City Council has reviewed the proposed City of Roseville Electric Department Swap Transaction Qualified Independent Representative Selection Policy and Procedures 2/19/2020;

NOW, THEREFORE, the City Council of the City of Roseville does hereby resolve that the City of Roseville Electric Department Swap Transaction Qualified Independent Representative Selection Policy and Procedures 2/19/2020 are hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ABSTAIN COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

City of Roseville Electric Department Swap Transaction Qualified Independent Representative Selection Policy and Procedures

2/19/2020

1. Objective

In order to comply with the Commodity Future Trading Commission's (CFTC) final rules to implement Section 4s(h) of the Commodity Exchange Act pursuant to Section 731 of Title VII of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010, the City of Roseville must establish policies and procedures to select a Qualified Independent Representative (QIR). This is a requirement for Special Entities under the rules. As a "(2) A State, State agency, city, county, municipality, other political subdivision of a State, or any instrumentality, department, or a corporation of or established by a State or political subdivision of a State", the City is defined as Special Entity under the rules. This document establishes the selection policies and procedures for a Qualified Independent Representative in accordance with section 23.450 of those rules.

2. Selection Criteria

Section 23.450 (b) of the rules state:

(b)(1) Any swap dealer or major swap participant that offers to enter or enters into a swap with a Special Entity, other than a Special Entity defined in § 23.401(c)(3), shall have a reasonable basis to believe that the Special Entity has a representative that:

- (i) Has sufficient knowledge to evaluate the transaction and risks;*
- (ii) Is not subject to a statutory disqualification;*
- (iii) Is independent of the swap dealer or major swap participant;*
- (iv) Undertakes a duty to act in the best interests of the Special Entity it represents;*
- (v) Makes appropriate and timely disclosures to the Special Entity;*
- (vi) Evaluates, consistent with any guidelines provided by the Special Entity, fair pricing and the appropriateness of the swap*

In order to comply with the requirements of section 23.450(b), the City of Roseville hereby establishes the following selection criteria for Qualified Independent Representatives:

- A. The City will appoint the following person as Qualified Independent Representative for the City's Electric Department, who by way of his/her role in the organization and the policies and procedures they follow, including, but not limited to the Electric Utility Risk Management Policy and the City of Roseville Swap Transaction Qualified Independent Representative Swap Evaluation Policies and Procedures, meet the criteria established in CFTC rules section 23.450(b)(1)(i), (ii), (iv), (v), and (vi):
 - a. The Assistant Electric Utility Director (or designee) will be responsible for evaluating swaps related to commodity transactions for the Electric Department.
- B. The Qualified Independent Representative will attest on an annual basis in writing to his/her independence from any swap dealers and major swap participants with which the City does business. The requirements for independence are specified in section 23.450(c) of the CFTC rules:

(c) Independent. For purposes of paragraph (b)(1)(iii) of this section, a representative of a Special Entity will be deemed to be independent of the swap dealer or major swap participant if:

- (1) The representative is not and, within one year of representing the Special Entity in connection with the swap, was not an associated person of the swap dealer or major swap participant within the meaning of Section 1a(4) of the Act;*
- (2) There is no principal relationship between the representative of the Special Entity and the swap dealer or major swap participant;*
- (3) The representative:*
 - (i) Provides timely and effective disclosures to the Special Entity of all material conflicts of interest that could reasonably affect the judgment or decision making of the representative with respect to its obligations to the Special Entity; and*
 - (ii) Complies with policies and procedures reasonably designed to manage and mitigate such material conflicts of interest;*
- (4) The representative is not directly or indirectly, through one or more persons, controlled by, in control of, or under common control with the swap dealer or major swap participant; and*
- (5) The swap dealer or major swap participant did not refer, recommend, or introduce the representative to the Special Entity within one year of the representative's representation of the Special Entity in connection with the swap.*

3. Ongoing Monitoring

In order to take advantage of the Safe Harbors specified in section 23.450(d) of the CFTC rules, in addition to having policies and procedures in place to select Qualified Independent Representative, the City must also have procedures in place for ongoing monitoring of the performance of those Representative according to section 23.450(b). This section 3 establishes those procedures by requiring the following:

- A. Annual attestation of independence. As described in section 2(B) above, each Qualified Independent Representative will annually attest, in writing, to their independence from any and all swap dealers or major swap participants with which the City does business.
- B. Electric Risk Oversight Committee review. On an annual basis the Risk Oversight Committee will review the performance of the Qualified Independent Representative of the Electric Department established in section 2(A)(a) above, and vote to affirm that representative's role for the coming year.

ROSEVILLE NATURAL GAS FINANCING AUTHORITY
RESOLUTION NO. 1-20

AMENDING THE ROSEVILLE NATURAL GAS FINANCING AUTHORITY SWAP
TRANSACTION QUALIFIED INDEPENDENT REPRESENTATIVE SELECTION POLICY
AND PROCEDURES 2/19/2020

WHEREAS, staff recommends revisions to the City's Qualified Independent Representative as a result of organizational and position title changes; and

WHEREAS, the Roseville Natural Gas Financing Authority has reviewed the proposed Swap Transaction Qualified Independent Representative Selection Policy and Procedures 2/19/2020;

NOW, THEREFORE, the Roseville Natural Gas Financing Authority does hereby resolve that Roseville Natural Gas Financing Authority Swap Transaction Qualified Independent Representative Selection Policy and Procedures 2/19/2020 are hereby approved.

PASSED AND ADOPTED by the Roseville Natural Gas Financing Authority this ___ day of ___, 20___, by the following vote on roll call:

AYES AGENCY MEMBERS:

NOES AGENCY MEMBERS:

ABSENT AGENCY MEMBERS:

CHAIR

ATTEST:

Secretary

Roseville Natural Gas Financing Authority Swap Transaction Qualified Independent Representative Selection Policy and Procedures

2/19/2020

1. Objective

Roseville Natural Gas Financing Authority (RNGFA), under its natural gas prepay agreement, has a commodity swap in place. If the incumbent Swap Counterparty under the agreement does not meet certain rating criteria, they will have to be replaced. That would require execution of a new swap which would be subject to the Commodity Future Trading Commission's (CFTC) final rules to implement Section 4s(h) of the Commodity Exchange Act pursuant to Section 731 of Title VII of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. To comply with those rules, the RNGFA must establish policies and procedures to select a Qualified Independent Representative (QIR). This is a requirement for Special Entities under the rules. As a "(2) A State, State agency, city, county, municipality, other political subdivision of a State, or any instrumentality, department, or a corporation of or established by a State or political subdivision of a State", the RNGFA is defined as Special Entity under the rules. This document establishes the selection policies and procedures for a Qualified Independent Representative in accordance with section 23.450 of those rules.

2. Selection Criteria

Section 23.450 (b) of the rules state:

(b)(1) Any swap dealer or major swap participant that offers to enter or enters into a swap with a Special Entity, other than a Special Entity defined in § 23.401(c)(3), shall have a reasonable basis to believe that the Special Entity has a representative that:

- (i) Has sufficient knowledge to evaluate the transaction and risks;*
- (ii) Is not subject to a statutory disqualification;*
- (iii) Is independent of the swap dealer or major swap participant;*
- (iv) Undertakes a duty to act in the best interests of the Special Entity it represents;*
- (v) Makes appropriate and timely disclosures to the Special Entity;*
- (vi) Evaluates, consistent with any guidelines provided by the Special Entity, fair pricing and the appropriateness of the swap*

In order to comply with the requirements of section 23.450(b), the RNGFA hereby establishes the following selection criteria for Qualified Independent Representatives:

- A. The RNGFA will appoint the following two (2) people as Qualified Independent Representatives, who by way of their role in the City of Roseville organization and their adherence to the Roseville Natural Gas Financing Authority Qualified Independent Representative Swap Evaluation Policies and Procedures, meet the criteria established in CFTC rules section 23.450(b)(1)(i), (ii), (iv), (v), and (vi).
 - a. The City of Roseville's Assistant Electric Utility Director (or designee).
 - b. The City of Roseville's Assistant City Manager (or designee).
- B. The Qualified Independent Representatives will attest on an annual basis in writing to their independence from any swap dealers and major swap participants with which the RNGFA does business. The requirements for independence are specified in section 23.450(c) of the CFTC rules:

(c) Independent. For purposes of paragraph (b)(1)(iii) of this section, a representative of a Special Entity will be deemed to be independent of the swap dealer or major swap participant if:

(1) The representative is not and, within one year of representing the Special Entity in connection with the swap, was not an associated person of the swap dealer or major swap participant within the meaning of Section 1a(4) of the Act;

(2) There is no principal relationship between the representative of the Special Entity and the swap dealer or major swap participant;

(3) The representative:

(i) Provides timely and effective disclosures to the Special Entity of all material conflicts of interest that could reasonably affect the judgment or decision making of the representative with respect to its obligations to the Special Entity; and

(ii) Complies with policies and procedures reasonably designed to manage and mitigate such material conflicts of interest;

(4) The representative is not directly or indirectly, through one or more persons, controlled by, in control of, or under common control with the swap dealer or major swap participant; and

(5) The swap dealer or major swap participant did not refer, recommend, or introduce the representative to the Special Entity within one year of the representative's representation of the Special Entity in connection with the swap.

3. Ongoing Monitoring

In order to take advantage of the Safe Harbors specified in section 23.450(d) of the CFTC rules, in addition to having policies and procedures in place to select Qualified Independent Representatives, the RNGFA must also have procedures in place for ongoing monitoring of the performance of those Representatives according to section 23.450(b). This section 3 establishes those procedures by requiring the following:

- A. Annual attestation of independence. As described in section 2(B) above, each Qualified Independent Representative will annually attest, in writing, to their independence from any and all swap dealers or major swap participants with which the RNGFA does business.
- B. Since the only occasion for the RNGFA to enter into a swap will be for the replacement of the Swap Counterparty with another counterparty under almost identical terms and conditions as the original swap, no additional performance monitoring is deemed necessary.



COUNCIL COMMUNICATION

CC #: 0583
File #: 1002-06

Title: Creekview Specific Plan - Pacific Gas and Electric Overhead Line Relocation Easements
Contact: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.14.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council adopt two resolutions to approve Easement Deeds with Pacific Gas and Electric, and authorize the City Manager to execute the deeds.

BACKGROUND

An existing 12kV PG&E overhead power line located within the Creekview specific plan is being realigned and relocated underground. This power line runs diagonally through the Creekview property and across two City-owned properties. The power line is being realigned because it interferes with the improvements associated with the development of the Creekview specific plan. The developer of the Creekview specific plan, Anthem United, is in contract with PG&E to have the power line relocated underground with its new alignment consistent with the Creekview specific plan.

To accommodate the new alignment, the City will need to provide PG&E with two new easements. These easements would affect the two City-owned properties located adjacent to the westerly and southeasterly boundaries of the Creekview property. These easements would complete the new alignment connections and provide PG&E the right to operate and maintain the power lines underground.

Staff has reviewed the two Easement Deeds to PG&E and recommends that the City execute them so that the development of the Creekview specific plan can proceed as approved by the City.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

The proposed easements are consistent with the relocation of power lines previously evaluated in the *Creekview Specific Plan EIR* (certified September 2012, SCH No.2008032017), and identified in the associated *Creekview Specific Plan*. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including dry utilities (Electric Service and Natural Gas), to the extent applicable. Because the project is consistent with the *Creekview Specific Plan Final EIR* and *Creekview Specific Plan*, no new effects would be expected to occur. Also, all applicable mitigation measures from the *Creekview Specific Plan Final EIR* will be implemented during project design and construction. Because the proposed project meets the requirements identified in Section 15183 of the State CEQA Guidelines, no additional CEQA review is required.

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

OVERVIEW MAP

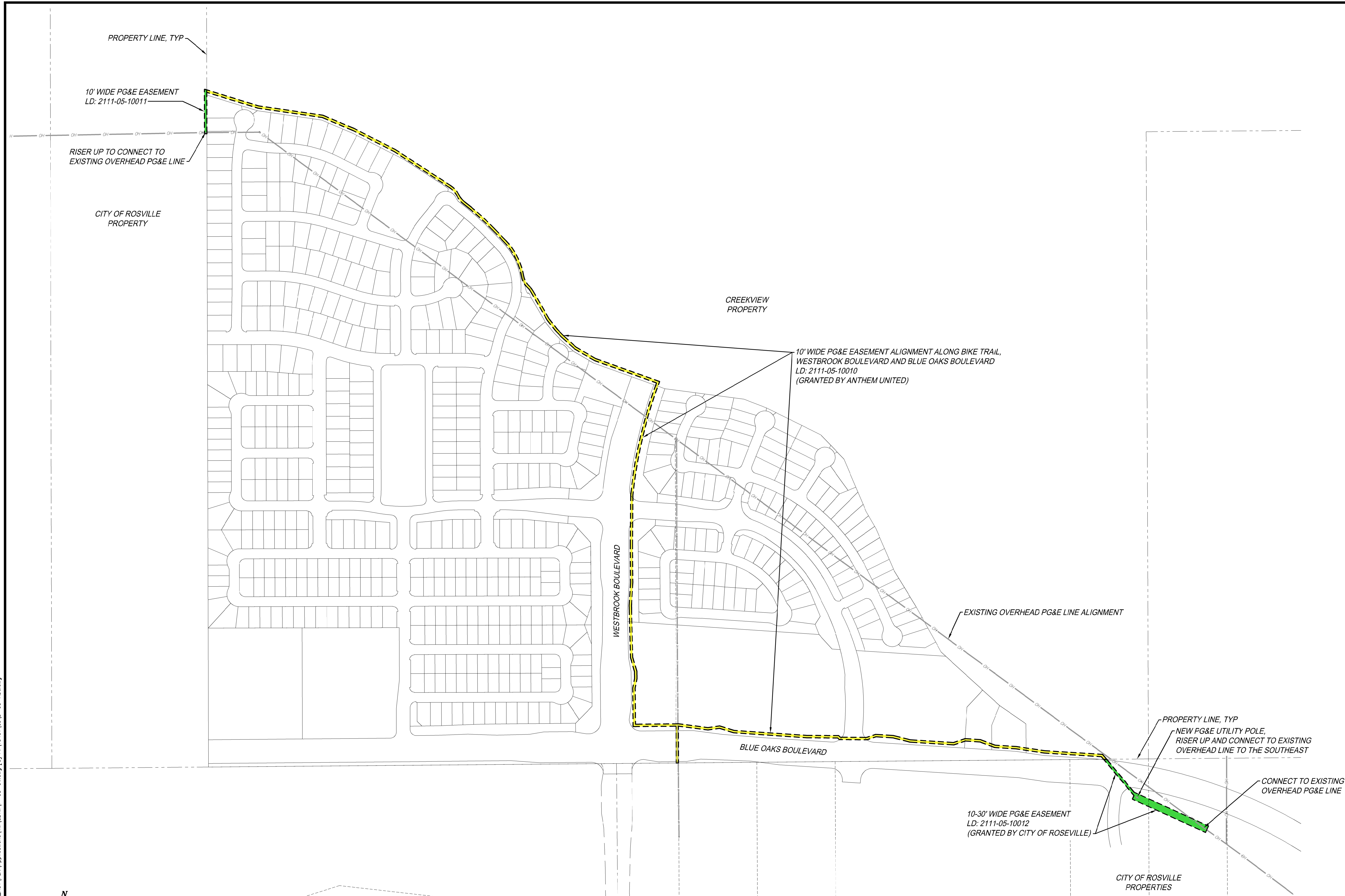
Resolution No. 20-032

EASEMENT DEED #1

Resolution No. 20-033

EASEMENT DEED #2

1-22-2020 11:08:49 radkey P:\18431\18431_RST\DES\Enr-D\PG&E Exhibits\PG&E Line Overview.dwg [1] P:\18431\cs\CS-CREEKVIEW.dwg [2] P:\18431\cs\CS-CREEKVIEW.dwg [3] P:\18431\cs\CS-ADJ.dwg



0 100 200 400
SCALE: 1"=200'

PG&E Overhead Line Undergrounding Overview

Creekview

City of Roseville
Scale 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 770-1188

California
January 22, 2020
18431

RESOLUTION NO. 20-032

APPROVING AN EASEMENT DEED, BETWEEN THE CITY OF ROSEVILLE AND
PACIFIC GAS AND ELECTRIC COMPANY, AND AUTHORIZING THE CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, staff recommends that the City grant an easement to Pacific Gas and Electric Company related to APN 017-101-021 and 017-101-022 that will allow PG&E to operate and maintain the power lines underground; and

WHEREAS, the Easement Deed, by and between the City of Roseville and Pacific Gas and Electric Company, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

EXHIBIT “A”

EXHIBIT “B”

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ _____

☐ This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).

☐ Computed on Full Value of Property Conveyed, or

☐ Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2111-05-10012

EASEMENT DEED

PM 31400834/35082868

CITY OF ROSEVILLE, a Municipal Corporation,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Roseville, County of Placer, State of California, described as follows:

(APNs 017-101-021 & 022)

The parcels of land described and designated PARCEL TWO and PARCEL THREE in the deed from Amarjeet Kahlon and Parminder Kahlon, husband and wife to City of Roseville, a Municipal Corporation, dated January 19, 2000 and recorded as Document No. 2000-0004008, Placer County Records.

The easement area is described as follows:

The strips of land described in Exhibit "B" and shown on Exhibit "B-1" attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor shall not place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "A", attached hereto and made a part hereof.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

CITY OF ROSEVILLE, a Municipal Corporation

Dominick Casey
City Manager

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

State of California
County of _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- ☐ Individual(s) signing for oneself/themselves
- ☐ Corporate Officer(s) of the above named corporation(s)
- ☐ Trustee(s) of the above named Trust(s)
- ☐ Partner(s) of the above named Partnership(s)
- ☐ Attorney(s)-in-Fact of the above named Principal(s)
- ☐ Other _____

Pacific Gas and Electric Company



EXHIBIT "A"

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

EXHIBIT "B"
DESCRIPTION OF PACIFIC GAS & ELECTRIC EASEMENT

All that real property situated in the City of Roseville, County of Placer, State of California located within Section 23, Township 11 North, Range 5 East, Mount Diablo Meridian, also being a part of the lands of the City of Roseville as described in Document No. 2000-0004008, Parcels 2 & 3, Official Records of Placer County and being more particularly described as follows:

Commencing at the southeast corner of Resultant Parcel 4 as described in Document No. 2019-0050337, Official Records of Placer County, thence along the south line of said Resultant Parcel 4, South 89°30'20" West a distance of 175.97 feet to the True Point of Beginning; thence from the **TRUE POINT OF BEGINNING** and leaving said line, South 39°51'17" East a distance of 181.31 feet; thence South 65°35'51" East a distance of 344.50 feet; thence South 24°24'09" West a distance of 30.00 feet; thence North 65°35'51" West a distance of 339.91 feet; thence North 24°24'09" East a distance of 16.68 feet; thence North 39°51'17" West a distance of 199.44 feet to the south line of said Resultant Parcel 4; thence along said south line, North 89°30'20" East a distance of 12.93 feet to the True Point of Beginning.

Containing 0.279 acres of land, more or less

See "Exhibit B-1", plat to accompany descriptions attached hereto and made a part hereof.

The bearing of North 89°30'20" East between found monuments on the south line of Section 14, Township 11 North, Range 5 East, Mount Diablo Meridian as shown in said Document No. 2019-0050338 is the Basis of Bearing for this description.

This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.



Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

Date: 01/08/2020



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1025 Creekside Ridge Dr., Suite 150, Roseville, CA 95678
P:\18431\survey-MS\mapping\desc\PG&E\City Area 2.docx

RESULTANT PARCEL 4
DOC. # 2019-0050337

FOUND IRON PIPE WITH
2 1/2" BRASS CAP
"LS 3731"

SOUTHEAST CORNER
RESULTANT PARCEL 4
3/4" REBAR WITH TAG

N89°30'20"E 12.93'

N89°30'20"E 1793.48'

T.P.O.B.

BASEIS OF BEARINGS

S89°30'20"W 175.97' (TIE)

SOUTH LINE

SECTION 14

P.O.C.

CITY OF ROSEVILLE
PARCEL 3
2000 O.R. 0004008
APN: 017-101-022

CITY OF ROSEVILLE
PARCEL 2
2000 O.R. 0004008
APN: 017-101-021

N24°24'09"E 16.68'

S39°51'17"E 181.31'
N39°51'17"W 199.44'

S85°35'51"E 344.50'
P.G.&E. EASEMENT
0.279 ACRES +/-
N65°35'51"W 339.91'

S24°24'09"W 30.00'

SHEET 1 OF 1



LEGEND

- DIMENSION POINT
- P.G.&E. PACIFIC GAS & ELECTRIC
- P.O.B. POINT OF BEGINNING
- DOC. DOCUMENT
- O.R. OFFICIAL RECORD
- R.O.S. RECORD OF SURVEY



EXHIBIT "B-1"

PACIFIC GAS & ELECTRIC EASEMENT
CREEKVIEW

SECTION 23, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE

COUNTY OF PLACER STATE OF CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

RMP	1"=100'	12/06/2019	18431.ENT.RST
DRAWN BY	SCALE	DATE	JOB NO.

RESOLUTION NO. 20-033

APPROVING AN EASEMENT DEED, BETWEEN THE CITY OF ROSEVILLE AND
PACIFIC GAS AND ELECTRIC COMPANY, AND AUTHORIZING THE CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, staff recommends that the City grant an easement to Pacific Gas and Electric Company related to APN 017-101-008, that will allow PG&E to operate and maintain the power lines underground; and

WHEREAS, the Easement Deed, by and between the City of Roseville and Pacific Gas and Electric Company, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

EXHIBIT “A”

EXHIBIT “B”

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

Location: City/Uninc _____

Recording Fee \$ _____

Document Transfer Tax \$ _____

☐ This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).

☐ Computed on Full Value of Property Conveyed, or

☐ Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2111-05-10011

EASEMENT DEED

PM 31400834/35082868

CITY OF ROSEVILLE, a Municipal Corporation,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situate in the City of Roseville, County of Placer, State of California, described as follows:

(APN 017-101-008)

The parcel of land described and designated PARCEL TWO in the deed from Reason Farms, a California General Partnership to City of Roseville, a Municipal Corporation, dated October 4, 2004 and recorded as Document No. 2004-0137897, Placer County Records.

The easement area is described as follows:

The strips of land described in Exhibit "A" and shown on Exhibit "A-1" attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor shall not place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "B", attached hereto and made a part hereof.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

CITY OF ROSEVILLE, a Municipal Corporation

Dominick Casey
City Manager

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

State of California
County of _____)

On _____, before me, _____ Notary Public,
personally appeared _____

Insert name

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 of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- ☐ Individual(s) signing for oneself/themselves
- ☐ Corporate Officer(s) of the above named corporation(s)
- ☐ Trustee(s) of the above named Trust(s)
- ☐ Partner(s) of the above named Partnership(s)
- ☐ Attorney(s)-in-Fact of the above named Principal(s)
- ☐ Other _____

Pacific Gas and Electric Company



EXHIBIT "B"

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

EXHIBIT "A"
DESCRIPTION OF PACIFIC GAS & ELECTRIC EASEMENT

All that real property situated in the City of Roseville, County of Placer, State of California located within Section 14, Township 11 North, Range 5 East, Mount Diablo Meridian, also being a part of the lands of the City of Roseville as described in Document No. 2004-0137897, Official Records of Placer County and as shown on Record of Survey No. 2498, filed for record on March 23, 2004 in Book 18 of Record of Surveys at Page 15, Placer County Records and being more particularly described as follows:

Beginning at the northwest corner of Resultant Parcel 1 as described in Document No. 2019-0050337, Official Records of Placer County, from which a 1" iron pipe with a cap stamped "PLS 7579" as shown on said Record of Survey No. 2498, bears North 00°08'59" West a distance of 2462.06 feet; thence from the **POINT OF BEGINNING** along the west line of said Resultant Parcel 1 South 00°08'59" East a distance of 163.27 feet; thence leaving said line South 89°51'01" West a distance of 10.00 feet; thence along a line 10.00 feet west and parallel to the west line of said Resultant Parcel 1, North 00°08'59" West a distance of 188.39 feet; thence South 72°48'21" East a distance of 10.48 feet to a point on the west line of Resultant Parcel 2 as described in said Document No. 2019-0050338; thence along said west line South 00°08'59" East a distance of 22.00 feet to the Point of Beginning.

Containing 1,868 square feet of land.

See "Exhibit A-1", plat to accompany descriptions attached hereto and made a part hereof.

The bearing of North 89°35'39" East between found monuments on the north line of Section 14, Township 11 North, Range 5 East, Mount Diablo Meridian as shown in said Document No. 2019-0050338 is the Basis of Bearing for this description.

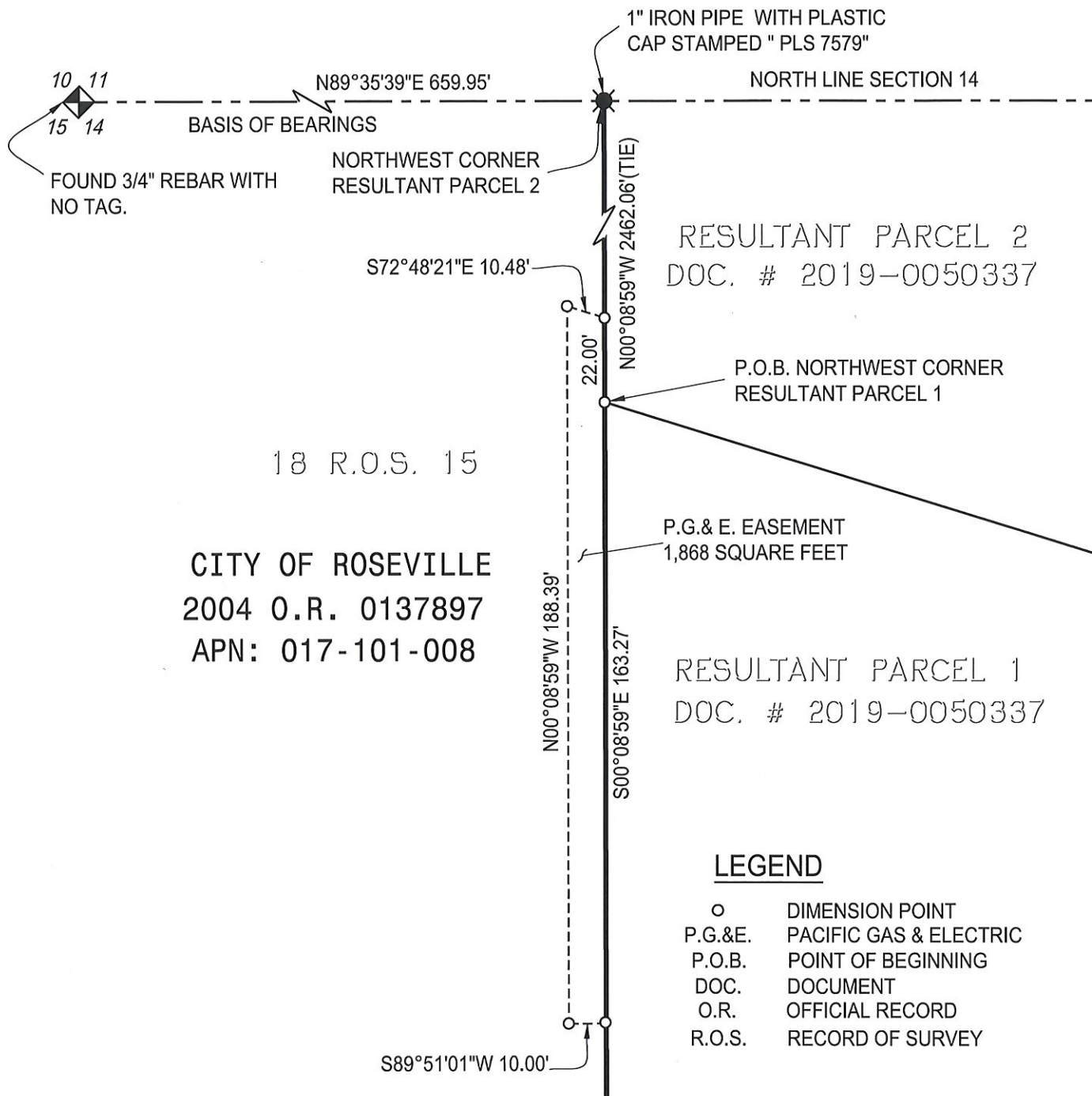
This legal description was prepared by me or under my supervision pursuant to Section 8729 (2) of the Professional Land Surveyors Act.


Robert M. Plank, PLS 5760
License Expiration Date: 06-30-2020

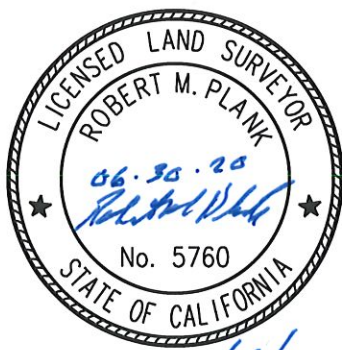
Date: 01/08/2020



Description prepared by:
MACKAY & SOMPS CIVIL ENGINEERS, INC
1552 Eureka Road, Suite 100, Roseville, CA 95661
P:\18431\survey-MS\mapping\desc\PG&E\City Area 1.docx



SHEET 1 OF 1



IF A DISCREPANCY EXISTS BETWEEN THIS EXHIBIT AND THE ASSOCIATED DESCRIPTION, THE DESCRIPTION HOLDS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY.

EXHIBIT "A-1" PACIFIC GAS & ELECTRIC EASEMENT CREEKVIEW PART OF SECTION 14, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA			
MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS 1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189			
RMP	40'	10/30/2019	18431.ENT.RST
DRAWN BY	SCALE	DATE	JOB NO.



COUNCIL COMMUNICATION

CC #: 0601

File #: 0214 & 0323 & 0201-01

Title: 2019 Justice Assistance Grant Award and Budget Adjustment

Contact: Rob Baquera 916-774-5015 rbaquera@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.15.

RECOMMENDATION TO COUNCIL

The Police Department recommends that City Council adopt a resolution accepting the grant award in the amount of \$15,811, and authorize the City Manager to execute the required documents on behalf of the City. Additionally, staff recommends that City Council adopt an ordinance to approve a budget adjustment in the amount of \$15,811.

BACKGROUND

The City of Roseville has been allocated a grant from the U.S. Department of Justice Office of Justice Programs. The Edward Byrne Memorial Justice Assistance Grant Program allocates funds annually to states and local jurisdictions for law enforcement and criminal justice purposes. The amount of the grant is determined by a formula comprised of the jurisdiction's population and crime rate. This year, the City of Roseville has been allocated \$15,811. The Police Department recommends using the grant to support the department's crime prevention, marketing, and public outreach efforts.

The grant will support a new part-time temporary position within the Police Department. The position will assist in coordinating the many crime prevention, marketing, and public education programs that enhance the safety and economic viability of our City. The new part-time position will work approximately 10 hours per week and will not exceed 1,000 hours per year.

If the Police Department does not receive the Justice Assistance Grant in the future, this position will be eliminated from the Department budget and the position will not be filled.

FISCAL IMPACT

The grant will add \$15,811 to the Police Department budget to support its crime prevention, marketing, and public outreach programs.

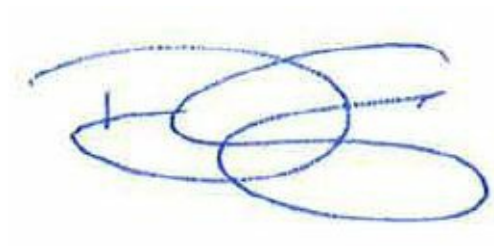
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

Respectfully Submitted,

Rob Baquera, Public Information Officer

James Maccoun, Police Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-042

Ordinance No. 6187

Budget Adjustment

RESOLUTION NO. 20-042

ACCEPTING A GRANT AWARD FROM THE UNITED STATES DEPARTMENT OF
JUSTICE, OFFICE OF JUSTICE PROGRAMS, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE THE GRANT AWARD DOCUMENT
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, each year Congress allocates funds to the Edward Byrne Memorial Justice Assistance Grant program for law enforcement; and

WHEREAS, funds are distributed to local government according to a population and crime rate-based formula; and

WHEREAS, the City of Roseville has been allocated \$15,811; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that City accepts the 2019 Edward Byrne Memorial Justice Assistance grant funds and the City Manager is authorized to execute the grant award document on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 6187

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
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 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for 2019 Edward Byrne Memorial Justice Assistance grant award funds, per the request of the Police Department, as listed on the attached Request for Budget Adjustment in the amount of \$15,811.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Shelly Bracco/ Administrative Analyst FISCAL YEAR: FY2020
 PREPARER NAME & TITLE: Shelly Bracco/ Administrative Analyst COUNCIL DATE (if applicable): 2.5.2020
 DEPARTMENT/DIVISION: Police/ Administration ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5050	44001		15,811	Part-Time Temporary salary -1000 hours
1001	5980	44001		(15,811)	Labor reimbursement - Police JAG project 700013
1001	5080	84001	700013	15,811	DOJ-JAG grant from Police Admin
TOTAL				15,811	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4401	84001	700013	15,811	Federal - Justice Assistance Grant (JAG)
TOTAL				15,811	

NET ADJUSTMENT	-
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FUND BALANCE

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

Justification for Budget Adjustment:

The Police Department has been granted funding from the FY2019 Edward Byrne Memorial Justice Assistance Grant, through the U.S. Department of Justice Office of Justice Programs, in the amount of \$15,811. The grant will be used to create a part-time temporary position within Police Administration to assist in coordinating crime prevention, marketing and public education programs in the City of Roseville. The part-time position will work approximately 10 hours per week, and will not exceed 1,000 hours per year.

REQUIRED APPROVALS:			
 REQUESTING DEPARTMENT HEAD / DESIGNEE	<u>1/15/2020</u> DATE	 BUDGET MANAGER / DESIGNEE	<u>1/21/2020</u> DATE
 CHIEF FINANCIAL OFFICER / DESIGNEE	<u>1/21/2020</u> DATE	CITY MANAGER / DESIGNEE _____ DATE _____	
BUDGET DEPARTMENT USE ONLY:			
POSTED BY _____		DATE _____	

Revised: June 24, 2019

REQUEST FOR ADDITIONAL POSITION(S)

Temporary

Complete all fields highlighted in green and forward to the Budget Manager

Fiscal Year:	FY2019-20 Budget	Cost Center Number:	44001
Department Name:	Police	1,000 or 1,500 Hr Position:	1,000
Division Name:	Administration		
Classification/Job Title of Requested Position:	Marketing Technician		
Projected Hire Date:	3/1/2020		
City Council Priority:			

Position Justification (Attach supporting documents as needed)

Justification must include duties of the position, the effect on service levels and potential service level deficiencies resulting from not adding position.

The Police Department has been granted funding from the FY2019 Edward Byrne Memorial Justice Assistance Grant, through the U.S. Department of Justice Office of Justice Programs, in the amount of \$15,811. The grant will be used to create a part-time temporary position within Police Administration to assist in coordinating crime prevention, marketing and public education programs in the City of Roseville. The part-time position will not exceed 1,000 hours per year.

Estimated Position Cost	First Fiscal Year	Annual Ongoing
Number of months position will be filled: (First year only)	4	
Hourly rate of classification:	\$ 25.06	
Benefits: 1.95% 1,000 Hour or 26.802% 1,500 Hour	1.950%	1.950%
Subtotal:	\$ 8,517	\$ -

Related Position Costs*

Do not budget for any related costs in your budget. Finance staff will add if approved.
Note: Vehicles must also have a Vehicle Request Form completed and attached.

Account Code and Description:	One-Time	Annual Ongoing
	\$ -	\$ -
Total Related Costs:	\$ -	\$ -
Related Costs	One-Time	Annual Ongoing
One-Time	\$ -	
Ongoing	\$ -	\$ -
Subtotal:	\$ -	\$ -

Request for Additional Position Form
Temporary

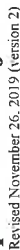
	<u>First Fiscal Year</u>	<u>Annual Ongoing</u>	
Grand Total:	\$ 8,517	\$ -	

Funding Source(s) for Position
Please describe and identify proposed funding plan for position. Include specific fund/center/account information and address both one-time and ongoing funding sources.

The Police Department has been granted funding from the FY2019 Edward Byrne Memorial Justice Assistance Grant, through the U.S. Department of Justice Office of Justice Programs, in the amount of \$15,811. The funds will be deposited to 1001.4401.84001.700013, and expended as secondary labor via 1001.5080.84001.700013

Funding Source	First Fiscal Year	Annual Ongoing	Description
Fund Balance/Available Resources <i>(Include fund name/number in description. If more than one fund is contributing to this position, include the total cost in the "First Year" and "Ongoing Annual" fields and detail the funding splits in the description field.)</i>	\$ 8,517	\$ -	
Increased Revenues <i>(Include operating budget account string in description)</i>	\$ -	\$ -	
Increased Reimbursements/Secondary Labor <i>(Include operating budget reimbursements/secondary labor account string and project number in description)</i>	\$ -	\$ -	
Elimination of Existing Position <i>(Include position classification/number in description)</i>	\$ -	\$ -	
Other <i>(Include account string in description. This category can be used if the Department anticipates funding the first year cost of the position with salary savings.)</i>	\$ -	\$ -	
Total:	\$ 8,517	\$ -	
>>> This number should equal zero. If not, please revise identified funding sources.	\$ -	\$ -	

Requestor Signature/Date: <u>Shelly Bracco</u> 1.21.2020 Requestor (Print Name): <u>Shelly Bracco</u> Department Head Signature/Date: <u>[Signature]</u> 1.22.2020 Department Head (Print Name): <u>Chief James Maccoun</u>	Finance Approval/Date: _____ Budget Adjustment Required: Yes No CFO Approval/Date: _____ ACM Approval/Date: _____ CM Approval/Date: _____
---	--



Revised November 26, 2019 (version 2)

[illegible]

put

[illegible]

*Estimated

Revenue Budget for External Funding Source:

Fund to Collect External Revenue

Revenue Account

Award Type

Payment Type

Award Start and End Date

Customer Number

Customer Name

Customer Name

Customer Contact

Customer Address 1
Customer Address 2

Customer Address 2

GL CCID for Budget Entry

100

>Unhide the rows below for additional revenue sources

1001 General		Award Amount	\$ 15,811
4401 Federal Grants		Award Amount	\$ 15,811
Federal		Grant Match Required	
Reimbursement		CFDA Number (Federal Grants)	16738
10.01 2018	-09 30 2020	Grant Award Number	2019-DJ-BX-
		Revenue Type	New Award
U.S. Department of Justice Office of Justice Programs			
Elaene Vanlandingham			
1001.4401.84001.0.00000.0000.000000			



COUNCIL COMMUNICATION

CC #: 0584

File #: 0323 & 0201-01

Title: Assembly Bill 109 Community Outreach - Budget Adjustment

Contact: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.16.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt an ordinance approving a budget adjustment to appropriate \$8,944 in unearned revenue from the AB109 grant received in FY2017-18.

BACKGROUND

In FY2017-18, the Police Department was a recipient of AB109 funding from the Governor's Budget, as part of the Governor's Outreach Project, in the amount of \$39,930. The funding was allocated to city police departments to assist with positive outcomes between municipal law enforcement and high-risk populations. The funding can be used on homeless outreach teams, crisis intervention training for officers and outreach to high-risk youth. This grant has no end date and all funding was provided in FY2017-18. The Social Services Unit was able to meet grant expectations through outreach, training and intervention, but only spent \$20,573 before the end of FY2017-18. The Police Department requested that the balance of the grant, \$19,357, be accounted for as unearned revenue in order to access the funds in FY2018-19.

In FY2018-19, the Police Department spent another \$10,413 on officer training and outreach to high-risk youth and families, as well as presented Recovery Happens and Ready to Rent classes. The balance of the grant, in the amount of \$8,944, is unearned revenue that requires a budget adjustment in order to access the funds in FY2019-20.

FISCAL IMPACT

The recommended budget adjustment will add \$8,944 to the Police Department's social services budget for continued community outreach. The funds have already been received by the City and will be a net zero 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.

The unearned revenue balance budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required

Respectfully Submitted,

Shelly Bracco, Administrative Analyst

James Maccoun, Police Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6186

Budget Adjustment

ORDINANCE NO. 6186

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
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 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for unearned revenue from AB109 grant funds, per the request of the Police Department, as listed on the attached Request for Budget Adjustment in the amount of \$8,944.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Shelly Bracco, Administrative Analyst FISCAL YEAR: 2020
 PREPARER NAME & TITLE: Shelly Bracco, Administrative Analyst COUNCIL DATE (if applicable): 02.19.2020
 DEPARTMENT/DIVISION: Police Social Services ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5585	44025		8,944	Social Services Misc Grant Expenses, function 34024
TOTAL				8,944	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4410	44025		8,944	Social Services State Grant, function 34024
TOTAL				8,944	

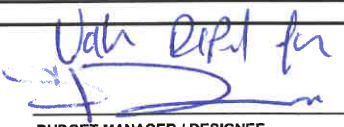
NET ADJUSTMENT	-
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FUND BALANCE

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

Justification for Budget Adjustment:

Governor's Outreach grant funds were not fully expended in FY19; the Police Department deferred a total of \$8,944. Staff recommends that the City Council approve a budget adjustment for \$8,944 to recognize the funding and provide expenditure authority. The Governor's Outreach grant has a function code of 34024.

REQUIRED APPROVALS:			
 REQUESTING DEPARTMENT HEAD / DESIGNEE		 BUDGET MANAGER / DESIGNEE	
1-23-2020		1/24/2020	
 CHIEF FINANCIAL OFFICER / DESIGNEE		CITY MANAGER / DESIGNEE	
1/24/2020			
BUDGET DEPARTMENT USE ONLY:			
POSTED BY		DATE	

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0592

File #: 0103-15-02

Title: Roseville Community Development Corporation – Annual Corporate Update for FY2018-19, FY2019-20 Budget, Appointment of Directors, and Financial Status
Contact: Mike Isom 916-774-5527 misom@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 6.17.

RECOMMENDATION TO COUNCIL

The following report provides an update to the City Council regarding the Roseville Community Development Corporation's (RCDC) fiscal status, budget for the 2019-20 fiscal year, and to report the RCDC's recent activities. This current annual report is provided for informational purposes and no Council action is required with respect to the update.

In addition to receiving the RCDC annual report, staff recommends that the City Council make the following reappointments to the RCDC Board of Directors:

1. Reappoint Howard Rudd to the Board of Directors for the Roseville Community Development Corporation for a term to expire February 2021;
2. Reappoint John Norman to the Board of Directors for the Roseville Community Development Corporation for a term to expire February 2022;
3. Reappoint Nick Alexander to the Board of Directors for the Roseville Community Development Corporation for a term to expire February 2023; and,
4. Reappoint Louise Walker to the Board of Directors for the Roseville Community Development Corporation for a term to expire February 2023.

BACKGROUND

The following report provides the City Council with a summary of the Roseville Community Development Corporation's (RCDC) FY2019-20 budget and an overview of the FY2018-19 audited financial statement report, consistent with the requirements of Article 9, Section 1 and Article 13, Section 3, respectively, of the RCDC bylaws.

In addition to the required annual reporting, this report presents the value of direct and indirect financial benefit to the City of Roseville as a result of RCDC investment and operations. The purpose is to present the RCDC's accomplishments resulting in tangible and intangible benefit to the City, and to present the RCDC's total liabilities in contrast to its projected cash position as of June 30, 2020.

Lastly, Council action is required to reappoint members to the RCDC Board of Directors.

FISCAL YEAR 2019-20 BUDGET

The budget for FY2019-20 (attached) was approved in line-item detail by the RCDC's Board of Directors at its April 25, 2019 meeting, summarized below:

Revenues:	\$57,193
Expenses:	\$109,132
Cash Balance (6/30/19):	\$2,669,661* (adjusted to exclude estimated sale proceeds of 238 Vernon, as presented in the approved budget)

The approved RCDC budget for FY2019-20 includes budgets for RCDC Operations and 110 Pacific Street, LLC. The following tables summarize both budgets, with detail presented in the attached FY2019-20 approved budget spreadsheet incorporated as Attachment 1. Note that the 238 Vernon Street property (occupied by Ninja Sushi) was in escrow pending sale at the time the RCDC Board approved the FY2019-20 budget and, as such, the decision was made not to prepare a budget for the property for the upcoming fiscal year. However, the estimated proceeds from the sale of 238 Vernon (less payoff of an existing Successor Agency loan and other payables to the RCDC) was included in the budget's estimated cash balance as of July 1, 2019, as represented in Attachment 1. The property subsequently fell out of escrow, but given recent market interest, the property is expected to sell in FY2019-20. Also of note this year is the absence of Advantage Roseville funds and related programming, which was transferred to the City of Roseville's control effective July 2019.

Operations Budget

Revenues and Expenses for the RCDC Operations - (Column B)

Line	Revenue	FY2018-19
18	Investment Revenue (Interest)	\$6,849

Line	Expenses	FY2018-19
27 - 57	Contract Administration (Staff)	\$20,682
	Office (printing, supplies, postage, accounting)	\$965
	Contract Services	\$0.00
	Insurance (L, D & O)	\$10,383
	Legal Fees & Accounting (Audit)	\$23,500
	Travel & Board Meeting	\$175
78	Deferred Interest	33,673
82	Total Expenses (before adjustments)	\$89,378
78	Deferred Interest adjustments (add back)	(33,673)
82	Total Expenses Adjusted FY2019-20	\$55,705
86	Net Income/(Loss) (Financial Statements)	(\$82,529)

97	Estimated Ending Cash June 30, 2019	\$3,217,695¹
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99-101	Net Transfers from LLCs	\$388,604
100	Expenses through FY2019-20 (net of Revenues)	(48,856)
102	Available Resources estimated June 30, 2020	\$3,557,443²

[1] Actual cash balance was \$2,669,661; proceeds from the sale of 238 Vernon was not realized prior to the end of FY2018-19 as expected.

[2] The projected 2020 year-end balance of \$3.56 million presented in the budget made assumptions for sales prices of 238 Vernon and 110 Pacific. Actual sales prices are likely to be lower based on market conditions and perceived risk, resulting in a revised year-end balance of approximately \$3.2 million.

The Operations budget for the RCDC is \$55,705, down 40% from the FY2018-19 budget of \$93,329 due primarily to reduced demand for contract staffing as Corporation activities wind down. The current operating budget is comprised of basic operating expenses such as costs for contract staff, insurance, accounting & audit, legal fees, and other miscellaneous operating expenses. Since the nominal revenue from money market interest earnings is the only revenue for the RCDC operations, a net loss (adjusting for deferred interest) of \$48,856 is projected. This net loss is offset by the RCDC available cash resources on June 30, 2019 of \$2,669,661 and net earnings transfers from the remaining LLCs (110 Pacific and 238 Vernon), which includes cash from the anticipated sale of both properties. Cash resources after expenses by the end of FY2019-20 are estimated to be approximately \$3.2 million, depending on the ultimate sale price of the remaining properties.

LLC BUDGETS

The following table summarizes the Revenues and Expenses for 110 Pacific Street LLC.

Line	LLC BUDGETS	110 Pacific
11	Rental Revenue	\$0
10	Gain on Sale of Property	\$50,344 ³
26.1-2	Prepaid Rent and Security deposit refunded	\$0
27-56	Management & General Operating	\$8,253
29	Legal Fees for litigation	\$5,000
51	Minor repairs	
57	Depreciation	6,501
82	Total Expenses	\$19,754
86	Net Revenue / (Loss)	\$30,590

Management and general operating expenses of \$19,754 include property taxes, legal fees, insurance, and other minor operating costs and are down 18% from \$24,001 in FY2019. The LLC's largest expense aside from the non-cash depreciation expense is legal fees, followed by property taxes. These expenses may vary, depending on the timing of the sale of 110 Pacific. Total Net Revenue for FY2019-20 is estimated to be \$30,590, based on the gain from the projected sales price less expenses. Cash proceeds of the projected sale will be used to repay notes payable to the RCDC. Any remaining cash will be transferred to the RCDC, facilitating future dissolution of the LLC.

WORK PROGRAM

At the City Council/RCDC Workshop held on February 7, 2018, RCDC staff was directed to conduct the actions necessary to complete a "strategic pause" of corporation activities. In doing so, the Council directed the Corporation to proceed in a manner that resolves all liabilities and liquidates all assets, thus providing the sole member a cash payout as soon as reasonably possible. Accordingly, the RCDC's work program consists of nothing more than executing this direction; no new programs, services, or property acquisitions are planned or proposed.

To date, the 242-246 and 240 Vernon Street properties were marketed for sale and subsequently closed escrow on June 11, 2018 and October 1, 2018, respectively. The 238 Vernon Street property was expected to be sold to the current tenant under terms of its existing lease agreement. However, the tenant is not currently in a financial position to obtain the financing necessary to close, so the RCDC is entertaining offers from other buyers. For the past two years, the 110 Pacific Street property has been the subject of litigation brought by a neighboring property owner under various causes of action in state and federal court. Timing of disposition of this property is uncertain at this time, but the Corporation is hopeful the property can be sold during calendar year 2020.

FISCAL YEAR 2018-19 AUDIT

During the week of August 12, 2019, Eide Bailly, LLP of Sacramento, an independent certified professional accounting firm, performed their fieldwork and testing as it related to the RCDC's

financial transactions and operations for the year ending June 30, 2019. The audit was conducted in accordance with auditing standards generally accepted in the United States of America.

The consolidated financial statements were issued a clean opinion by the auditors in their Independent Auditor's Report included in the financial statement report. However, during the testing and understanding of the Corporation's operations, Eide Bailly identified a significant deficiency in internal control related to the preparation of financial statements. The historical practice, which is not uncommon for an organization of the RCDC's size, has been to have the auditing firm produce financial statements and accompanying notes on behalf of the RCDC from financial documents and schedules extracted from the accounting system and prepared by accounting staff. However, the auditors now suggest that the financial statements and accompanying notes be produced by RCDC staff with the necessary knowledge, skills and experience in order to mitigate the possibility of misstatement. RCDC staff will explore solutions this year to engage the staff necessary to correct this deficiency.

It is important to note that a significant deficiency is a deficiency, or a combination of deficiencies, in internal control over financial reporting that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. Despite this deficiency, it did not adversely affect the opinion by the auditors that the "financial statements present fairly, in all material respects, the financial position of the Organization at June 30, 2019."

The Management Representation Letter, a letter drafted by management attesting that all of the information submitted to the auditor is accurate, and that all material information has been disclosed to the auditors, was sent to the auditor and final reports were published on November 13, 2019. The RCDC Board of Directors took action to approve the financial statement report at their January 23, 2020 board meeting. The final report is included as Attachment A.

ELECTION OF CORPORATE DIRECTORS

Article 7, Section 3 of the RCDC Bylaws provide for the election of directors by the Sole Member (City Council) every three years after the expiration of initial terms. In the absence of an election of new members, current members of the Board remain in office until they resign or a successor has been elected and qualified.

The terms of current Directors Howard Rudd and John Norman expired in 2018 and 2019, respectively. The terms of Directors Nick Alexander and Louise Walker expire in February 2020. The Board has been operating with four directors since the resignation of Director Ed Benoit 2018. Due to the nature of current operations to unwind the Corporation, recruitment of a fifth director is not expected to be fruitful; therefore, staff and the RCDC Board recommend continuing under the current structure to provide continuity as the RCDC works toward dissolution. The Bylaws permit directors to serve any number of three-year terms and all four Directors have expressed interest in re-election to serve additional three year terms that will expire in February 2021 (Rudd), February 2022 (Norman), and February 2023 (Alexander and Walker).

VALUE OF RCDC INVESTMENT

The following summarizes the tangible outcomes of RCDC operations and investment:

Property value increases – The 200 block of Vernon Street has experienced a 76% increase in property tax assessments since the RCDC began operating in 2012. Total property tax assessments rose from \$60,108 in 2012 to \$105,859 per year in 2019. Assuming 2012 as the

“baseline” year, the cumulative increase in property tax revenue above the baseline year totals \$182,268, of which the City of Roseville receives approximately 15%, or \$27,340. See attachment 1 for a breakdown by property.

Increase in Sales Tax – According to City of Roseville Finance staff, the 200 block of Vernon Street has generated a 30% increase in sales tax revenue in the same approximate timeframe. The cumulative increase in sales tax revenue totals \$225,136 over the 2012 baseline year (see Attachment 1) through 4th quarter 2018. Much of this increase is presumably attributable to the addition of two viable and popular restaurants – Monk’s Cellar and Ninja Sushi – that would not likely have located on Vernon Street but for the direct investment by the RCDC. The RCDC’s successes on the 200 block helped spur other private investment and business openings, including Audacity, School of Rock, and Goose Port Public House.

Commercial Building Renovation – The RCDC was directly responsible for acquiring and stabilizing and/or renovating three commercial buildings on the 200 block of Vernon Street. The most visible accomplishments of this effort are Ninja Sushi and Monk’s Cellar. These properties were initially acquired to preempt warehouse uses and other uses that would not contribute to the revitalization of the downtown.

In addition, the RCDC acquired 110 Pacific Street (IOOF Building) in 2016 at a Placer County tax default sale. This property has been secured, cleaned, stabilized and weatherproofed to prepare it for private development. Its sale is pending the outcome of current litigation.

Residential Real Estate – The RCDC residential rehabilitation program rehabilitated three homes in three different Roseville neighborhoods. The rehabilitation of the three distressed homes had positive impacts in each of the neighborhoods encouraging investment in neighboring properties. Each of the three homes were marketed and sold to buyers meeting affordable purchase criteria.

Increased Rent on Vernon Street - The RCDC has been a significant influence in the raising of rents in the downtown, resulting in some cases more than a threefold increase. The increase of rents on Vernon Street is essential for for-profit entities to justify the expense of building renovations.

Reimbursement to City for staff and operational costs - Since its inception, the RCDC has reimbursed the City in excess of \$850,000 for staff and operational costs.

Earned Media – The RCDC has generated many earned media spots attracting attention and bringing recognition to the revitalization of the downtown.

Advantage Roseville – Until this year, the RCDC was charged with administering the Advantage Roseville business attraction and retention effort. In six years, the Advantage Roseville program has directly contributed to capital investment commitments for new construction and payroll totaling over \$1 billion, and has assisted in the recruitment of over 6,325 jobs to Roseville. The program has also sponsored 2,460 hours of small business training at no cost to participants.

Downtown Partnership – The RCDC was instrumental in the funding of startup of the Downtown Roseville Property and Business Improvement District (DRPBID). The PBID - known as the Downtown Roseville Partnership - has been successful in providing enhanced maintenance, day porters and events such as Downtown Tuesday Nights and the Holiday Parade.

RCDC FINANCIAL STATUS & LOAN LIABILITIES

In summary, the RCDC has three outstanding debt obligations:

Loan #1 -	\$1,475,951	– City of Roseville
Loan #2 -	\$3,469,049	– Successor Agency to the former Redevelopment Agency
Loan #3 -	\$476,512	– Successor Agency to the former Redevelopment Agency
Deferred Interest -	<u>\$1,556,100</u>	– (Loans #1 and #2)
Total =	\$6,977,612	

Loan #1

The RCDC entered into a Funding Agreement with the City of Roseville following dissolution of the Roseville Redevelopment Agency (RDA). The principal amount for this loan was initially \$1,530,951. On September 5, 2018, the Roseville City Council approved an amendment to the funding agreement to reduce the loan amount by \$55,000 in consideration of the Corporation's transfer of ownership of the 98 Jefferson property to the City. The remaining principal loan balance now stands at \$1,475,951.

The term of the loan is 20 years at a variable rate (currently 2.034% with scheduled resets) equal to the City's average interest earnings, plus one percent, with no payments required for the first ten years following the date of the first disbursement. Annual principal payments of \$153,095 are scheduled to begin in 2023. As of June 30, 2019, the loan has accrued \$196,298 in deferred interest. The loan would accrue \$477,117 in deferred interest through the full 20-year term, to be paid in a lump sum with the final principal payment in 2032.

Loan #2

The second loan is payable to the Successor Agency in the amount of \$3,469,049, with terms identical to the City loan. Similar to the City loan, principal payments of \$346,905 are also scheduled to begin in 2023. As of June 30, 2019, this loan has accrued \$427,265 in deferred interest, and would ultimately accrue \$1,094,649 in deferred interest through the 20-year term. Similar to the City loan, the total accrued interest would be paid in a lump sum with the final principal payment in 2032.

Loan #3

The third loan is also payable to the Successor Agency in the amount of \$603,524. This loan was already in place and acquired by the RCDC upon purchase of the 238 Vernon Street building prior to tax default auction. Principal and interest payments are paid monthly on a 30-year amortization by the 238 Vernon Street, LLC, with the remaining balance due upon sale of the property. As of June 30, 2019, the remaining amount due is \$476,512. This loan is required to be paid in full immediately upon sale of the property.

Cash Assets

As of June 2020, total Corporation cash assets are estimated to be valued at ±\$3.2 million after the sale of the remaining properties, the collection of receivables, and the payment of liabilities. This number presents a rough order of magnitude estimate that assumes the sale of all property, and identifies checking and money market balances as of January 1, 2020. It is reasonable to assume the sale of 238 Vernon by the end of the fiscal year; however, the 110 Pacific Street property remains uncertain.

Projected as of June 2020:

\$1,717,280 – City of Roseville principal + accrued interest
+ \$4,037,435 – Successor Agency principal + accrued interest
\$5,754,715– Total loan liability

\$3,200,000 – Estimated available resources
- \$5,754,435 – Loan liability
(\$2,554,435) – Estimated shortfall

In conclusion, the RCDC has demonstrated success in commercial and residential real estate, business and job recruitment, supported small businesses with training opportunities, media promotion of the City's and RCDC's economic development platform, and was an active participant in the revitalization of the Downtown. To date, the RCDC's efforts have resulted in \$1,102,476 in direct financial benefit to the City in the form of reimbursement for staff and overhead costs, as well as increased sales and property tax on the 200 block of Vernon Street alone. This does not factor additional revenues realized from employment growth and significant capital investment elsewhere in the city. The direct financial benefit of the RCDC's other accomplishments – particularly job creation and capital investment resulting from the Advantage Roseville program - is not easily quantified in a dollar value, but their indirect effects will have a tremendous positive and lasting impact on the community.

The RCDC financial structure was originally designed in anticipation of having access to some form of tax increment financing following the dissolution of redevelopment agencies statewide. Unfortunately, the State eliminated tax increment financing as a viable source of funding for revitalization activities. As a result, the RCDC was forced to rely on income derived only from its property investments, along with other one-time grants from the City, to sustain operations. The majority of its revenue-generating properties have already been sold, consistent with Council direction provided in February 2018. Once its remaining properties are sold, the RCDC will have no source of operating income. Meanwhile, the RCDC will continue to incur costs at an average rate of approximately \$10,000-15,000 per month for deferred interest (\$8,463/mo), staffing costs (\$2,000-4,000/mo), and legal expenses (\$2,000/mo), in addition to annual costs associated with tax filings, financial audit, and insurance. Without a reliable and renewable source of income, this negative financial position cannot improve. Every month the RCDC continues to operate – in a “mothballed” state or otherwise – the shortfall grows by this amount, presenting an unsustainable financial situation of which the RCDC is unable to resolve absent a significant cash infusion, dissolution, or bankruptcy.

As demonstrated above, the RCDC falls short of sufficient cash resources necessary to retire the principal and accrued deferred interest on both loans. The City Attorney's office has opined that the State will likely require all available resources be directed to first satisfy the Successor Agency obligations. Should that be the case, no assets would remain available to repay the City loan. That said, the RCDC's efforts over the past nine years have resulted in direct and tangible financial return to the City of \$1,102,476, in addition to other intangible benefits linked to the improved citywide economy. No action is requested at this time regarding this matter, but staff plans to return to the Council later this calendar year once all remaining properties are sold and final assets are known with a request to negotiate a settlement of the City loan and seek direction to dissolve the Corporation.

FISCAL IMPACT

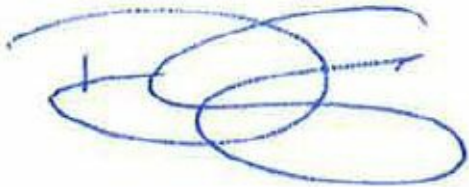
The Roseville Community Development is a private, charitable, nonprofit Section 501(c) (3) corporation. The RCDC is focused on physical, economic and educational development through the community to create expanded employment, economic prosperity and housing opportunities. Its focus has been to help the City of Roseville achieve the revitalization goals through the reuse of existing buildings or new construction in Roseville's downtown. Board members are appointed by the Roseville City Council and receive no compensation for their service. The RCDC's financial activities for 2019-20 have no impact on the City's general fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Budget reporting and progress updates do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Mike Isom, Development Services Director / RCDC Chief Executive Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 - RCDC FY2019-20 Budget Spreadsheet

Attachment 2 - RCDC Consolidated Financial Statement year ending June 30, 2019

Attachment 3 - 200 Block of Vernon Street - Cumulative Sales and Property Tax Increases

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
FY2019-20 PROPOSED BUDGET

FY2019-20		CONSOLIDATED	RCDC BUDGET	LLC BUDGET	
Account		CONSOLIDATED FY2019 BUDGET	RCDC OPERATIONS	110 Pacific LLC	Description
REVENUES / INCOME					
1	43400 · DIRECT PUBLIC SUPPORT-DONATIONS				
					Remaining Advantage Roseville funds resulting from Corporate Contributions to
2	43410 · Corporate Contributions	-			be transferred to City of Roseville Economic Development Department. Future
3	43420 · Government Contributions	-			corporate contributions, if any, made directly to City.
4	SUBTOTAL	-	-		
6	45000 · INVESTMENT				
7	43500 · Rental Income	-	-	-	
8	Property Sale (see Cash Flow)	-	-	-	
10	45010 · Gain/Loss on Investment	50,344	-	50,344	Assumes net proceeds of \$400k, basis at \$343,156-\$6,500 accum. Depr.
11	SUBTOTAL	50,344	-	50,344	
13	47200 · PROGRAM				
14	47250 · Loan Payoffs - Principle	-	-	-	
15	SUBTOTAL	-	-		
17	46400 · OTHER INCOME				
18	45030 · Money Market Interest	6,849	6,849	-	Interest received from Money Market (\$2.283m x .003%)
19	SUBTOTAL	6,849	6,849	-	
21	TOTAL REVENUES	57,193	6,849	50,344	
24	EXPENSES				
26	MANAGEMENT & GENERAL				
26.1	24200 · Prepaid Rent				This is not a budgeted expense; it is a liability on the balance sheet
26.2	24800 · Tenant Security Deposit				This is not a budgeted expense; it is a liability on the balance sheet
27	60920 · Business Reg / Filing Fees	65	65	-	Permits, registrations, licenses, moving, royalties, bank charges, filing fees
28	62110 · Accounting	9,500	8,500	1,000	Could be additional costs due to the closure of LLC's
29	62140 · Legal Fees	20,000	15,000	5,000	litigation, dissolution of corporation
30	62180 · Contract Executive Assistant	5,036	5,036		Executive Assistant, based on avg 5 hrs per week
31	62190 · Contract Chief Exec Officer	12,417	12,417		CEO, based on avg 5 hrs per week
32	62870 · Property Insurance	1,700	-	1,700	Property Insurance including refund of prepaid insurance on balance sheet
33	65010 · Books, Subscriptions, Reference	-	-		Books, subscriptions, reference materials, periodicals for use
34	65020 · Postage, Mailing Service	300	300	-	Postage, parcel delivery, local courier
35	65030 · Printing and Copying	-	-	-	Printing, copying, duplicating, recording
36	65040 · Office Supplies	200	200	-	Supplies and materials for admin operations

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
FY2019-20 PROPOSED BUDGET

FY2019-20		CONSOLIDATED	RCDC BUDGET	LLC BUDGET	
		CONSOLIDATED FY2019 BUDGET	RCDC OPERATIONS	110 Pacific LLC	Description
37	65050 · Phone Line	50	50		
38	65070 · Memberships	175	175		Roseville Chamber Membership
39	65120 · Insurance - Directors & Officers	6,174	6,174		Total Insurance cost \$10,383
40	65120 · Insurance - General Liability	2,311	2,311		
41	65120 · Insurance - Excess Liability	1,898	1,898		
42	65130 · Bank Service Charges	350	350	-	Bank Charges
43	65150 · Software/Hardware	-	-	-	
44	65170 · Indirect Costs-COR Executive Assistant	932	932		Indirect Costs 18.5% charged thru 12/31/18
45	65170 · Indirect Costs-COR Dev. Svcs Director	2,297	2,297		Indirect Costs 18.5% charged thru 12/31/18
46	65180 · Property Taxes	4,753	-	4,753	Property taxes; includes PBID costs; prorated depending on date of sale
47	65190 · State/Federal Income Tax	800	-	800	
48	65210 · Professional/Contract Services	-	-	-	Misc. Professional and Contract Services
49	65220 · Miscellaneous	-	-	-	
50	65230 · Sponsorships / RCDC	-	-		
50.1	66700 · Professional Fees	-	-		Broker Fees for sale of property
51	67200 · Property Repairs/Maintenance	-	-	-	Misc. repairs/maintenance for properties
52	67300 · Equipment Rental	-	-	-	
53	68310 · Training Registration Expense	-	-		program-related meetings, conferences, conventions
54	68320 · Travel/Meetings	-	-		Misc. travel expenses
55	68330 · Board Meeting Expense	-	-		Refreshments/Facility rental for Board
56	68600 · Utilities	-	-	-	
57	62400 · Depreciation	6,501		6,501	
58	SUBTOTAL	75,459	55,705	19,754	
59	PROGRAM EXPENSES				
60	62135 · Misc Program Expenses - Adv. Rsvl.	-	-		
63	67010 · Marketing/Advertising - Adv. Rsvl.	-	-		
64	62155 · Contract Services - Adv. Rsvl.	-	-		
65	65200 · Sponsorships - Adv. Rsvl.	-	-		
66	67020 · Printing & Reproduction - Adv. Rsvl.	-	-		
67	67080 · Travel & Meeting - Adv. Rsvl.	-	-		
68	67090 · Legal Fees - Adv. Rsvl.	-	-		
69	SUBTOTAL	-	-		

0

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
FY2019-20 PROPOSED BUDGET

FY2019-20		CONSOLIDATED	RCDC BUDGET	LLC BUDGET	
	Account	CONSOLIDATED FY2019 BUDGET	RCDC OPERATIONS	110 Pacific LLC	Description
75	DEBT SERVICE				
76	27230 · Principal Exp - 238 VS	-			Assumes SA loan paid off upon sale in FY19
77	80040 · Interest Exp-238 VS	-			Assumes SA loan paid off upon sale in FY19
78	80030 · Interest Exp-Deferred - \$5 million City Loan	33,673	33,673		Deferred Interest Expense on \$5million Loan (not current expense)
79		-			
80	SUBTOTAL	33,673	33,673	-	
82	TOTAL EXPENSES	109,132	89,378	19,754	
83					
84	TOTAL REVENUES	57,193	6,849	50,344	
85	TOTAL EXPENSES	(109,132)	(89,378)	(19,754)	
86	NET INCOME (LOSS) (FINANCIAL STATEMENTS)	(51,939)	(82,529)	30,590	
87					
88	ADJUSTMENTS: NET INCOME TO CASH FLOW	CONSOLIDATED	RCDC OPERATIONS	110 PACIFIC LLC	
89	TOTAL REVENUES (CASH)	406,849	6,849	400,000	
90	TOTAL EXPENSES	(109,132)	(89,378)	(19,754)	
91	Add Back Depreciation	6,501	-	6,501	
92	Add Back Deferred Interest	33,673	33,673		
93	TOTAL EXPENSES (Less Depreciation and Deferred Interest)	(68,958)	(55,705)	(13,253)	
95	NET INCOME (LOSS) CASH FLOW	337,891	(48,856)	386,747	
96					
97	Estimated Beginning Cash @ 7/1/19:	3,217,695	3,217,695	1,857	Assumes sale of 238 Vernon (net proceed after SA loan payoff = \$548,034)
98	Proceeds of 110 Pacific Sale	1,857	1,857	400,000	
100	Expenses for 110 PS (net of Deprec & Def Int)	(13,253)	(13,253)	(13,253)	
98.5	Repayment of payables from 110 PS LLC to RCDC	178,248	178,248	(178,248)	
99	Transfer remaining cash from 110 PS to RCDC	221,752	221,752	(210,356)	
101	Expenses for RCDC (net of Deprec & Def Int)	(55,705)	(55,705)		
101	RCDC Cash Revenues from Operations	6,849	6,849		
101					
102	ESTIMATED ENDING CASH @ 6/30/20	3,557,443	3,557,443	-	
104	UNRESTRICTED	3,557,443			
105	RESTRICTED (ADVANTAGE ROSEVILLE)	-			
106	TOTAL	3,557,443			



Financial Statements

June 30, 2019

Roseville Community

Development Corporation, Inc.

(a component unit of the City of Roseville, California)

**ROSEVILLE COMMUNITY DEVELOPMENT
CORPORATION, INC.**

FOR THE YEAR ENDED JUNE 30, 2019

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**ROSEVILLE COMMUNITY DEVELOPMENT
CORPORATION, INC.**

BOARD OF DIRECTORS

JUNE 30, 2019

Howard Rudd, Chair

John Norman, Secretary/Treasurer

Nick Alexander

Louise Walker



Independent Auditor's Report

To the Board of Directors
Roseville Community Development Corporation, Inc.
Roseville, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities and General Fund of the Roseville Community Development Corporation, Inc. (Corporation), a component unit of the City of Roseville, California (City), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing opinions on the effectiveness of the Corporation's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the General Fund of the Corporation as of June 30, 2019, and the respective changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Restatements

During the year ended June 30, 2019, it was determined that the Corporation is considered to be a primary government entity as defined by the Governmental Accounting Standards Board (GASB). Amounts reported for beginning net position and fund balance were restated to reflect the change in reporting framework to follow GASB. Additionally, beginning net position was restated reflect the correction of errors related to capital assets, accumulated depreciation, and accrued interest payable. These adjustments are further described in Note 7. Our opinion is not modified with respect to these matters.

Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by the missing information.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Sacramento, California
November 13, 2019

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENT OF NET POSITION
JUNE 30, 2019

	Governmental Activities
ASSETS	
Current Assets:	
Cash	\$ 2,623,770
Accounts receivable	24,680
Note receivable	182,882
Total Current Assets	2,831,332
Noncurrent Assets:	
Note receivable	168,105
Property and equipment, net of depreciation	2,010,429
Total Noncurrent Assets	2,178,534
TOTAL ASSETS	5,009,866
LIABILITIES	
Current Liabilities:	
Accounts payable	20,804
Security deposits	12,500
Current portion of notes payable to City of Roseville Successor Agency	17,760
Total Current Liabilities	51,064
Noncurrent Liabilities:	
Accrued interest payable	747,302
Advances due to the City of Roseville	1,475,951
Notes payable to the City of Roseville Successor Agency	3,946,319
Total Noncurrent Liabilities	6,169,572
TOTAL LIABILITIES	6,220,636
NET POSITION	
Investment in capital assets	2,010,429
Unrestricted	(3,221,199)
TOTAL NET POSITION	\$ (1,210,770)

See accompanying notes to financial statements.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2019

		Program Revenues	Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Grants And Contributions	Governmental Activities
Governmental Activities:			
Development and operations	\$ 360,061	\$ 57,500	\$ (302,561)
Interest expense	159,036	-	(159,036)
Total governmental activities	<u>\$ 519,097</u>	<u>\$ 57,500</u>	<u>(461,597)</u>
General Revenues:			
Investment income			175,941
Miscellaneous			37,690
Gain and sale of capital assets			278,503
Total General Revenues			<u>492,134</u>
Change in Net Position			30,537
Net Position, Beginning of year, restated			<u>(1,241,307)</u>
Net Position, End of year			<u>\$ (1,210,770)</u>

See accompanying notes to financial statements.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
BALANCE SHEET
FOR THE YEAR ENDED JUNE 30, 2019

	<u>General Fund</u>
ASSETS	
Cash	\$ 2,623,770
Accounts receivable	24,680
Note receivable	<u>350,987</u>
Total Assets	<u><u>\$ 2,999,437</u></u>
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
 LIABILITIES	
Accounts payable	\$ 20,804
Advances due to the City of Roseville	1,475,951
Security deposits	<u>12,500</u>
Total Liabilities	<u>1,509,255</u>
 DEFERRED INFLOWS OF RESOURCES	
Unavailable revenue	<u>350,987</u>
 FUND BALANCES	
Unassigned	<u>1,139,195</u>
 TOTAL LIABILITIES AND FUND BALANCES	 <u><u>\$ 2,999,437</u></u>

See accompanying notes to financial statements.

**ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
RECONCILIATION OF GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019**

Fund balance of governmental fund	\$ 1,139,195
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental fund.	2,010,429
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental fund	
Interest payable	(747,302)
Notes payable due to the City of Roseville Successor Agency	(3,964,079)
Unavailable revenue in the governmental fund is revenue in governmental activities	<u>350,987</u>
Net position of governmental activities	<u><u>\$ (1,210,770)</u></u>

See accompanying notes to financial statements.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2019

	<u>General Fund</u>
REVENUES:	
Contributions from member agencies	\$ 57,500
Interest income	16,297
Other revenue	37,690
Total Revenues	<u>111,487</u>
EXPENDITURES:	
Current:	
Development and operations	327,230
Debt service:	
Principal	17,066
Interest	20,284
Total Expenditures	<u>364,580</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER EXPENDITURES)	<u>(253,093)</u>
OTHER FINANCING SOURCES (USES)	
Proceeds from the sale of capital assets	1,232,674
NET CHANGE IN FUND BALANCE	979,581
Fund Balance, Beginning of year, as restated	<u>159,614</u>
Fund Balance, End of year	<u>\$ 1,139,195</u>

See accompanying notes to financial statements.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
RECONCILIATION OF THE CHANGE IN FUND BALANCE
TO THE CHANGE IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019

Net change in fund balance - governmental fund	\$ 979,581
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Amounts reported for governmental activities in the Statement of Activities differs from the amounts reported in the Statement of Revenues, Expenditures and Changes in Fund Balance because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are capitalized and allocated over their estimated useful lives as depreciation expense:

The difference between the proceeds from the sale of and the gain on disposal of capital assets	(954,171)
Depreciation expense	(32,831)

Recognition of revenue in the governmental fund is subject to availability criteria. The change in unavailable revenue represents an increase in net position in governmental activities.	159,644
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Repayment of principal is an expenditure in the governmental fund but in the Statement of Net position the transaction reduces long-term debt.	17,066
--	--------

The amounts below included in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds:

The increase in interest payable	<u>(138,752)</u>
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Change in net position of governmental activities	<u><u>\$ 30,537</u></u>
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See accompanying notes to financial statements.

**ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1 – REPORTING ENTITY

The Roseville Community Development Corporation, Inc. (Corporation) was incorporated on January 3, 2011 as a 501(c)(3) not-for-profit corporation whose purpose is to engage in the activity of physical, economic and educational development and revitalization efforts that result in expanded employment, economic prosperity and business and housing opportunities for the businesses and residents of the City of Roseville, California (City).

These basic financial statements present only the activities of the Corporation and are not intended to present the financial position of the City, or the results of its operations. The financial statements of the Corporation are included as a special revenue fund in the City's financial statements.

The Corporation is governed by a volunteer five-member board appointed by the City Council. The members, all from the community, have development, financing and business operations related experience. The board has operations, management, budget approval and strategy implementation authority that are separate from the City Council. Although the Corporation is separate legal entity, the City has a benefit/burden relationship with the Corporation and the Corporation is considered a component unit of the City.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following items comprise the significant accounting policies of the Corporation, and its wholly owned subsidiaries, 110 Pacific Street LLC, and 238 Vernon Street LLC (the LLCs). The policies reflect industry practices and conform to accounting principles generally accepted in the United States of America.

A. *Basis of Accounting and Financial Statement Presentation*

Government-Wide Statements

Government-wide financial statements consist of the statement of net position and the statement of activities. These statements are presented on an economic resources measurement focus. All economic resources and obligations of the reporting government are reported in the financial statements.

The government-wide financial statements have been prepared on the accrual basis of accounting. Under the accrual basis of accounting all assets, liabilities and deferred outflows and inflows of the Corporation are included on the statement of net position. The difference between the Corporation's assets, liabilities, deferred outflows of resources and deferred inflows of resources is net position. Net position represents the resources the Corporation has available for use in providing services. The Corporation's spending priority is to spend restricted resources first, followed by unrestricted. The Corporation's net position is classified as follows:

Investment in Capital Assets – This amount represents the Corporation's capital assets, net of accumulated depreciation.

Unrestricted – This category represents neither restrictions nor investment in capital assets and may be used by the Corporation for any purpose though they may not be necessarily liquid.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. *Basis of Accounting and Financial Statement Presentation (Continued)*

Fund Financial Statements

The fund financial statements consist of the balance sheet and the statement of revenues, expenditures and changes in fund balance of the Corporation's general fund. These statements are presented on a current financial resources measurement focus. Generally, only current assets and current liabilities are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance for the governmental fund generally presents increases (revenues) and decreases (expenditures) in current resources. All operations of the Corporation are accounted for in the general fund.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Grants and contributions, interest and certain grant payments are accrued when their receipt occurs within 120 days after the end of the accounting period so as to be both measurable and available. Expenditure-driven grant revenues are accrued when their receipt occurs within one year.

B. *Capital assets, net of accumulated depreciation*

Capital assets are reported at cost, net of accumulated depreciation in the government-wide financial statements.

The Corporation capitalizes assets with an initial cost in excess of \$5,000 and a useful life greater than one year. The Corporation depreciates capital assets using a straight-line method over the estimated useful life of each asset. Buildings and improvements are depreciated over 39 years and furniture and equipment is depreciated over 5 years.

C. *Use of Estimates*

The preparation of the consolidated financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

D. *Cash and Cash Equivalents*

The Corporation considers all short term deposits purchased with an original maturity of three months or less to be cash equivalents.

Cash in bank	\$ 337,637
Savings	2,286,133
Total cash and cash equivalents	<u>\$2,623,770</u>

The Corporation maintains its cash in bank deposit accounts (checking and savings) which, at times, may exceed federally insured limits of \$250,000. As of June 30, 2019, the uninsured portion of this balance was \$2,373,770.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Fund Balance

Fund balance presented in the governmental fund financial statements is classified into the following categories based upon the type of constraints imposed on the use of funds:

Nonspendable – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted – This classification includes amounts that have constraints placed on the use of resources that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

Committed – This classification includes amounts that can be used only for the specific purposes determined by a formal action by the entity's highest level of decision-making authority.

Assigned – This classification includes amounts intended to be used by the entity for specific purposes but do not meet the criteria to be classified as restricted or committed.

Unassigned – This classification is the residual amount for the Corporation's General Fund and includes all spendable amounts not contained in the other classifications.

In the Corporation's financial statements, the General Fund reports unassigned fund balance of \$1,139,195.

F. Deferred Inflows of Resources

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of fund balance that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The Corporation reports deferred inflows related to unavailable revenue in the governmental fund for revenues that have been earned but not collected during the Corporation's availability period.

Revenue from property rentals is recorded when earned. Costs associated with rental activities are recorded when incurred.

G. Contributions

Contributions received are recorded as restricted or unrestricted assets depending on the purpose of the donation and the intended timing of donation's use. During the year ended June 30, 2019, there were no assets with donor restrictions received.

H. Budget

The Corporation does not legally adopt a budget for the General Fund.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 3 – PROPERTY AND EQUIPMENT

Property and equipment consist of the following at June 30:

	Balance at June 30, 2018 (restated)	Additions	Deletions	Balance at June 30, 2019
Property and equipment, not being depreciated				
Land	\$ 503,788	\$ -	\$ (159,605)	\$ 344,183
Property and equipment, being depreciated				
Building and improvements	2,803,092	-	(877,933)	1,925,159
Furniture and equipment	158,060	-	(44,321)	113,739
Total property and equipment	2,961,152	-	(922,254)	2,038,898
Less accumulated depreciation for:				
Building and improvements	(309,449)	(32,831)	83,367	(258,913)
Furniture and equipment	(158,060)	-	44,321	(113,739)
	(467,509)	(32,831)	127,688	(372,652)
Net property and equipment, being depreciated	2,493,643	(32,831)	(794,566)	1,666,246
Total property and equipment, net	<u>\$ 2,997,431</u>	<u>\$ (32,831)</u>	<u>\$ (954,171)</u>	<u>\$ 2,010,429</u>

The land and building and improvements consist of commercial buildings and a vacant lot in downtown Roseville, California, which are held by the Corporation. Currently, the buildings are being rented to local businesses under month-to-month leases. Depreciation expense of \$32,831 was charged during the year.

NOTE 4 – NOTES PAYABLE

A. Current Year Transactions and Balances

	Original Issue Amount	Balance June 30, 2018	Retirements	Balance June 30, 2019	Current Portion
City of Roseville Successor Agency, 2.034%, due June 30, 2030	\$ 3,469,049	\$ 3,469,049	\$ -	\$ 3,469,049	\$ -
City of Roseville Successor Agency, 4%, due June 1, 2023	603,525	512,096	(17,066)	495,030	17,760
	<u>\$ 4,072,574</u>	<u>\$ 3,981,145</u>	<u>\$ (17,066)</u>	<u>\$ 3,964,079</u>	<u>\$ 17,760</u>

On August 30, 2011, the former Redevelopment Agency of the City of Roseville loaned the Corporation \$3,469,049. The note accrues interest at a rate equal to the City's average interest earnings rate plus 1 percent, adjusted every 5 years. Principal payments begin ten years from the date of first disbursement, commencing on June 30, 2021, and will be due annually with final payment maturing on June 30, 2030. As of June 30, 2019, the notes bear interest at 2.034 percent, and accrued interest on the loan is \$524,260. Interest is due and payable on the final payment of principal on the loan.

During fiscal year ended June 30, 2014, the Corporation assumed a loan payable between KMS Vernon Street LLC and the former Redevelopment Agency of the City of Roseville in the amount of \$603,525 made in connection with the acquisition of 238 Vernon Street. In the current fiscal year, the Corporation made debt principal payments in the amount of \$17,066. The loan bears an interest rate of 4 percent and as of June 30, 2019, the total outstanding balance on the note is \$495,030.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 4 – NOTES PAYABLE (Continued)

B. Debt Service Requirements

Debt service requirement are shown below for all loans:

For the Year Ending June 30	Notes Payable	
	Principal	Interest
2020	\$ 17,760	\$ 19,478
2021	18,484	18,754
2022	19,237	18,001
2023	786,454	17,218
2024	346,905	-
2025-2029	1,734,525	-
2030-2032	1,040,715	1,195,613
Totals	\$ 3,964,079	\$ 1,269,064

NOTE 5 – ADVANCES DUE TO THE CITY OF ROSEVILLE

	Original Issue Amount	Balance June 30, 2018	Retirements	Balance June 30, 2019
City of Roseville				
2.034%, due June 30, 2030	\$ 1,530,951	\$ 1,530,951	\$ (55,000)	\$ 1,475,951

In 2013, the City of Roseville loaned \$1,530,951 to the Corporation in addition to the loan from the Successor Agency described in Note 4. Accrued interest on the loan is \$233,042. Interest is payable in January and June of each year. Beginning in January 2023, principal will be due semi-annually in January and June with the final payment scheduled for June 2032. During 2019, an unscheduled principal payment of \$55,000 was made reducing the outstanding principal at June 30, 2019 to \$1,475,951.

NOTE 6 – NOTES RECEIVABLE

The Corporation entered into a lease agreement with a tenant at 238 Vernon Street on October 5, 2015. The First Amendment to the lease dated March 23, 2017 resulted in a notes receivable to the Corporation in the original amount of \$250,000 and a transfer of capital assets with a book value of \$242,650 to the tenant. Additionally, the tenant received a credit of \$26,042 for its funding of tenant improvements. Payments of \$2,582 are due monthly with the final payment scheduled in October 2025. The recorded balance at June 30, 2019 is \$350,987.

In July 2018, a second amendment to the lease was approved resulting in a deferral of lease payments from July 2018 through September 2018. Per the amendment, deferred lease payments are to be repaid over a 16-month period commencing in October 2018.

ROSEVILLE COMMUNITY DEVELOPMENT CORPORATION, INC.
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019

NOTE 7 – RESTATEMENT

During the year ended June 30, 2018, it was determined that the Corporation is considered to be a primary governmental entity according to the definition in Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, as amended. Accordingly, amounts reported for beginning fund balance and net position were restated, with the difference between the net assets and fund balance resulting from interest payable and capital assets, net of depreciation.

	June 30, 2018 Previously Presented	Adjustments to Change to GASB framework	Correction of Error	July 1, 2018 Restated
General Fund				
Net assets, unrestricted (deficit)	\$ 1,235,436	\$ (1,235,436)	\$ -	\$ -
Capital assets, net of depreciation	3,016,002	(3,016,002)	-	-
Accrued interest payable	(621,250)	621,250	-	-
Notes payable to the City of Roseville Successor Agency	(3,981,145)	3,981,145	-	-
Deferred inflows of resources - unavailable revenue for long-term notes receivable	-	(191,343)	-	-
Fund balance, unassigned		<u>\$ (159,614)</u>		<u>\$ (159,614)</u>

	June 30, 2018 Previously Presented	Change to GASB framework	Correction of Error	July 1, 2018 Restated
Statement of Net Position				
Net assets, unrestricted	\$ (1,235,436)	\$ 1,235,436	\$ -	\$ -
Net position, investment in capital assets	3,016,002		(18,571)	2,997,431
Accrued interest payable	(621,250)	-	12,700	(608,550)
Net position	-	(1,235,436)	(5,871)	(1,241,307)

The beginning net position of the Corporation have been restated to reflect corrections to capital asset balances and related accumulated depreciation. This adjustment was the result of the Corporation's analysis of its capital assets and determination that certain asset types did not meet the threshold for capitalization. Additionally, the beginning net position of the Corporation have been restated to reflect a correction to accrued interest payable on the note payable to the City of Roseville Successor Agency. Interest should have been calculated at 2.034 percent of outstanding principal annually but was calculated using 2.88 percent.

NOTE 8 – CONTINGENCY

On February 7, 2018, the Corporation's Board of Directors agreed to a strategic pause in activity to allow for time to decide the direction of the Corporation. This plan will include the sale of the remaining capital assets and the settlement of loans payable to the City of Roseville and the Successor Agency of the City of Roseville Redevelopment Agency.

Although the Corporation has sufficient resources to meet its current obligations, the assets of the Corporation are not sufficient to fulfill all of its long-term obligations. The Board is currently evaluating options on how to address the short-fall.



November 13, 2019

To the Board of Directors
Roseville Community Development Corporation, Inc.
Roseville, California

We have audited the governmental activities and general fund of the Roseville Community Development Corporation, Inc. (a non-profit organization) (Organization) as of and for the year ended June 30, 2019, and have issued our report thereon dated November 13, 2019. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our letter dated March 29, 2019, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Organization solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding control deficiencies over financial reporting and other matters noted during our audit in a separate letter to you dated November 13, 2019.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. As discussed in note 6 to the financial statement, the Organization corrected for an error in the framework of accounting. The financial statements were previously reported under the Financial Accounting Standards Board framework for not-for-profit entities. The financial statements were adjusted to the Governmental Accounting Standards Board (GASB) reporting framework. No other matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the Organization's financial statements relate to the Organization's contingency relating to its strategic pause.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. No uncorrected misstatements were noted.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Organization's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management which are included in the management representation letter dated November 13, 2019.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Organization, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Organization's auditors.

Modification of the Auditor's Report

We have the following emphasis of matter modifications in our auditor's report:

We have added an emphasis of a matter paragraph for adjustments to beginning net position and beginning fund balance as a result of errors in previously reported amounts and a change in accounting framework.

This report is intended solely for the information and use of the Board of Directors, and management of Roseville Community Development Corporation and is not intended to be, and should not be, used by anyone other than these specified

This report is intended solely for the information and use of the Board of Directors, and management of Roseville Community Development Corporation and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Sacramento, California



November 13, 2019

To the Board of Directors
Roseville Community Development Corporation, Inc.
Roseville, California

In planning and performing our audit of the financial statements of Roseville Community Development Corporation, Inc. (Organization) as of and for the year ended June 30, 2019, in accordance with auditing standards generally accepted in the United States of America, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of Organization's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- *Reasonably possible.* The chance of the future event or events occurring is more than remote but less than likely.
- *Probable.* The future event or events are likely to occur.

We consider the following deficiency to be a material weakness:

Internal Control over the Preparation of Financial Statements

The Organization does not have an internal control system designed to provide for the preparation of the financial statements and related financial statement disclosures being audited. In conjunction with the completion of our audit, we were requested to draft the financial statements and accompanying notes to those financial statements. Although this circumstance is not unusual for an organization of your size, it is incumbent upon management to appoint an individual with the necessary skills, knowledge, and experience to evaluate the nonaudit services. The absence of this person increases the possibility that a misstatement of the financial statements could occur and not be prevented, or detected and corrected, by the entity's internal control. This resulted in the financial statements reported under the incorrect reporting framework.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control over financial reporting that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

The purpose of this communication, which is an integral part of our audit, is to describe for management and those charged with governance the scope of our testing of internal control and the results of that testing. Accordingly, this communication is not intended to be and should not be used for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Sacramento, California



November 13, 2019

Eide Bailly LLP
2151 River Plaza Drive, Suite 308
Sacramento, California 95841

This representation letter is provided in connection with your audit of the governmental activities and general fund of the Roseville Community Development Corporation, Inc. (Organization) (a nonprofit corporation), a component unit of the City of Roseville, California (City) as of June 30, 2019, and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the Organization in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of November 13, 2019:

Financial Statements

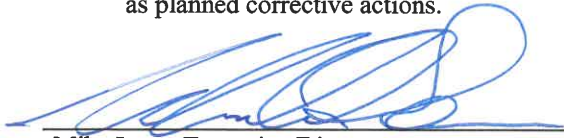
- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated March 29, 2019, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of uncorrected misstatements summarized in the attached schedule and aggregated by you during the current engagement are immaterial, both individually and in the aggregate, to the applicable opinion units and to the financial statements as a whole.

- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to preparation of the financial statements, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.

- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The Organization has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the Organization is contingently liable.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The Organization has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- We have evaluated the entity's ability to continue as a going concern and appropriate disclosures are made in the financial statements as necessary under GASB requirements.
- Note 7 to the financial statements discloses all the matters of which we are aware that are relevant to the entity's ability to continue as a going concern, including significant conditions and events, and management's plans, and our ability to achieve those plans.
- We have provided to you our views on reported audit findings, conclusions, and recommendations, as well as planned corrective actions.



Mike Isom, Executive Director



Melissa Hagan, Administrative Analyst

200 Block of Vernon Street

Property Tax Increase Since 2012

<u>Address</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Cumulative Total</u>
214 Vernon	\$2,582	\$2,628	\$2,641	\$2,683	\$2,885	\$2,870	\$3,696	\$4,431	\$19,985
228 Vernon	\$2,190	\$2,230	\$3,254	\$3,222	\$3,271	\$3,430	\$6,952	\$7,191	\$24,550
238 Vernon	\$11,874	\$14,335	\$20,538	\$20,671	\$21,055	\$20,913	\$21,125	\$21,901	\$130,513
240 Vernon	\$6,877	\$6,999	\$8,166	\$8,309	\$8,453	\$8,406	\$8,489	\$17,666	\$55,698
246 Vernon	\$6,273	\$6,385	\$7,509	\$7,643	\$7,776	\$7,741	\$7,818	\$10,009	\$51,144
235 Vernon	\$5,715	\$5,795	\$8,927	\$9,101	\$9,226	\$9,184	\$9,254	\$6,294	\$57,203
231 Vernon	\$3,960	\$3,957	\$4,469	\$4,472	\$4,951	\$4,828	\$8,694	\$9,016	\$35,331
229 Vernon	\$4,096	\$3,706	\$4,294	\$3,978	\$3,663	\$3,645	\$3,680	\$3,802	\$27,063
219 Vernon	\$8,548	\$8,700	\$10,868	\$11,069	\$11,250	\$11,200	\$11,306	\$11,667	\$72,942
201 Vernon	\$7,993	\$8,138	\$13,064	\$13,346	\$13,526	\$13,511	\$13,541	\$13,883	\$83,120
Total Annual Property Tax	\$60,108	\$62,873	\$83,730	\$84,492	\$86,055	\$85,729	\$94,555	\$105,859	\$663,401
Increase over 2012 Baseline		\$2,766	\$23,622	\$24,384	\$25,947	\$25,621	\$34,447	\$45,481	\$182,268

Sales Tax Increase Since 2012

<u>Year</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Cumulative Total</u>
Sales Tax Revenue	\$154,194	\$177,971	\$167,407	\$205,610	\$173,893	\$229,111	\$196,308	\$1,304,494
Increase Over 2012 Baseline		\$23,777	\$13,213	\$51,416	\$19,699	\$74,917	\$42,114	\$225,136



COUNCIL COMMUNICATION

CC #: 0580
File #: 0800-02

Title: Appointment to Sites Reservoir Joint Powers Authority Board
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.18.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council appoint Councilmember Bruce Houdesheldt to the Sites Reservoir Joint Powers Authority.

BACKGROUND

The proposed Delta Offstream Storage Project (or Sites Reservoir Project) is a surface water storage project proposed to be built in the Antelope Valley of the Coast Range, on rangeland approximately 10 miles west of Maxwell in Colusa County (83 miles northwest of Roseville).

The proposed Sites Reservoir Project would divert water from the Sacramento River and its tributaries through existing canals during high flow periods (i.e., December, January, and February) into an off-stream reservoir, so the water would be available for use later in the same year or stored across years for drier periods of time. Sites Reservoir, as an off-stream reservoir, is unlike reservoirs of the past that were typically built directly on rivers and streams, blocking natural fish passage and altering natural flows.

On January 18, 2017, the Roseville City Council approved the City of Roseville joining the Sites Reservoir Joint Powers Authority (JPA) sharing a board seat with the Placer County Water Agency (PCWA). Since then, PCWA has had a PCWA Board Member occupy that shared seat on behalf of both agencies.

Recently, PCWA contacted Roseville staff and have requested that the City of Roseville now occupy the shared JPA seat for the benefit of both agencies.

Per usual protocol, Mayor John Allard has recommended to the Roseville City Council, for approval, that Councilmember Bruce Houdesheldt be appointed to the Sites Reservoir JPA Board.

FISCAL IMPACT

Three staff from Roseville Environmental Utilities Water Division, on a rotational basis, will be participating in the Sites Reservoir Joint Powers Authority Board meetings in Maxwell, California, with the recommended Roseville City Councilmember. Costs for travel to board meetings, such as mileage and other appropriate costs, will be reimbursed per City policy and will be funded within the existing Water Administration and Water Hydrogeology and Engineering budget, which are funded by rate revenue collected into the Water Operations Fund.

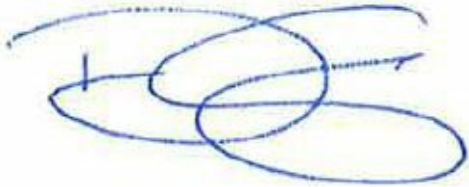
ENVIRONMENTAL REVIEW

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. An appointment to the Sites Reservoir Joint Powers Authority meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Sean Bigley, Assistant Environmental Utilities Director

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 0599

File #: 0103-32-02

Title: Legislative and Regulatory Platform for State and Federal Advocacy - 2020

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

Meeting Date: 2/19/2020

Item #: 6.19.

RECOMMENDATION TO COUNCIL

Adopt the attached Legislative Platform, which includes a set of priorities, legislative principles and platforms to guide the City's State and Federal legislative and judicial advocacy programs through 2020.

BACKGROUND

The State and Federal priorities and legislative platform defined within the document are the result of the City Council's articulation of its goals and priorities during legislative updates and the City Council's Legislative Platform Workshop held December 18, 2019. The Legislative Platform conveys the Council's positions on issues that are currently, or are anticipated to be, the focus of future legislation by the State and Federal governments.

Council's adoption of this platform authorizes the City's active participation to influence State and Federal decision-making on legislative, administrative, regulatory and funding issues and to support judicial advocacy consistent with the City's priorities. Using this document as a guide, the City will adopt positions on specific legislation, regulations and budget proposals, and respond to requests for amicus curiae support when the outcome of a pending lawsuit is likely to significantly affect a priority concern of the City. The Mayor will sign letters based on the City's identified interests; the Mayor and other Council Members will advance City interests through individual and regional advocacy efforts; and the Mayor will act on requests from the City Attorney to join in friend-of-the-court briefs.

Staff recommends that the Legislative Platform be updated annually to be responsive to changes to the State and Federal legislative and regulatory environments and to reflect the interests unique to Roseville, the region and interests that may also be common to cities throughout the State.

Effective Platform Implementation

An assortment of internal and external resources is used to effectively administer the City's legislative platform, they include:

- The City Council Law and Regulation Committee is a standing, advisory committee of the City

Council with review and recommendation authority. The Committee provides a forum to introduce, discuss and more thoroughly analyze selected proposed State and Federal legislation, policies and regulations that have the potential to impact City departments, the community and the region.

- Staff works collaboratively with the City's Federal and State lobbyists to understand and develop strategies for influencing legislation. The City's Federal lobbyist also works closely with staff to help identify funding resources for departmental projects and will review grant applications before they are submitted.
- In addition to the City's lobbyists, staff interacts and participates with organizations such as The League of California Cities, Sacramento Area Council of Governments, North State Water Alliance, Northern California Power Agency, California Municipal Utilities Association and the Roseville Chamber of Commerce to advocate on issues that are important to the City.
- Internally, government relations staff works with staff from each department on legislation, regulations, and project funding opportunities that are important to their departments. During the course of the legislative year staff monitors introduced legislation, develops priority lists of legislation for each department and makes recommendations on letters of support/opposition as the bills progress through the legislative process.
- Government relations staff works closely with the staff of the City's State and Federal representatives to ensure the City's position on legislation is clearly understood by Roseville's representatives. The development of this relationship and exchange of information with the City's representatives is an effort that continues throughout the entire year.

Working collaboratively with the Council's Law and Regulation Committee and the City's internal and external partners ensures that the City's advocacy strategy has the greatest ability to influence legislation and policies that are crucial to the City. The City has successfully demonstrated the ability to work with this process and to develop coalitions that take positions on legislation in a manner that is beneficial and supportive of the adopted platform.

Platform Modifications

Modifications were made throughout the 2019 platform to ensure the City is well positioned to effectively advocate for or against legislation, policies and regulations introduced during the 2020 legislative and congressional sessions. These modifications were reviewed and discussed with the City Council during the Council's Legislative Platform workshop. All additions/edits that were provided for Council's review at the Legislative Platform workshop have been incorporated into the 2020 Legislative and Regulatory Platform for State and Federal Advocacy.

FISCAL IMPACT

The costs to implement the legislative advocacy program are included in the City's approved budget. The Legislative Platform has no direct fiscal impact to the City's budget; the platform provides policy direction only.

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. Adopting legislative priorities meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Mark Wolinski, Government Relations Administrator

Megan MacPherson, Public Affairs and Communications



Dominick Casey, City Manager

ATTACHMENTS:

Description

2020 Legislative Platform Attachment A



City of Roseville

2020 Legislative and Regulatory Platform
for State and Federal Advocacy

Roseville City Council



From left to right: Councilmember Scott Alvord, Vice Mayor Krista Bernasconi, Mayor John B. Allard II, Councilmember Pauline Roccucci, Councilmember Bruce Houdesheldt

Roseville City Council Goals 2020-2024

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

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Background

The positions defined within this legislative and regulatory platform reflect the City Council's goals and priorities as well as its position on issues that are currently, or are anticipated to be, the focus of future legislation and regulation at the state and federal levels. Council's adoption of this platform authorizes the City's active participation to influence state and federal decision-making on legislative, administrative, regulatory and funding issues and to support judicial advocacy consistent with the City's priorities.

Using this document as a guide, the City will adopt positions on specific legislation, regulations and budget proposals, and respond to requests for amicus curiae support when the outcome of a pending lawsuit is likely to significantly affect a City priority. The Mayor will sign letters of support or opposition based on the City's identified interests, the Mayor and other Council Members will advance City interests through individual and regional advocacy efforts, and the Mayor will act on requests from the City Attorney to join in friend-of-the-court briefs.

Staff recommends that the Legislative and Regulatory Platform be updated annually to be responsive to changes to the state and federal legislative and regulatory environments and to reflect the interests unique to Roseville and interests that may also be common to cities throughout the state.

Strategies for Effective Platform Implementation

- City staff works collaboratively with our federal and state lobbyists to understand and develop strategies to influence legislation and regulations. The City's federal lobbyist also works closely with staff to help identify funding resources for projects and reviews grant applications before they are submitted. Staff will scrutinize grant requirements for matching funds, environmental review, or for new requirements required to ensure they have a reasonable correlation to the value of the funding and the benefit being derived from the grant.
- City staff participates in organizations such as The League of California Cities, Sacramento Area Council of Governments (SACOG), Placer County Transportation and Planning Agency (PCTPA), Sacramento Metropolitan Chamber of Commerce, North State Water Alliance, Northern California Power Agency (NCPA), California Municipal Utilities Association (CMUA), Municipal Information Systems Association of California (MISAC), California Association of Sanitation Agencies (CASA), National Association of Clean Water Agencies (NACWA), Association of California Water Agencies (ACWA) and the Roseville Area Chamber of Commerce to advocate on issues that are important to the City. This allows the City to have a stronger voice and a greater potential to influence key policy and legislative matters.
- Government relations staff works with staff from each department to develop awareness of and understanding of legislation, regulations, and project funding opportunities. During the course of the legislative year, staff monitors legislation, develops priority lists of legislation for each department, and makes recommendations on letters of support or opposition as bills progress through the legislative process.
- Government relations staff strategizes and coordinates with other jurisdictions, special districts and organizations on key issues of common interest to ensure a stronger voice on legislation, regulatory and policy matters.
- City advocacy letters are signed by the Mayor. In the event the Mayor is not available to sign an advocacy letter, the responsibility will reside with the Vice-Mayor.
- Government relations staff works closely with state and federal legislative staff to ensure the City's position on legislation and critical concerns is clearly understood by Roseville's elected representatives. The development of this relationship and exchange of information with the City's representatives continues throughout the year.
- Proposed City advocacy positions on bills that would result in the issuance of or a vote for a new state bond will be brought to the full Council for its consideration and direction.

Working collaboratively with the Council's Law and Regulation Committee and the City's internal and external partners ensures that the City has the greatest ability to influence legislation and policies that are important to the City. The City has successfully used this process of proactive advocacy and coalition development to take positions on legislation to effectively advance the legislative platform.

Funding Opportunities

To develop outside state and federal funding opportunities for Roseville projects and programs.

We take the following approach to accomplish this:

1. Develop relationships and funding opportunities by actively promoting Roseville projects that provide a mutual benefit for our funding partners.

Federal Funding Requests

Projects (not in order of priority):

1. Emerging energy- and water-use efficiency technologies
2. Recycled water system
3. Water supply reliability improvements such as increased conjunctive use capacity, diversification of water supplies as it pertains to implementation of the Roseville Groundwater Strategic Plan, and recommended in other long-range resource planning documents
4. Expansion of wastewater digestion capacity to handle organics recycling and generate renewable energy
5. Cybersecurity technology and IT infrastructure improvements needed to comply with federal mandated regulations and laws

Initiatives: Promoting economic stimulus and infrastructure investment

- a. Projects that provide jobs especially in the areas of energy, water, transportation, public safety and community development.
- b. Assistance for business expansion and formation.

City of Roseville Priorities for 2020

Citywide Legislative Principles

1. The City of Roseville believes in local control and the ability of the City Council to make decisions that address the needs of residents and businesses within its jurisdiction. In general, the City of Roseville will oppose legislation that erodes local control and will support legislation that increases local control.
2. The City of Roseville also believes in fiscal responsibility and requires financial flexibility to carry out its mission and objectives for the community. The City will oppose legislation that hinders financial flexibility and will support legislation that encourages financial flexibility.
3. Oppose legislation that requires the City to provide a service or benefit without appropriate and full funding.
4. Oppose legislation that would negatively impact City revenues including but not limited to sales tax, property tax, other General Fund revenues and enterprise fund revenues.
5. Support legislation that protects and maintains City sales tax revenue and oppose legislation that erodes this revenue. Any advocacy on sales tax or state bond legislation beyond these guidelines will be brought to the full Council for consideration and direction.
6. Support sponsoring or co-sponsoring legislation that effectively meets the objectives of the City's legislative principles and platform.
7. Support legislation and provide leadership in crafting a regional vision and agenda that seizes on regional assets and reinforces the value and versatility of regionalism to address complex regional issues including transportation, economic development, education, land use policy, water supply reliability, environmental concerns, and intraregional inequities in housing and education.

City's Federal and State Legislative Platform

1. Oppose state and federal actions that produce incompatible consequences and/or have an adverse impact on the City's ability to comply with state and federal regulations and/or legislation. The City will inform the community when these situations occur.
2. Support legislation that would further the stated missions of the City's departments and oppose legislation that would impede the ability of each department to effectively meet its operational objectives.
3. Support legislation and regulations that protect City investments in infrastructure and other projects and enhances financial sustainability of City assets.
4. Support legislation and policies that protect our residents and businesses from inconsistent, unnecessary and costly regulations and guidance, mitigation requirements, and permitting mandates
5. Oppose legislation and regulations that would adversely affect or divert City revenues to the state or any other entity.

6. Support legislation that would require the state or federal governments to pay for mandates that are unfunded.
7. Oppose legislation that would impose significant compliance costs to the City and where a public benefit has not been identified to justify the costs.
8. Oppose legislation that would eliminate or curtail local control over City owned property, physical assets and infrastructure.

Administrative Services Goal

To protect the ability of the City to make decisions unencumbered by onerous policies and regulations that are costly and/or restrictive in how they must be implemented regarding areas of finance, human resources, city clerk, information technology and purchasing; to ensure the City's positions regarding pension reform are clearly articulated by providing input and expertise in response to future legislative efforts.

We take the following approaches to accomplish this:

Administrative Services Platform

1. Support legislation and measures that protect the City's rights in the collective bargaining process.
2. Support legislation, policies and regulations that simplify the administration of public records, election code and Brown Act provisions.
3. Oppose legislation that diminishes enacted workers' compensation reforms and cost controls.
4. Support efforts that engage and include local government in future pension reform discussions and legislation.
5. Oppose legislation and regulations that place new environmental requirements on local agencies that would inhibit the City's ability to fulfill its mission and are not accompanied by funding necessary for implementation.
6. Support legislation, policies and regulations that simplify public procurement and contracting.
7. Oppose legislation that restricts or diminishes the City's ability to procure goods and services efficiently and effectively.
8. Oppose legislation that alters the tax treatment of municipal bonds such as proposals that would cap or eliminate the current tax-exempt status.
9. Support reasonable and common-sense legislation and regulations that clarify conflict-of-interest rules.
10. Support legislation and policies that encourage streamlining of business processes for responding to open records requests and that provide funding for these activities.
11. Support legislation that includes operational expenses as an acceptable use of public, educational, government access (PEG) funds collected from cable-franchise agreements per the Federal Communications Commission for government-access stations.

Information Technology Platform

1. Support legislation that promotes and provides funding for increased ability to manage technology, assistance in adhering to regulatory compliance requirements and reducing the risk of cyber-attacks.
2. Oppose legislation that would require public agencies to share information in public settings that could be used by groups or individuals with malicious intent to compromise the systems, services or private information of public employees or citizen
3. Support legislation and regulations that ensure emergency communication capabilities and interoperability for information technology and public safety departments and agencies.
4. Support legislation that would clearly maintain local authority as it applies to platforms like cable, telecommunications, broadband, video, cellular, and Net Neutrality for all current and future development and deployment.
5. Support legislation that promotes artificial intelligence that is human-centric and socially beneficial, fair, explainable and transparent, secure and safe, and accountable.
6. Support legislation for cost-effective environmental technology initiatives.
7. Oppose legislation that would restrict procurement practices or impact vendor interaction.

Community Development Goal

To act on legislation that would affect our ability to amend and implement our General Plan policies and/or restrict local control over development or impose new regulations that will increase development costs and place greater demands on the City's General Fund. The intent of our General Plan policies is to create an attractive, vibrant, well-planned city, demonstrated by balanced land uses with desirable neighborhoods, prosperous businesses, excellent schools, convenient public services and open space and recreation amenities all linked by superior transportation systems that include well-maintained streets, sidewalks, bike paths and transit in a cost-effective and financially sustainable manner.

We take the following approaches to accomplish this:

Public Works Platform

1. Support continued reauthorization of the nation's highway and transit funding bills.
2. Oppose legislation that reduces, restricts or eliminates transportation revenues for transportation purposes or creates new unfunded state and federal mandates on transportation projects.
3. Support legislation that provides additional funding for local roadway maintenance, transportation and infrastructure.
4. Oppose legislation that would increase traffic congestion and/or reduce roadway vehicle capacity as a means of reducing Vehicle Miles Traveled and/or greenhouse gases (GHG).
5. Support legislation that allows local governments to determine local roadway Level of Service (LOS) policy.
6. Oppose legislation that places new restrictive burdens or oversights on local transit.
7. Oppose legislation that reduces the ability to use high-occupancy vehicle (HOV) lanes by transit, paratransit and other high-occupancy use vehicles.
8. Support legislation, policies and regulations that allow the use of Medi-Cal funds for transportation purposes and support Medi-Cal policies that promote the use of transit/ paratransit as Medicaid providers.
9. Support legislation that provides tax incentives for people who use public transit and other alternatives to driving a single-occupant personal vehicle.
10. Support legislation that provides funding for cities to comply with state and federal mandates regarding flood-protection level.

Development Services Platform

1. Support legislation that strengthens local control in the areas of transportation and land-use policies and assists local governments in integrating new growth.
2. Support legislation, policies and regulations that ensure local governments maintain local land-use control and maintain the ability to address local constituents' concerns.

3. Support legislation that ensures local control and flexibility in determining reduction measures for greenhouse gas requirements.
4. Support legislation and regulations that streamline state and federal permitting processes and require agencies to consider the economic impacts and equities of mitigation measures regarding permits for water supply, flood control, air quality, water quality and sustainability. (This list is representative and not intended to be exhaustive).
5. Oppose legislation for new wetlands regulations that duplicates similar requirements at the federal level.
6. Support legislation for California Environmental Quality Act (CEQA) reform that streamlines the environmental review process and reduces opportunities for "green mail" lawsuits.
7. Support legislation that would purge laws and regulations that are redundant and/or no longer applicable or necessary.
8. Advocate for appropriate federal resource agency staffing levels to ensure Endangered Species Act Section 7 Consultations are completed within statutory timeframes (in particular, for the National Marine Fisheries Service).
9. Support legislation that ensures the rules governing representation of a city on a Board, Committee, or Commission with regional authority allow for meaningful and continual participation by the most populous cities on that Board, Committee, or Commission.
10. Support legislation that more narrowly defines the California Department of Fish and Wildlife jurisdiction under California Department of Fish and Wildlife Code Section 1600 (Streambed Alteration Agreement).

Parks, Recreation & Libraries Platform

1. Support legislation and measures that fund recreation, fitness, and wellness, and prevention programs for youth and adults.
2. Support legislation that protects funding for the State Library Fund.
3. Support legislation and new measures for park, recreation, and library programs, services, and special events.
4. Support new initiatives that provide funding for park and public facilities development, rehabilitation, and operations.
5. Support full funding of state parks, recreation, bike trails, open space, and library grants; including, but not limited to, the Land and Water Conservation Fund.
6. Support legislation and budgets that fund development of capital park and open space improvements or rehabilitation.
7. Support legislation that funds ongoing operational values for recreation and library programming, including fitness, wellness, enrichment, maintenance, and books/technology for youth and adults.
8. Support legislation that would further fair and appropriate access to park and library resources for all persons; including, but not limited to, homeless persons.

9. Support legislation that defines appropriate penalties for incidents of vandalism and property theft.
10. Support legislation that assists local agencies including parks departments with funding and/or resources for addressing clean-up and hauling of items from homeless encampments.
11. Support legislation that provides increased funding for arts and culture for the benefits it would provide to the residents, schools, and nonprofits regarding arts and culture.

Building Inspection Platform

1. Promote public health and safety in building construction through responsible legislation that adopts building codes through the regulatory process and allows for local control of enforcement.
2. Support legislation that enhances code enforcement through a uniform approach at the state level with input from the local authority by going through the regulatory process.
3. Oppose legislation that mandates specific enforcement requirements through the legislative process.
4. Protect the ability to adopt local amendments to fire and building codes.
5. Oppose legislation that places additional burdens of enforcement on local officials but is not directly related to issues of health and safety.

Public Safety Goal

To act on legislation that hinders our ability to protect and enhance the safety and quality of life for our residents, businesses, customers and partners by providing effective responses to all service requests; to promote programs that minimize risk and maximize the safety for our entire community; and to deliver community risk-reduction programs and exceptional solutions as a cohesive team and in a collaborative manner.

We take the following approaches to accomplish this:

1. Oppose legislation that would decrease state and federal funding for programs and services including Homeland Security.
2. Support legislation that ensures flexibility for and local control of all grant resources and funding for public safety technology and mandatory reporting systems.
3. Protect the ability to adopt local amendments to fire and building codes.
4. Oppose legislation that would reduce or eliminate funding for disaster mitigation.
5. Oppose reductions to the levels of state and federal funding opportunities for public safety programs and/or services.
6. Oppose legislation and regulatory policies that negatively affect the funding and operations of the police or fire departments.
7. Oppose legislation that reduces or eliminates local law enforcement flexibility or otherwise enacts broad sentencing reforms that reduce sentences for non-violent crimes in a general fashion.
8. Support legislation that provides municipalities with local control to provide para-transport, community para-medicine services and illness-prevention practices and programs.
9. Support legislation that provides adequate funding to cities for realignment services and oppose legislation that reduces or eliminates funding for those services.
10. Support legislation that results in regionalization of public safety functions and local control of regionalization of fire services.
11. Support legislation that requires the state to pay for unfunded mandates related to new public safety training requirements.
12. Support legislation that provides new and/or increased funding for mental health programs and services, and substance abuse treatment.

Economic Development Goal

To act on legislation that affects the City of Roseville's ability to create a vibrant business and community environment that enhances the quality of life for our residents and provides outstanding potential for our businesses and partners to flourish. To provide exceptional facilities, programs, services, affordable housing, and economic opportunities in a safe environment by supporting and maintaining neighborhoods and commercial districts. To create a vibrant economic development environment by forming effective partnerships for the purposes of acting on legislation that encourages and assists with the development of businesses and manufacturing and to maximize social and economic opportunities.

We take the following approaches to accomplish this:

Housing and Community Investment Platform

1. Support legislation and appropriations that fully fund assistance for affordable housing, prevention and solutions to homelessness, and community investment funding, including the federal Housing Choice Voucher (HCV)/Section 8, Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) programs.
2. Support legislation and measures that create new state incentives for affordable housing and infill development.
3. Support legislation that increases flexibility and local control in the state housing element / Regional Housing Needs Allocation (RHNA) process and streamlines environmental statutes.
4. Support streamlining of the requirements for the types of projects that can be funded with state and federal funding.
5. Support legislation and advocacy efforts to protect existing and expand options for housing and community investment funding that will support goals for the City's core area and provide support for community assets.
6. Support legislation that provides funding, accountability, and program resources that address the primary causes of homelessness and address the needs of the homeless population.
7. Oppose legislation that revamps the current RHNA process by reducing local control and/or giving greater authority to the Department of Housing and Community Development (HCD) to oversee and enforce regional housing goals and in determining a methodology for allocating housing needs to regions and local jurisdictions; and, that links housing element certification to non-housing grant sources.
8. Support legislation that expands the local construction workforce through economic development training programs in an effort to reduce the cost of housing and promote economic opportunity for low-income households

Economic Development Platform

1. Oppose legislation and measures that create competitive disadvantages for businesses at local and state levels.
2. Support legislation and measures that allow the City to grow the current economic base by providing the tools and resources needed for businesses to expand and flourish.
3. Support legislation, funding and policies that promote Regional Occupation Programs, trade schools, investment in research and development technology, and tax incentives for manufacturing.
4. Support legislation, policies, and regulations that require economic analysis and/or scientific validation of changes to state policies or regulations before modifications can be enacted.
5. Support legislation that promotes the state as an economically viable and strong destination for businesses to locate.
6. Oppose legislation that negatively impacts the City as it relates to the dissolution and wind-down of the Redevelopment Agency.
7. Support legislation that enhances and provides incentives for business retention and expansion, while ensuring California's business environment remains competitive with national and international markets.
8. Support legislation that supports the development and expansion of higher education institutions including new private institutions and satellite campuses of national universities as an important segment of growth, workforce and economic development throughout the state.
9. Support legislation that creates a new tax increment program that will assist cities and counties with revitalizing their communities through the elimination of physical and economic blight and by providing assistance to building owners, tenants and businesses in their efforts to be successful.
10. Oppose legislation that restricts the City's ability to dispose of real property.

Electric and Environmental Utilities Goals

To protect local control over how utilities provide services to our customers; to protect our customers from state and federal legislation, policies, and regulations that have no clear benefit relative to cost; and to oppose legislation, policies, and regulations that create unfunded mandates and compliance requirements that negatively impact the utilities' ability to provide their services and products in the most safe, reliable and cost-effective manner.

Electric Utility Platform

Roseville Electric Utility's mission is to improve the quality of life in our community and to provide customers with safe, reliable electricity at competitive prices and with exceptional service. As technological advancements in the electric utility industry evolve, and new legislative and regulatory mandates emerge, the electric utility will continue to transform its business model to best serve its customers in the most efficient, reliable and cost-effective way.

We take the following approaches to accomplish this:

1. Support legislative efforts that retain local decision-making authority over programs, services, resources and rates.
2. Support legislation that maintains flexibility to comply with regulations in the way that best reflects community priorities.
3. Support legislation that enables meeting the state's energy and environmental policies in a cost-effective manner.
4. Support legislation that preserves public tax-exempt financing.
5. Support legislation that requires a comprehensive cost-benefit analysis for new environmental regulations.
6. Support future transmission system improvements and requirements which ensure that cost allocation is born by the parties that impact and/or stand to benefit from those improvements.
7. Support legislation that provides greater flexibility to meet the Renewable Portfolio Standards (RPS) program.
8. Support legislation and regulations that streamline permitting for new and existing generating facilities.
9. Support legislation that fosters the utility's role in local and regional economic development efforts
10. Support technology advancements and efficiencies that benefit our customers in a cost-effective and reliable manner.
11. Oppose legislation that mandates power purchases from specific projects and/or specific resources, if other cost-effective alternatives are available.
12. Oppose legislation that would reduce funding for existing energy programs and mandates.
13. Oppose legislation that will increase utility operating costs without commensurate funding.

14. Collaborate with neighboring utilities on legislative issues that impact the electric utility industry as a whole.

As part of the legislative and regulatory platform Roseville Electric Utility also takes advocacy positions to promote the City's position before the applicable regulatory agencies.

Environmental Utilities Platform

Roseville's Environmental Utilities (EU) Department operates waste services (solid waste), water, and wastewater utilities. EU also oversees the City's groundwater, recycled water, and stormwater programs for the dual benefit of Roseville's residential and business customers and the environment. There are many external factors that influence how EU operates, what it charges for utility services, and the types and quality of services provided to its customers.

We take the following approaches to accomplish this:

Resiliency, Greenhouse Gas and Sustainability Platform:

1. Support efforts that reduce greenhouse gas emissions where the benefits of the GHG-reduction measures are balanced with cost.
2. Support efforts that allow local governments to develop practical, local solutions to reduce and manage locally generated GHG emissions.
3. Support only those statewide and federal greenhouse gas emission estimating, monitoring, and reporting mandates that provide demonstrated benefits to the environment and rate payers
4. Advocate for policies that provide assistance to address utility resiliency needs, including planning, deployment of technologies, facility relocation and other actions.

Regulations and Permit Platform:

1. Support legislative reform efforts that require a cost/benefit analysis for new regulations and amendments to permits.
2. Support modernization of permitting processes, including extended permit terms up to ten years to address lifecycle of technologies and construction schedules.
3. Support policies or regulations that streamline environmental compliance

Waste Management Services (Formerly Solid Waste Management):

1. Advocate for the development of the recycling market by the state and federal government for recyclables, green waste, food waste, biosolids and other organics.
2. Oppose mandated material-disposal bans on restrictions when there is not sufficient capacity or available technology within the private recycling market to handle these materials in a more beneficial way besides landfilling.
3. Support efforts to reuse waste in a beneficial way if cost-effective relative to benefits.

4. Support efforts to enact a comprehensive statewide Extended Producer Responsibility (EPR) law that allocates end-of-life disposal costs with the producer of the product consistent with Council direction as outlined in Council Resolution 10-278.
5. Support product-by-product EPR laws as a second alternative to a statewide comprehensive EPR law consistent with Council direction as outlined in Council Resolution 10-278.
6. Oppose efforts to increase recycling diversion rates if determined not to be cost-effective relative to the benefits that could be achieved.
7. Support continued availability of all biosolids management options.
8. Support efforts to streamline the permitting, construction, and funding of facilities that allow the City to transform usable waste into energy/beneficial byproducts; and efforts to provide state and federal funding for any potential City waste-to- energy projects.
9. Support efforts that protect solid waste worker safety.
10. Oppose efforts to increase statewide tipping fees where there is no clear benefit to Environmental Utilities ratepayers.

Water Supply and Delivery:

1. Safeguard Roseville's water supply contracts from outside interests.
2. Support and advocate for efforts to develop, diversify, and fund the city and region's water supply portfolio and achieve a regional water supply that is reliable for generations to come.
3. Advocate for the finalization and execution of long-term Central Valley Projects (CVP) water service contracts to ensure a secure, long-term and reliable CVP water source from Folsom Reservoir.
4. Support efforts that allocate the costs for Delta and statewide water infrastructure improvements to the parties that either impact the Delta and/or stand to benefit from those improvements, known as the "Beneficiary Pays Principle".
5. Support Delta and statewide solutions that are based upon sound science.
6. Oppose efforts that impose arbitrary flow requirements on the American River that are inconsistent and incompatible with responsible water-supply management and undermine the locally developed flow-management principles under the Water Forum Agreement.
7. Support efforts to implement a locally developed Modified Flow Management Standard on the lower American River that supports the Water Forum effort and provides for appropriate carryover storage at Folsom Reservoir.
8. Support proactive and participatory approaches to developing Delta and statewide solutions.
9. Support efforts that help local governments maintain water-efficiency programs that meet state objectives, are cost-effective, and make sense for the local conditions.
10. Identify funding opportunities to support the assessment, protection and increased resilience of Roseville's drinking water and wastewater utilities from climate related events.

11. Support state and federal efforts to increase water-efficiency ratings for common consumer products that use water, including tax credits similar to those provided to energy technology.
12. Protect primacy of Roseville's (and the region's) ability to manage its groundwater resources.
13. Protect the City's land-use authority and its right to make land-use decisions with respect to water supply.
14. Oppose efforts to impose a tax or fees where revenue is collected from local ratepayers or agencies and are allocated for statewide projects that have no direct benefit to Roseville's ratepayers.
15. Oppose efforts by the State of California to impose unrealistic water efficiency targets as "the new normal" for urban water us.
16. Oppose proposed water use efficiency standards or water loss standards that do not recognize previous water-supply reliability and water efficiency investments by the region and local community.
17. Support water efficiency policies that enhances key City investments such as undeveloped and developed park lands, the City's wastewater treatment and conveyance systems and the City's urban forest and oppose policy that would diminish or impair investments.
18. Oppose efforts to standardize water-supply contingency actions.
19. Support efforts that allow local agencies to develop and implement practical and locally controlled water-use efficiency programs and solutions.

Water Quality:

1. Oppose efforts to impose additional state-mandated stormwater program requirements without commensurate funding for those programs.
2. Identify funding opportunities to support stormwater infrastructure (including green infrastructure) investments that protect Roseville's public health and safety, water quality, and economic development.
3. Support policies that reduce the cost of compliance for dischargers.
4. Support legislative efforts to reduce the potential of third-party lawsuits pertaining to water quality issues.
5. Support legislation that revises the state Constitution to allow for stormwater programs to establish a funding mechanism that is similar to that of the utilities under the Proposition 218 reforms.
6. Support efforts to require pesticide manufacturers to produce products that are less harmful to the environment.
7. Support efforts to implement statewide Extended Producer Responsibility (EPR) principles so that manufacturers design their products in a way that has less of an environmental impact upon local waterways (example: car brake pads).

8. Oppose efforts to increase whole effluent toxicity testing for recycled water, stormwater and wastewater when it is not cost-effective, has no clear benefit and/or is not based on sound science.
9. Ensure efforts to add contaminants of emerging concern identified for testing or regulation for recycled water, stormwater, and wastewater are cost-effective, have a demonstrated health benefit and/or is based on peer reviewed, sound science.
10. Actively track, comment, and advocate on proposed changes in NPDES Permits and Waste Discharge Requirements (WDRs) from the State Water Board and Regional Water Boards.
11. Participate in the Basin Plan Amendments to address proposed changes in the requirements.
12. Monitor and advocate for laboratory standards that are reasonable, cost-effective, and achieve a higher level of performance for the City's water quality lab which supports the core mission of protecting human health and safety.
13. Support legislative and regulatory efforts that deliver increased development and use of recycled water supply; and creates a policy environment that supports the development of other emerging advanced treatment technologies.

Critical Concerns for the Upcoming Legislative/Congressional Session

- **Tax or Fees** – The City has concerns regarding the Legislature’s desires to establish effective constraints on the ability of local agencies to impose fees and charges to mitigate housing impacts.
- **Accessible, Affordable, and Safe Drinking Water** – While the customers of the City of Roseville enjoy access to safe, reliable, and affordable drinking water, there are many in California that do not. Roseville is supportive of innovative statewide policies to help bridge that gap, so long as the financial burden is not carried by our customers
- **Existing Investments in Roseville’s Circular Economy** – The City is concerned with proposed policies related to short-lived climate pollutants and the state’s efforts to require zero-emission vehicles including heavy-duty fleet vehicles such as our refuse trucks.
- **Implementation of Water Loss and Water Conservation Legislation** – Over the past few years, new laws were passed to set water loss and conservation targets for local water purveyors. State regulatory agencies are in the process of developing these targets. It is incumbent upon the City to assure these bodies adhere to the intent of the legislation while developing the regulatory framework and consider climate, land-use, and other region-specific attributes; and recognize previous water-supply reliability and conservation investments by the region and local community.
- **Cost-Effective Utilities** – The ability to provide reliable and cost-effective utilities to the residents and businesses of Roseville continues to be a central concern for the City as new state and federal mandates are proposed that would increase the utilities operational costs.
- **Federal and State Funding for Infrastructure and Transportation Projects** – Maintaining or increasing funding for these types of projects and improvements is critical for the City’s ability to upgrade and maintain roadways and meet future infrastructure and transportation demands.
- **Cybersecurity** – Future state and federal laws regarding cybersecurity will continue to affect the City and the community. Implementing new cybersecurity requirements will add significant expense to the operation of the City’s information technology systems.
- **Changes to Tax-Exempt Status of Municipal Bonds** – Any proposals that would cap or eliminate the tax exemption on municipal bonds would significantly reduce the City’s ability to finance major projects. This would negatively and severely impact the City’s budget, increase rates for utility customers, and have a damaging effect on the community at large.
- **Modifications to Government-Operated Mortgage Programs** – The City will remain active in understanding the changes being considered at the federal level to modify government-operated mortgage programs, tax deductions, and to write new banking regulations regarding mortgage-related lending programs. These all have the potential to impact the fragile housing recovery throughout the region and the state.

- **Challenges with State and Federal Permitting Processes** – The City has concerns with various permitting processes at both the state and federal regulatory agencies that hinder the ability of private and public projects to obtain approval within a reasonable amount of time. Of current concern are the stringent new permit requirements for development projects adopted by the State Water Board in April 2019, effective May 2020. The new requirements significantly broaden the definition of regulated wetlands and waters of the State, which add new and complex requirements to the permitting process. The changes will subject projects to considerable increased time and cost delays.
- **Changing Economy** – The City is interested in discussions regarding local tax systems, tax-revenue leakage from internet sales, the fundamental shift from purchasing taxable commodities to purchasing non-taxable services, and how these affect the City's ability to fund basic services.
- **Sales Tax** – The City is concerned with the uncertainty over potential changes to the sales tax allocation structure that would result in a loss of revenue to the City. The City will actively monitor the ever-changing discussions and will remain engaged to ensure the City's best interests are represented regarding any future changes to the sales tax structure.
- **Housing and Homelessness** – The City will remain active in addressing the needs of the City's homeless population with a primary focus on preventing and reducing the population of chronically homeless individuals by providing solutions that address the fundamental causes of homelessness and by supporting solutions that provide permanent housing options and required supportive services.
- **Municipal-Based District Elections** – The City has concerns regarding the possibility of legislation that would require all cities to change to a district-based election system and would remove the ability to determine the election system that works best for a specific city from the local community and their elected officials.
- **CalPERS Investment Policy** – The City has concerns with actions taken or proposed by the CalPERS Board and the State Legislature to divest from certain companies or industries to be "socially responsible". These policy decisions come at the price of reduced market rates of return on pension plan investments. The pension funding requirement not covered by investment returns will be borne by the state and local governments, and ultimately California taxpayers.
- **Federal and State Funding for Parks and Library Projects** – The City is interested in efforts to maintain or increase funding for these types of projects and improvements. The funding is critical for the City's ability to upgrade and ensure access to the City's parks, recreation, and library facilities.
- **Substance and Opioid Abuse Funding** – The City is concerned with funding levels for substance and opioid abuse programs and services will prevent those who are addicted or abusing substances from overcoming their addiction. The addiction/abuse cycle has negative implications for our community and use of public safety resources.
- **Existing Investments in Natural Gas-Fired Generation** – The City is concerned with proposed policies related to the phasing out of natural gas power plants. These plants are integral to supporting a reliable and affordable electric grid for our customers.

- **Procurement Mandates** – The City is concerned with any efforts that would create new procurement mandates that do not serve the electricity needs of our customers in a reliable and affordable manner.
- **Wildfire Prevention , Preparedness and Response -** – The City has been proactive in developing a wildfire mitigation plan to ensure a safe and reliable electric grid for our community. In response to the growing concern over wildfires statewide, the City is concerned with a one-size-fits-all approach to addressing wildfires, which may not be well-suited for cities like Roseville that are not located in a high fire risk area.
- **Back-up Generation, Distributed Energy Resources and Micro grids** – In response to the recent public safety power shut-offs that have been implemented throughout the state, Roseville Electric is concerned that there may be new requirements to add redundancy to the system through procurement mandates for specified back-up power applications, distributed energy resources and micro grids. Resiliency and redundancy are already embedded in the operation of our electric system and creating additional mandates in this regard may add unwarranted costs to our customers.
- **Pole Attachments/Communications Equipment** – The City supports efforts to overturn a recent Federal Communications Commission (FCC) Order that authorizes attachments on publicly-owned infrastructure. This Order sets a new precedent that diminishes local control and is in conflict with exemptions granted to public providers under the Communications Act. In addition, the Order may have negative impacts on revenue recovery, aesthetics and most importantly, safety.
- **Transportation Development Act** – Continue to monitor Transportation Development Act legislation to ensure local control and funding use is not restricted further.
- **SAFE Vehicle Rule** – Oppose changes within federal nonattainment rules and the transportation bill that would directly or indirectly impact state, local and regional transportation funding.
- **Public Employee Retirement: Disallowed Compensation** – Oppose legislation that would establish new procedures for employees covered by the California Public Employees Retirement System (CalPERS) in cases where their pensionable benefits are erroneously calculated by CalPERS, including disallowed compensation, and would require the public employer to pay the difference between the monthly benefit allowance that CalPERS initially calculated while removing CalPERS liability for any error it made in the benefit determination.



COUNCIL COMMUNICATION

CC #: 0589
File #: 0600-02

Title: Out-of-State Travel Request - Economic Development Department
Contact: Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.20.

RECOMMENDATION TO COUNCIL

Staff requests that the City Council approve two economic development staff members and a council member to travel out of state to the South by Southwest (SXSW) tradeshow in Austin, TX in March for regional economic development business attraction efforts.

BACKGROUND

As member of the Greater Sacramento Economic Council (GSEC), the City of Roseville along with nearby regional jurisdictions have been invited to participate in the South by Southwest (SXSW) delegation to promote the Sacramento region as the "California Option" and allow staff the opportunity to advocate for new businesses and industries to come to Roseville, please refer to Attachment 1 for more information. The SXSW tradeshow will allow GSEC delegation to generate awareness of our region as a hub for innovation, and dispel negative stereotypes of the region as a cow town with a government-based economy and unreliable and expensive utilities. Furthermore, California has not had a presence at SXSW in the past which presents a great opportunity to showcase Roseville within the Sacramento Region as the California Option. Additionally, this would be an opportunity for Roseville's team to gauge the competitive aspects of other cities/states in the economic development market.

Participation in the SXSW tradeshow will allow Economic Development staff and Council the opportunity to advocate for new businesses and industries to come to Roseville. Economic Development staff has developed collateral specific to the City of Roseville and our value proposition being a full service City with low cost of utilities that Roseville's team intends to showcase at this tradeshow.

FISCAL IMPACT

Costs related to travel, airfare, lodging and per diem for each attendee is \$3,433 totaling \$10,299 for three attendees. Funds are available in the Economic Development Department (for two attendees) and City Council (for one attendee) FY2019-20 budgets.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical changes 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.

Respectfully Submitted,

Laura Matteoli, Economic Development Director

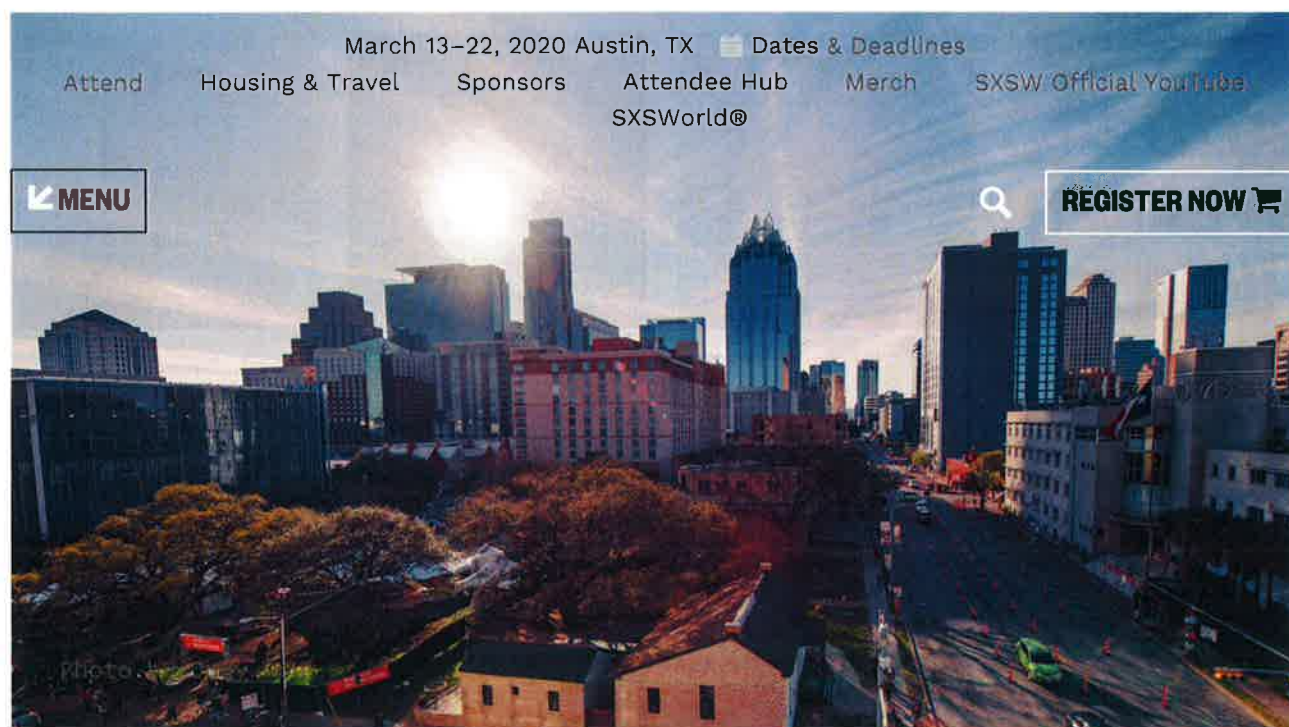


Dominick Casey, City Manager

ATTACHMENTS:

Description

2020 SXSW Tradeshow & GSEC Info



EXPLORE 2020 SESSIONS

This is NOT a Game: VR and AR for Public Safety

VR and AR have been around for decades, but recent technological advances render these tools invaluable to improving public safety operations. During this session, panelists from PSCR, gaming, and public safety will discuss the future of public safety user interfaces and how these capabilities are the foundation for a 5G use case.

[LEARN MORE](#)

“In the Know” with Open Government Data

Open-source, publicly-accessible, and machine readable federal government data can be harnessed to solve public problems and glean valuable insights. In this panel, leading public data innovators will explain how they are using open data to promote government transparency and accountability and solve important issues facing the public.

[LEARN MORE](#)

March 13–22, 2020 Austin, TX  [Dates & Deadlines](#)[Attend](#)[Housing & Travel](#)[Sponsors](#)[Attendee Hub](#)[Merch](#)[SXSW Official YouTube](#)[SXSWorld@](#)[MENU](#)[REGISTER NOW](#) 

GOVERNMENT & POLITICS

March 13–16

Convergence Track

The Government & Politics Track aims to discuss issues that affect the lives of all citizens. Topics focus on technology regulation, livable cities, privacy issues, and the challenges of maintaining civil engagement in the age of social media. These sessions also address the difficulties of creating policies that encourage competition and economic growth while balancing legacy systems.

[BROWSE GOVERNMENT & POLITICS SESSIONS](#)

 Inclusive Economies: CA Strives for New Standard

SPEAKERS



**LOBBY JUKIME**
Executive Supervisor of Economic Development



**CHRIS TURNER**
Mayor of West Sacramento



**LIBBY SCHALL**
Mayor of Oakland



**MICHAEL TIBBELS**
Mayor of Stockton

The world's fifth-largest economy, the state of California, is investing in creating a more inclusive economy to lift up underserved communities and bridge the gap of inequality. It is a complex undertaking requiring collaboration between cities, counties and the state. Cities are taking bold steps to change the trajectory of their communities with investments in transit, affordable housing and access to education. There are many hurdles to overcome as they work to increase participation, job opportunities and upward mobility of socially disadvantaged groups. The mayors of three California cities and a nationwide leader in economic development come together to discuss the dynamic plans that are underway that are helping to reshape their economies.

Primary Entry: Music Badge, Platinum Badge, Film Badge, Interactive Badge
Format: Panel
Event Type: Session
Track: Government & Politics
Level: Intermediate

MAR 15, 2020 | 12:30PM - 1:30PM

**HILTON AUSTIN DOWNTOWN**

**SALON B**

 Venue Size: Small, Floor 4

 500 E 4th St

 #InclusiveCA

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PEOPLE ALSO FAVORITED

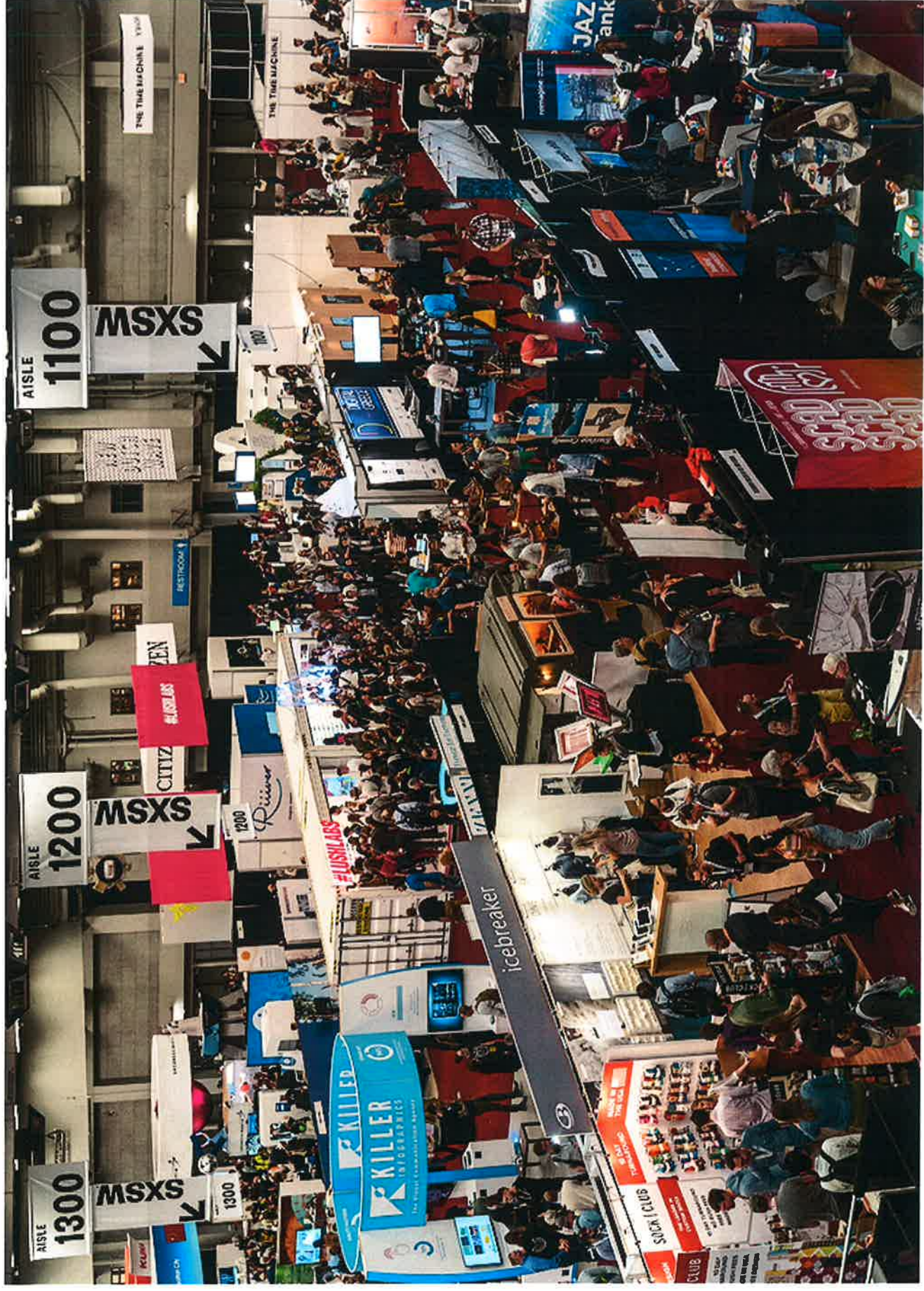
**NEURODIVERSITY IN TECH: THE POWER OF INCLUSION AT**
HILTON AUSTIN DOWNTOWN SALON C
MAR 14, 2020 | 11:00am - 12:00pm

**SMARTER GOVERNMENT: THE DATA & THE METHOD AT AUSTIN**
CONVENTION CENTER ROOM 100M
MAR 16, 2020 | 2:00pm - 4:00pm

**COMMODIFICATION OF PERSONAL DATA: WHO OWNS IT? AT**
HILTON AUSTIN DOWNTOWN SALON A
MAR 14, 2020 | 11:00am - 12:00pm

**PLAYBOOK FOR ACCESSIBLE & INCLUSIVE DESIGN: SYSTEMS AT**
JW MARRIOTT SALON D
MAR 15, 2020 | 12:00pm - 12:20pm

**ALLIES ACROSS THE ORGANIZATION: STRENGTHENING**
WORKPLACE CULTURE WITH EMPLOYEE-DRIVER STRATEGIES AT
HILTON AUSTIN DOWNTOWN SALON C



SXSW Trade Show & Market Visit

Partner Planning | As of Dec. 5 2019

Event description

SXSW is an annual technology, music, and film conference that takes place in Austin, Texas. This event brings out 75,000+ attendees every year from across the nation and is an opportunity to meet with the nation's top talent, business and thought leaders. The Trade Show portion specifically is a four-day exhibition where business leaders can learn about emerging technology, source talent and find opportunities for investment. The trade show portion is March 15-18.

Booth Design and Touch Points

1. **Food and Ag**
 - a. Beer and Wine
 - b. Blue Diamond Almonds
 - c. Sierra Nevada Brewing
 - d. Local Brewery Pour
 - e. Ag tech spin
2. **Professional Sports**
 - a. Sacramento Kings
 - b. Sac Republic
 - i. Video of Announcement at The Bank
 - c. Raffle of High Value Items (signed jerseys, shoes, etc.)
 - d. Potentially bring athletes from Sacramento with us
 - i. Uriah Faber (UFC), Arik Armstead (49ers), Ahkello Witherspoon (49ers), Cameron Iwasa (Sac Republic)
3. **Higher Education**
 - a. UC Davis
 - i. Aggie Square
 - ii. Top Research Institution
 - iii. Top Vet School in the World
 - b. Sac State, Los Rios
4. **Incentives and Startup Ecosystem**
 - a. Highlight startup incentives already in the community (Elk Grove, Rancho, Sac)
 - b. Venture Capital Brochure
 - c. Startups having success in region
 - d. Ranked the 12th best city in the U.S for startups
 - e. Talent report
5. **Emerging Leaders in Mobility and Power**
 - a. California Mobility Center
 - b. SMUD
 - c. Roseville Electric
 - d. Millennial and Gen Z friendly mobility options

Goal

The goals of attendance at SXSW are as follows:

- Institutionalize Greater Sacramento Economic Council as a leading economic development organization by partnering with organizations and community partners to tell one singular but amplified story about the Greater Sacramento region, and its viability as the California Option.
- Garner national and international investment in the Sacramento region through business attraction, and by connecting prospective businesses to investors.
- Use SXSW as a marketing tool to solve challenges with talent attraction and hiring by creating and promoting material that directly combats misconceptions about the region's talent capacity.

Audience

We will be specifically targeting those in the 24-44 age range, focusing on tech and STEM related talent. We will do research (CBRE Labor Study / Prosperity Plan) to determine exactly which type of talent we want to attract based on need in region.

KPIs

- 10 meetings scheduled with key business leaders and potential prospects for the region
- 100 high quality contacts captured at the booth for prospective talent in the region and potential BD prospects and contacts for out of market meetings
- 100,000+ social media impressions

Partners / Sponsors

- Rancho Cordova
- Lincoln
- Roseville
- Elk Grove
- SMUD
- Placer
- UC Davis

Panel

Inclusive Economic Development

- Mayor Michael Tubbs, Stockton
- Mayor Libby Shaaf, Oakland
- Additional Panelist TBD
- Moderated by Barry Broome, GSEC CEO

SXSW Deadlines

Jan. 17

- Hotel booking early deadline
- Company listing / description
- Logo
- Booth design
- Certificate of Insurance

Jan. 31

- Food / beverage sampling form
- Exhibitor Appointed Contractor form

Feb. 14

- Content Capture form

Feb. 21

- Last day to order utilities at discount

Feb. 24

- Last day to order from Freeman with discount

Next Steps

- By Jan. 1 finalize booth design and concept
- Heavily promote panel as soon we confirm
- Booth partners receiving sponsorship benefits should have received invoices
- Master document and web landing page to be created for distribution at Trade Show – Jan/Feb
- Next call first week of Jan. with email communication in interim
- Panel will take place on a date March 13-18

Hotel / Registration Information

- The Element Austin (3) – Staff
- Aloft Austin (1) – Barry
- Fairmont (1) – Staff
- We still have three codes at the lowest rate of \$895

Danielle Casey	GSEC
Barry Broome	GSEC
Shawn Tillman	City of Lincoln
Ryan Sharp	UC Davis



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 [@GreaterSac](https://facebook.com/SelectSac)

  [@SelectSacramento](https://instagram.com/SelectSacramento)



COUNCIL COMMUNICATION

CC #: 0590
File #: 0600-02

Title: Out-of-State Travel Request - Police Department
Contact: Troy Bergstrom 916-774-5058 tbergstrom@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.21.

RECOMMENDATION TO COUNCIL

Staff requests that Council approve out-of-state travel for 15 members of the Police Department to attend the National Police Memorial Week in Washington DC from May 12th to 16th, 2020.

BACKGROUND

National Police Memorial Week is held every May at the National Law Enforcement Memorial in Washington DC in honor of law enforcement officers lost in the line of duty. This year is the 25th anniversary of the line of duty loss of Roseville Police Officer Mark White. The Police Department Honor Guard along with several other members of the Department are planning to attend the memorial services in honor of Officer White along with members of his family who will also be in attendance. Members of the Honor Guard and other Department personnel will participate in ceremonies including a candlelight vigil, the Police Memorial Day on the Capitol steps, and remembrance ceremonies at the Law Enforcement Officers Memorial.

FISCAL IMPACT

All travel costs associated with attendance at the memorial, including airfare, lodging, transportation, and meals are covered through donations or private funding by the attendees.

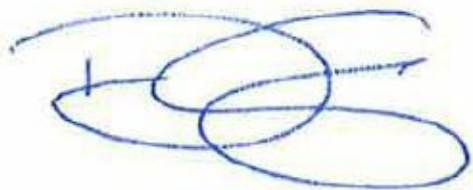
ENVIRONMENTAL REVIEW

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.

Respectfully Submitted,

Troy Bergstrom, Police Captain

James Maccoun, Chief of Police

A handwritten signature in blue ink, consisting of three overlapping loops that form the letters 'JMS'.

Dominick Casey, City Manager



COUNCIL COMMUNICATION

CC #: 0591
File #: 0600-02

Title: Out of State Travel Request - Police Department
Contact: Traci Drake 916-746-1081 tdrake@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.22.

RECOMMENDATION TO COUNCIL

Staff request that Council approve out-of-state travel for two police captains to travel to Quantico, Virginia for the graduation of a police lieutenant.

BACKGROUND

The FBI National Academy is a prestigious ten-week executive study program hosted at the FBI Academy in Quantico, Virginia which includes law enforcement leaders from all over the world. A police lieutenant is a current attendee of the program and is scheduled to graduate in March 2020. Graduating from the program is a great achievement and worthy of recognition and support. The two captains attending are graduates of the FBI National Academy and representatives for our Department to the FBI National Academy Association. As graduates of the program and members of the association, they have the privilege of access to the FBI Academy to participate in the graduation ceremonies recognizing the accomplishments of our police lieutenant in the program.

FISCAL IMPACT

The total cost to attend the graduation is \$1,490, which includes flight, hotel and rental car. These costs are included in the FY2019-20 Police Department budget.

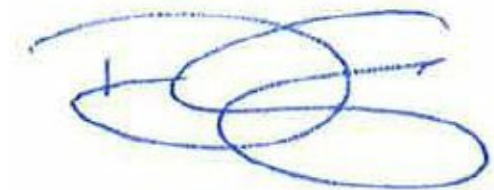
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Traci Drake, Public Safety Program Coordinator

James Maccoun, Chief of Police



Dominick Casey, City Manager

ATTACHMENTS:

Description

FBI National Academy

National Academy



The FBI National Academy is a professional course of study for U.S. and international law enforcement managers nominated by their agency heads because of demonstrated leadership qualities. The 10-week program—which provides coursework in intelligence theory, terrorism and terrorist mindsets, management science, law, behavioral science, law enforcement communication, and forensic science—serves to improve the administration of justice in police departments and agencies at home and abroad and to raise law enforcement standards, knowledge, and cooperation worldwide.

Overview

National Academy Candidates

Leaders and managers of state, local, county, tribal, military, federal, and international law enforcement agencies attend the FBI National Academy. Participation is by invitation only, through a nomination process. Participants are drawn from every U.S. state and territory and from international partner nations.

Course of Study

Sessions of approximately 220 officers take undergraduate and/or graduate courses at the FBI campus in Quantico, Virginia. Classes are offered in the following areas: law, behavioral science, forensic science, understanding terrorism/terrorist mindsets, leadership, communication, and health/fitness. Officers participate in a wide range of leadership and specialized training, where they share ideas, techniques, and experiences with each other, creating lifelong partnerships that transcend state and national borders.



Note: The most current National Academy orientation booklet can be obtained for incoming students by accessing the FBI National Academy Special Interest Group (SIG) on Law Enforcement Online (LEO), which is available through the Law Enforcement Enterprise Portal (LEEP).

The "Yellow Brick Road"

National Academy graduates fondly recall

their experience on the "Yellow Brick Road." The final test of the fitness challenge, the Yellow Brick Road is a grueling 6.1-mile run through a hilly, wooded trail built by the Marines. Along the way, the participants must climb over walls, run through creeks, jump through simulated windows, scale rock faces with ropes, crawl under barbed wire in muddy water, maneuver across a cargo net, and more. When (and if) the students complete this difficult test, they receive an actual yellow brick to memorialize their achievement. The course came to be known as the "Yellow Brick Road" years ago, after the Marines placed yellow bricks at various spots to show runners the way through the wooded trail. The overall fitness challenge began at the National Academy in 1981 and has evolved over the years; we started awarding yellow bricks in 1988.

International Students

Virtually every day a law enforcement or security officer overseas runs down a lead or shares information that helps solve or support an FBI case in the United States. One vital way that we build the international partnerships needed to gain that assistance is through the FBI National Academy. This program gathers law enforcement leaders from around the world to learn and train together for 10 weeks, not only elevating levels of expertise but also building bonds of friendship that last for years.

The National Academy was launched in 1935 as the "Police Training School." China, Canada, and Great Britain were among the first countries to send representatives in the late 1930s, but usually only a few officers per session. The number of international students began to rise in August 1962, when President Kennedy signed National Security Action Memorandum No. 177 to enhance the training of overseas officers in the United States. As a result, the FBI began accepting up to 20 international law enforcement executives in each National Academy session.

Today, each session usually includes between 27 and 30 international students, about 10 percent of each class. Thousands of international leaders from over 160 countries have graduated from the National Academy. As global crime and terror continue to mount—requiring ever deepening levels of international cooperation and expertise—the FBI continues to put a priority on offering and coordinating international training opportunities for its partners around the world.

Life After the National Academy

Following graduation, each officer has the opportunity to join the FBI National Academy Associates, Inc., a dynamic organization of more than 16,000 law enforcement professionals who actively work to continue developing higher levels of competency, cooperation, and integrity across the law enforcement community.

Brief History of the National Academy

The Academy began July 29, 1935. It was created in response to a 1930 study by the Wickersham Commission that recommended the standardization and professionalization of law enforcement departments across the U.S. through centralized training. With strong support from the International Association of Chiefs of Police and with the authority of Congress and the Department of Justice, the "FBI Police Training School" was born. Courses at that time included scientific aids in crime detection, preparation of reports, criminal investigation techniques, and administration and organization. With the advent of World War II, courses were added in espionage and sabotage.



Students on the range during a 1936 session of the FBI's National Academy.

NA Graduates Reflect on Value of Experience

Interstate Cooperation Solves Case of Runaways

Canton, Massachusetts, Police Chief Ken Berkowitz recounted receiving a report in 2006 of two young women who had run away from a secure facility in Canton. Knowing they were vulnerable and after receiving information that they were heading to New York City, Berkowitz contacted a New York Police Department's (NYPD) lieutenant detective he had met while attending the NA and asked him if the NYPD would dedicate resources to bringing the women back to Canton.

Within eight hours, the two were safely returned to the facility. Berkowitz, convinced that the work and networking done at the NA is what found the women, said “Those girls were not found on the streets of New York City; those girls were found in the hallways of the National Academy.”

International Assistance Leads to Apprehension of Fugitive from the U.S.

Lieutenant Larry Horak of the Margate, Florida, Police Department worked a case that involved a con man named Roger Miller fleeing the country after stealing millions of dollars from investors. “Our investigation established that Miller had fled to Thailand, but we were having trouble trying to locate him there,” Horak said. “I thought I had a member of my NA class from the Royal Thai Police, so I sent him an e-mail with a description of Miller, and within 24 hours, I got a response saying ‘We’ve located him—let us know what you’d like us to do.’” Horak was then able to initiate the extradition process to bring Miller back for prosecution. “For me,” said Horak, “the NA was unprecedented in any leadership training I’ve received during my career.”

Information from NA Class Provides Valuable Starting Point in Murder Investigation

Police Chief Bill Lane of the Horseshoe Bay, Texas, Police Department—a graduate of the 135th session of the NA—recounted how the instruction he received while attending the Academy was invaluable during a murder investigation. At the time Chief Lane attended the NA, he was assistant chief of the Hobbs, New Mexico, Police Department. In November 2005, the Hobbs Police Department was investigating the murder of a multimillionaire who was found dead at his lakefront mansion. During the search of the residence, evidence was discovered that indicated the victim had an internal defibrillator. Lane recalled something from one of his NA classes—how information from these defibrillators can sometimes be downloaded, helping to determine the time of death. The information was downloaded and provided a valuable starting point in the investigation, which was ultimately resolved with the assistance of other law enforcement agencies.

Interstate Collaboration Leads to Capture of Bank Robbery Suspect

A graduate of the 234th NA session—Police Chief Gerald R. Simpson of the Garden Township Police Department in Chester County, Pennsylvania—recalled that the opportunity to liaison with his NA classmates proved to be a valuable crime-fighting tool later on. At the time he was at the NA, Simpson was a lieutenant with the Newark, Delaware, Police Department. Six months after graduating from the Academy, a bank robbery occurred in his jurisdiction in which the suspect, during his escape, struck another vehicle which caused his own license plate to fall off the car. Police recovered the plate and discovered that the vehicle was a rental from a company in Newburgh, New York. While still at the crime scene, Simpson contacted a National Academy classmate—Charlie Broe, at the time a lieutenant with the Newburgh Police Department in New York—and requested his assistance. The classmate was able to obtain the rental contact which led to the identification of the suspect. Within seven days, law enforcement authorities in New York had located and arrested him.

National Academy Nominating Process

Who Should Sign the Nomination

A commissioner, superintendent, or police chief; a sheriff or head of county policy agency; the chief, superintendent, or executive officer of a state police or highway patrol organization.

Who Should Fill Out the Application

Officers with a minimum rank of lieutenant or the equivalent and who are approved by their respective field office.

Nominee Qualifications

- Be a regular, full-time officer of a duly-constituted law enforcement agency of a municipality, county, or state, having at least five years of substantial and continuous experience;
- Be at least 25 years old;
- Be in excellent physical condition, capable of strenuous exertion and regular participation in the use of firearms, physical training, and defensive tactics, which will be confirmed by a thorough physical examination (submitted when requested by the FBI) by a medical doctor of the nominee's choosing and at the nominee's expense;
- Possess an excellent character and enjoy a reputation for professional integrity;
- Exhibit an interest in law enforcement as a public service, a seriousness of purpose, qualities of leadership and enjoy the confidence and respect of fellow officers;
- Have a high school diploma or high school equivalency certificate;
- Agree to remain in law enforcement for a minimum of three years after graduating from the FBI National Academy.

Submitting a Nomination

Please contact your local FBI office training coordinator (<https://www.fbi.gov/contact-us/field-offices>) if you are interested in submitting a nomination or in learning more about the process.

International students are nominated by their host countries working through our legal attaché offices (<https://www.fbi.gov/contact-us/legal-attache-offices>).

External Links & Resources

- FBI National Academy Associates (<http://www.fbinaa.org/>)
- Marine Corps Base Quantico Guide (http://www.mybaseguide.com/marines/72/mcb_quantico)



COUNCIL COMMUNICATION

CC #: 0593
File #: 0102-10

Title: Resolution - Ted Treleven
Contact: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.23.

RECOMMENDATION TO COUNCIL

Commend Ted Treleven for his 15 years of outstanding service and dedication to the City of Roseville and extend wishes for 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 reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Ceremonial documents do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

M. Bettencourt, Deputy City Clerk

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ted treleven

CITY OF ROSEVILLE



OF

COMMENDATION

WHEREAS, Ted Treleven began his distinguished career with the City of Roseville in May of 2004 as an Engineering Technician II in the Public Works Department, and has chosen to retire after 15 years of dedicated service; and

WHEREAS, Ted promoted to Senior Engineering Technician in April of 2006; and

WHEREAS, Ted promoted to Junior Engineer in July of 2006; and

WHEREAS, Ted promoted to Assistant Engineer in July of 2008; and

WHEREAS, Ted was responsible for the evaluation and implementation of over 750 traffic safety improvements within the City of Roseville; and

WHEREAS, throughout his career at the City of Roseville, Ted demonstrated an exceptional level of service and dedication while working with customers; and

WHEREAS, Ted gave his all to the position and took great pride in upholding Departmental and City goals; and

WHEREAS, Ted will be greatly missed and remembered by all of his friends, coworkers, and supervisor; and

NOW, THEREFORE, I, JOHN B. ALLARD II, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **TED TRELEVEN** for his 15 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 19th day of February, 2020.

JOHN B. ALLARD II, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 0610
File #: 0102-10

Title: Resolution - Einar L. Maisch
Contact: M. Bettencourt 916-774-5266 mbettencourt@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 6.24.

RECOMMENDATION TO COUNCIL

Commend Einar L. Maisch for 34 years of outstanding service and dedication to the people of Placer County and extend wishes for 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 reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Ceremonial documents do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

M. Bettencourt, Deputy City Clerk

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Einar L. Maisch

CITY OF ROSEVILLE

RESOLUTION OF COMMENDATION

WHEREAS, Einar L. Maisch faithfully, effectively, and successfully served as General Manager of Placer County Water Agency (PCWA) from March 7, 2015 through February 28, 2020 overseeing management of water resources, hydroelectric energy production, and water utility service to Placer County; and

WHEREAS, Einar Maisch diligently served the people of Placer County for 34 years in a variety of roles at PCWA including Director of Technical Services, Director of Strategic Affairs, Executive Director of the Middle Fork Project Finance Authority, and General Manager; and

WHEREAS, Einar Maisch's steadfast and visionary leadership made it possible to surmount critical challenges facing the region including droughts, floods, water shortage emergencies, and fires in the watershed; and

WHEREAS, Einar Maisch's leadership created and maintained a durable and mutually beneficial partnership with the City of Roseville and Placer County Water Agency for the greater benefit of Placer County; and

WHEREAS, under Einar Maisch's leadership, PCWA achieved significant accomplishments including the construction of the American River Pump Station and restoration of a portion of the North Fork of the American River to its natural course, construction and modernization of major water treatment plants, water tanks, and associated pipelines, federal relicensing of the Middle Fork American River Project, and development of PCWA's independent energy marketing capabilities; and

WHEREAS, Einar Maisch worked tirelessly throughout his career to bring the water purveyors of the American River region together to speak with one voice on critical regional issues and to subsequently develop the landmark Water Forum agreement which created a durable voluntary agreement that supports the region's co-equal goals of water supply reliability and environmental stewardship; and

WHEREAS, Einar Maisch elevated the region's presence to the State and Federal level and deservinglly earned a respected and esteemed voice on issues affecting the region and the State by testifying on numerous occasions to legislative and regulatory bodies in Sacramento and Washington D.C.; and

WHEREAS, Einar Maisch served the people of Placer County and exhibited considerable expertise, insight and wisdom in all matters before him and his numerous contributions and significant impacts at PCWA, the City of Roseville, Placer County, and the region have created a legacy for which he will be recognized for generations to come; and

NOW, THEREFORE, I, JOHN B. ALLARD II, MAYOR AND COUNCILMEMBERS, OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **EINAR L. MAISCH** for 34 years of outstanding service and dedication to the people of Placer County and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 19th day of February, 2020.

SCOTT ALVORD
COUNCILMEMBER

BRUCE HOUDESHIELDT
COUNCILMEMBER

PAULINE ROCCUCCI
COUNCILMEMBER

JOHN B. ALLARD II
MAYOR

KRISTA BERNASCONI
VICE MAYOR





COUNCIL COMMUNICATION

CC #: 0604

File #: 0600 & 0705

Title: Cooperative Vocational Education Agreement with Roseville Joint Union High School District

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

Meeting Date: 2/19/2020

Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt the attached resolution authorizing the City Manager to execute a Cooperative Vocational Education Agreement with Roseville Joint Union High School District (RJUHS).

BACKGROUND

Roseville Joint Union High School District coordinates Exploratory Work Experience Education (EWEE) programs for students to sample a variety of job opportunities to determine their interest and suitability for the occupation they are exploring and to supplement the curriculum they are actively engaged in at school. Through unpaid internship opportunities students gain valuable, hands-on work experience. By execution of this agreement, the City of Roseville would provide the EWEE students internship learning opportunities and oversight. Internship placements, as detailed in the Cooperative Vocational Education Agreement, will not displace current City employees, nor fill funded vacancies, nor result in performance of work otherwise performed by a City employee or position. Pursuant to the Education Code Section 51769, RJUHS shall be considered the employer and therefore agrees to secure Worker's Compensation Insurance for students during their uncompensated internship activities.

The City is collaborating with RJUHS and other entities such as Innovative Pathways to Public Service (IPPS) to promote civics education and public sector career awareness to high school students by providing opportunities to learn about the functions of the City and the diverse array of careers offered at the City. Last November, the City participated in Careers in Public Service Day sponsored by IPPS as part of the City's effort to build on strategies for attracting, developing and retaining talent while promoting the development of a robust public sector talent pipeline. By working with the school district, we can better align their students' formal learning/education to careers offered at the City. As part of this effort, we are now requesting that Council consider a citywide agreement with the RJUHS to offer a formal internship program to complement their EWEE Education program.

FISCAL IMPACT

There is no fiscal impact associated with the Cooperative Vocational Education Agreement.

ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Hedy Dehghan, Assistant Human Resources Director

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-045

RJUHSd agreement

RESOLUTION NO. 20-045

APPROVING A COOPERATIVE VOCATIONAL EDUCATION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Cooperative Vocational Education Agreement, regarding the Exploratory Work Experience Education (EWEE) program, by and between the City of Roseville and Roseville Joint Union High School District, 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 the City Manager is authorized to execute it on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Roseville Joint Union High School District

Excellence in Education

COOPERATIVE VOCATIONAL EDUCATION AGREEMENT

This agreement is being initiated by Terri Griffin, Coordinator of Work Based Learning at Roseville Joint Union High School District.

This agreement is entered into this 19th day of February, 2020, by and between the Superintendent of the Roseville Joint Union High School District ("RJUHS"), hereinafter referred to as "RJUHS" and the City of Roseville (City). In an effort to provide a quality job training experience for students, RJUHS and The City of Roseville agree to the following:

1. City agrees to provide practical experience for RJUHS students who are enrolled in an internship and are therefore considered "special employees" of RJUHS and who are qualified and acceptable to City.
2. The City may reject students who are not qualified or are otherwise not acceptable, at any time in its sole discretion. The City may terminate the experience of any RJUHS student if the student does not perform satisfactorily, at the City's sole discretion. The City will advise the RJUHS instructor prior to taking such action.
3. The City shall provide a thorough orientation about the work site and direct supervision by a designated employee who must be physically present at the work site while the student is in attendance.
4. RJUHS, pursuant to the provision of Education Code Section 51769 shall be considered the employer under Division 4, commencing with section 3200 of the Labor Code, and therefore agrees to secure Worker's Compensation Insurance for students during their uncompensated training activities. RJUHS agrees to accept all financial responsibility for Worker's Compensation Insurance claims under the terms of this policy, and agrees that for all purposes RJUHS shall be considered the employer of record and solely responsible for any applicable benefits, insurance requirements, and any other legal requirement arising out of being the employer of record.
5. RJUHS shall provide direct supervision for students in the classroom, and general supervision while they are under the direct supervision of a designated City employee at the training site.
6. The City and RJUHS shall work jointly in performing the following:
 - a. Assign students to training opportunities that provide experiences consistent with their career/technical goals.
 - b. Provide supervision and a written plan of training activities that insure that students may receive maximum education benefits.
 - c. Maintain accurate records of the student's attendance and job skills performed while at their training site.
 - d. Instruct students as to City's rules and regulations to be adhered to while performing training activities.
 - e. Counsel each student regarding problems that may arise pertaining to the student's training performance or behavior.
 - f. Provide desirable training conditions that will not endanger the health, safety or welfare of students, including protection from discrimination and sexual harassment.
 - g. Provide written performance ratings on each student performing training activities. RJUHS shall provide the City with the performance rating forms.
7. The City shall:
 - a. Consult the Instructor assigned to each student by RJUHS regarding problems that may arise pertaining to student's training performance or behavior.
 - b. Permit the Instructor or Counselor of each student to observe the student while performing training activities hereunder.

- c. Notify RJUHSD immediately if/when there is a workplace injury involving the participant.
8. No student shall be denied participation in the Roseville Joint Union High School District Internship Program because of race, color, religion, creed, age, sex, gender, sexual orientation, gender identity, gender expression, medical condition, genetic information, ancestry, national origin, age, disability, marital status, military or veteran status, political affiliation, or any other protected characteristic.
9. Placements shall not be created as a result of, and may not result in, any of the following:
 - a. Displacement, or partial displacement, of current CITY employees, including, but not limited to a reduction in work hours, wages, or employment benefits, or overtime hours of CITY employees.
 - b. The filling of established unfilled positions, unless the positions are unfunded in City's budget.
 - c. The filling of positions, which would otherwise be promotional opportunities for current CITY employees.
 - d. The filling of a position, prior to compliance with applicable personnel procedures or provisions of collective bargaining agreements.
 - e. The filling of a position created by termination, layoff, or reduction in workforce.
 - f. The filling of a work assignment customarily performed by a worker in a job classification within a recognized collective bargaining unit in the specific worksite, or the filling of a work assignment in the bargaining unit in which funded positions are vacant or in which regular employees are on layoffs.
 - g. A strike, lockout, or other bona fide labor dispute, or violation of any existing collective bargaining agreement between employees and employers.
 - h. Excess of 12 hours per week, 960 hours per fiscal year.
10. During work activity, the worksite shall endeavor to provide:
 - a. Reasonable and proper supervision and instruction regarding work behavior skills.
 - b. On-the-job enhancement of existing skills.
 - c. Safety instructions and equipment necessary for protection against injury, excluding any, if applicable, personal protective clothing and footwear. Participant, if a particular assignment requires, shall be personally responsible for providing participants own clothing and footwear.
11. No Agency. City and RJUHSD understand and agree that there is no agency relationship between the parties. It is further understood and agreed by the parties that notwithstanding anything contained herein, the officers, agents, and employees of each party shall continue to be entirely and exclusively under the direction, supervision and control of the employing partner. Accordingly, each party shall assume responsibility and liability for the acts of its own officers, agents and employees in connection with the performance of their official duties under this agreement. Participants shall not be entitled to any benefits payable to regular employees of City, including, but not limited to, workers' compensation benefits. It is further understood and agreed that a participant is not an employee of City, and RJUHSD assigned participants shall not have any entitlement as if a City employee, right to act on behalf of CITY in any official capacity whatsoever, nor to bind City to any Obligation whatsoever.
12. Indemnification. RJUHSD shall hold harmless, defend and indemnify City and its officers, officials, employees and volunteers from and against all claims, damages, loss and expenses including attorney fees arising out of the work described herein, caused in whole or in part by any negligent act or omission of RJUHSD, its officers, agents, and employees, except where caused by the active negligence, sole, negligence, or willful misconduct of City. Likewise, City shall hold harmless, defend and indemnify RJUHSD and its officers, officials, and employees from and against all claims, damages, losses and expenses including attorney fees arising out of the work described herein, caused in whole or in part by any negligent act or omission of City, its officers, agents, and employees, except where caused by the active negligence, sole negligence, or willful misconduct of RJUHSD. These defense and indemnity obligations shall survive the termination or completion of this agreement for the full period of time allowed by law.
13. Insurance. City and RJUHSD agree to continuously maintain, in full force and effect, at a minimum the following policies of insurance or self-insurance during the term of this Agreement:

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	\$1,000,000 each occurrence \$2,000,000 aggregate
Personal Injury	\$1,000,000 each occurrence \$2,000,000 aggregate

Automobile Liability Bodily Injury	\$1,000,000 per person
	\$1,000,000 per accident
Property Damage	\$1,000,000 per occurrence

14. Notices. All notices and other communications concerning this agreement shall be in writing and shall be deemed to have been duly given (i) on the date of delivery, if delivered personally to the party to whom notice is given, or if made by telecopy directed to the party to whom notice is to be given at the telecopy number listed below, or (ii) at the earlier of actual receipt or the second business day following deposit in the United States mail, postage prepaid. Notices and other communications shall be directed to the parties at the addresses shown below.

City of Roseville
Human Resource Department
311 Vernon Street
Roseville, CA 95678

RJUHSD:
Terri Griffin
tgriffin@rjuhsd.us
1750 Cirby Way
Roseville, Ca 95661

15. Either party may terminate this agreement at any time upon written notice to the other party.
16. Amendments. This agreement may be amended at any time by a written instrument executed by all of the Parties hereto.
17. Entire Agreement. This agreement is intended as the complete integration of all understandings between RJUHSD and City, and constitutes the entire agreement between the parties pertaining to the subject matter contained herein, and supersedes all prior and contemporaneous oral and written agreements, representatives, statements, documents, or understandings of the parties. No prior or contemporaneous addition, deletion, or other amendments shall have any force or effect unless embodied in writing signed by both parties.
18. Severability. Any provision of this agreement which is determined by a court of competent jurisdiction to be invalid or unenforceable shall be invalid or unenforceable only to the extent of such determination, which shall not invalidate or otherwise render ineffective any other provision of this agreement, except necessary to carry out the intent of the parties in entering into this agreement.
19. Venue; Governing Law. Any action arising out of this agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
20. Authority. Each of the persons signing this agreement on behalf of a party hereto represents that he or she is authorized to sign the agreement on behalf of such party and that all approvals, resolutions, and consent which must be obtained to bind such party have been obtained and that no further approvals, acts, or consents are required to bind such party to this Agreement.

Either party may terminate this agreement at any time upon written notice to the other party. Cooperative Vocational Education Agreement shall be in effect for a period not to exceed three years. This Agreement will be in effect February 19, 2020 through February 19, 2023.

All above provisions are agreed to by:

Denise Herrmann

Superintendent, Roseville Joint Union High School District

Dominick Casey, City Manager

Date



COUNCIL COMMUNICATION

CC #: 0606
File #: 0600-01

Title: Staffing and Salary Schedule Changes
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 2/19/2020
Item #: 8.1.

RECOMMENDATION TO COUNCIL

As part of an ongoing assessment of the appropriate staffing structure to provide a high level of service to the community, staff is recommending the following changes to the City's staffing allocation schedule and salary schedule to meet business needs. It is recommended that City Council take the following actions:

1. Motion to approve the attached city-wide allocation schedule effective February 29, 2020, and;
2. Re-adopt Ordinance No. 6170 to approve the amended Management A & B (Appendix G) salary schedule to correct an administrative error on the Deputy City Manager salary effective January 4, 2020, and;
3. Adopt an ordinance to approve the attached Management A & B salary schedules (Appendix H) reflecting the addition of Custodian Supervisor (1025A,1025B), Environmental Utilities Maintenance Superintendent (1024A,1024B), and Senior Electric Technology Systems Analyst (1023A,1023B), the deletion of Electric Technology Systems Supervisor (2358A,2358B) and salary increases for Refuse Superintendent (6231A, 6231B), City Clerk (1220A, 1220B), and Assistant City Clerk (0250A, 0250B), effective February 29, 2020.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. Staff reviews department workload and the allocation's impact on meeting the City's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed.

Environmental Utilities:

As part of restructuring in the Environmental Utilities (EU) Department, staff is requesting the following changes:

Environmental Utilities Maintenance Superintendent:

Staff is requesting adding the position and classification of Environmental Utilities Superintendent to support recent staff realignment efforts. EU Maintenance presently includes 31 employees supervised by two Supervisors who will report to the Superintendent. The Superintendent role is to strategically plan treatment plant maintenance programs and direct supervisors to carry out activities supporting the overall program. The salary range for the new Environmental Utilities Maintenance Superintendent classification is recommended to range from \$9,821.60 - \$13,161.88 monthly on Schedule A and \$8,901 to \$11,928 monthly on Salary schedule B.

Wastewater Collections Supervisor:

One Wastewater Collection Supervisor currently directs the work for eight crews which is made up of 26 employees reporting to the Supervisor. It is recommend that Council approve the addition of a second Wastewater Collections Supervisor to better oversee the work and to better balance the number of direct reports.

Refuse Superintendent:

Staff is recommending increasing the Refuse Superintendent salary by approximately 6.58% (range: \$7,702 to \$10,321 monthly) to allow for internal alignment and prepare the department for succession planning activities.

Environmental Utilities Rate Analyst I/II, Office Assistant I/II, Wastewater Utility Maintenance Worker I/II:

Staff is recommending defunding a vacant 1,500 Hour temporary position and a vacant Data Management Specialist position and adding one EU Rate Analyst I/II, one Office Assistant I/II and one Wastewater Utility Maintenance Worker I/II position to better meet the business needs of the department.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact
New Position	Wastewater Collections Supervisor	\$0	\$151,474	\$151,474	\$52,433
1,500 Hour Temporary Position	Office Assistant II	\$47,215	\$77,399	\$30,183	\$10,448
Data Management Specialist	EU Rate Analyst	\$144,235	\$162,228	\$17,993	\$6,228
New Position	Wastewater Utility Maintenance Worker I/II	\$0	\$110,695	\$110,695	\$38,318
New Position	EU Maintenance Superintendent	\$0	\$236,758	\$236,758	\$81,955
Current Refuse Superintendent Salary/Benefits	Proposed Refuse Superintendent Salary/Benefits	\$174,195	\$185,663	\$11,469	\$3,970

Total: \$558,571* \$193,352

*This amount includes the estimated annual pension cost of \$52,401.

The fiscal impact was already accounted for in the utility rate study and can be absorbed in the current EU fiscal year 2019-20 budget.

Parks, Recreation and Libraries:

The Parks, Recreation and Libraries (PRL) department has worked this past year to reorganize with a focus on creating operational efficiencies, knowledge transfer and being more adaptable as an organization. Reorganization efforts created a need to change how positions are staffed. Holding many vacancies during last year has allowed the opportunity to quickly transition to the revised staffing model. Council has already approved part of the reorg changes at a prior meeting and staff is now requesting that Council approve defunding six vacant positions and adding six new positions to further advance the reorganization efforts.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact
Recreation Leader	PRL Recreation Coordinator I/II	\$77,399	\$107,481	\$30,083	\$10,413
Senior Parks Maintenance Worker	Parks Project Technician	\$96,163	\$110,587	\$14,425	\$4,993
Library Assistant II	Office Assistant II	\$80,691	\$77,399	-\$3,293	-\$1,140
Senior Parks Maintenance Worker	Tree Trimmer II	\$96,163	\$91,582	-\$4,581	-\$1,586
Parks Maintenance Worker II	Office Assistant II	\$87,222	\$77,399	-\$9,824	-\$3,401
Senior Parks Maintenance Worker	Irrigation Technician	\$96,163	\$110,587	\$14,424	\$4,993
Total:				\$41,234*	\$14,273

*This amount includes the estimated annual pension cost of \$2,984.

The fiscal impact can be absorbed in the current Parks, Recreation and Libraries fiscal year 2019-20 budget due to overall savings with the reorganization efforts.

Electric:

In the FY2019-20 budget, an Electric Technology Systems Administrator position was added with a broader scope of responsibilities from the Electric Technology System Supervisor. The previous supervisor was promoted to the administrator position. With the supervisor position vacant, staff is requesting to reclass the Electric Technology Systems Supervisor to a Senior Electric Technology Systems Analyst. The salary range for the new Senior Electric Technology Systems Analyst classification is recommended to be \$8,923 - \$11,958 on both Schedule A and B.

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From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact
Electric Technology Systems Supervisor	Senior Electric Technology Systems Analyst	\$239,686	\$215,105	-\$24,581	-\$8,509
Total:				-\$24,581*	-\$8,509

*This amount includes the estimated annual pension cost savings of \$1,770.

Public Works:

Facility Services in the Public Works department is responsible for the compliance, maintenance, repair, cleaning and rehabilitation of 55 city facilities. Custodial duties are accomplished by city staff and through two custodial contracts. Currently there is no supervisory staff on site in the evenings. Staff is requesting that a vacant Custodian position be reclassified to a Custodian Supervisor. The Custodian Supervisor will be responsible for planning, organizing, coordinating and supervising the custodial staff activities and overseeing the custodial contractors.

The duties of the current Office Assistant position in the Facilities division were studied and it has been determined that the work being assigned is at the level of an Administrative Technician. Staff is requesting that the Office Assistant position be reclassified to an Administrative Technician to better reflect the work being assigned.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact
Custodian	Custodian Supervisor	\$77,953	\$98,610	\$20,657	\$7,151
Office Assistant (.75 FTE)	Administrative Technician (.75 FTE)	\$58,049	\$80,942	\$22,893	\$7,924
Total:				\$43,550*	\$15,075

*This amount includes the estimated annual pension cost of \$3,151.

The \$15,075 fiscal impact can be absorbed in the fiscal year 2019-20 Public Works Department budget due to salary savings.

Public Affairs and Communication:

Staff is requesting that a limited term Video & Multimedia Technician position and a .75 FTE limited term Marketing & Communications Analyst position be reclassified to regular positions. In addition, it is requested that a 1,500 hour Marketing Technician position be reclassified to a regular Marketing & Communications position. These changes would allow the ability to enhance the News Bureau, provide needed writing and social media support to General Fund departments.

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact

1,500 Hour Position	Marketing & Communication Analyst I/II	\$56,354	\$139,307	\$82,953	\$28,714
Video & Multimedia Technician (Limited Term)	Video & Multimedia Technician	\$115,133	\$115,133	\$0	\$0
Marketing & Communications Analyst (.75 FTE Limited Term)	Marketing & Communications Analyst -.75 FTE	\$104,480	\$104,480	\$0	\$0
Total:				\$82,953*	\$28,714

*This amount includes the estimated annual pension cost of \$6,002.

The \$28,714 fiscal impact can be absorbed in the fiscal year 2019-20 Public Affairs and Communications Department budget.

City Clerk:

City Clerk and Assistant City Clerk:

The implementation of the new Council districts and development of a passport and Live Scan business center to better serve the needs of the community has added to the complexity and scope of managing the City Clerk Department, historically responsible for the management of City records and public meetings. The City Clerk classification has been assigned the planning and policy development necessary for the effective coordination of district elections and ongoing management of the new more complex election process. In addition, the Assistant City Clerk assumed day to day responsibility for the staffing and oversight of the new business unit operations. Based on these added responsibilities, staff recommends removing the market alignment for the City Clerk to an internal alignment with other executive positions, as the job now differs from City Clerk jobs in our market agencies. In addition, staff recommends maintaining the existing salary relationship between the City Clerk and Assistant City Clerk. This will result in a City Clerk salary range of \$11,825 to \$15,846 monthly and Assistant City Clerk salary range of \$7,629 to \$10,224 monthly, on both the A and B salary schedules. .

From	To	Current Salary & Benefits	Proposed Salary & Benefits	Annual Impact *	FY 2019-20 Impact
Current City Clerk Salary/Benefits	Proposed City Clerk Salary/Benefits	\$241,348	\$285,054	\$43,706	\$15,129
Current Assistant City Clerk Salary/Benefits	Proposed Assistant City Clerk Salary/Benefits	\$155,478	\$183,906	\$28,428	\$9,840
Total:				\$72,134*	\$24,969

*This amount includes the estimated annual pension cost of \$5,220.

The \$24,969 fiscal impact will be funded through General Fund contingency funds.

Position Allocation Schedule Reconciliation:

Throughout the year, Council has approved new allocations as promotional opportunities with the expectation that positions will be identified for elimination from the allocation schedule after the promotional recruitment process is complete. As such, staff is requesting the following position be deleted from the position allocation schedule:

Department	Unfunded Vacant Position	Current Annual Unfunded Salary & Benefits
Environmental Utilities	Public Affairs and Communications Administrator	\$187,115

Salary Schedule Changes:

To implement the requested changes the following edits needs to be made to the Management A & B salary schedules:

Delete

Classification	Grade Codes	Bargaining Group
Electric Technology Systems Supervisor	2358A,2358B	Mgmt

Add

Classification	Grade Codes	Bargaining Group	Monthly Salary Range - A	Monthly Salary Range - B
Custodian Supervisor	1025A,1025B	Mgmt	\$4,090 to \$5,482	\$3,842 to \$5,149
Environmental Utilities Maintenance Superintendent	1024A, 1024B	Mgmt	\$9,821 to \$13,162	\$8,900 to \$11,928
Senior Electric Technology Systems Analyst	1023A,1023B	Mgmt	\$7,702 to \$10,321	\$7,702 to \$10,321

Administrative Correction:

At its December 18, 2019 meeting, Council approved a 14.24% salary increase (range: \$11,825 to \$15,847/month) based on the newly expanded scope of work assigned to the Deputy City Manager classification. Due to an administrative error, the salary schedule approved at that meeting (effective January 4, 2020) was not updated with the recommended Deputy City Manager salary. It is requested that Council re-adopt Ordinance No. 6170 to approve the amended January 4, 2020 (Appendix G), Management salary schedules A and B reflecting the correct salary range.

FISCAL IMPACT

The total impact to the General Fund for the FY2019-20 budget is \$98,107. Of that, \$24,969 will be funded by contingency funds with the remainder being absorbed in department budgets due to salary savings.

The total impact to Enterprise funds for FY2019-20 is \$184,843.

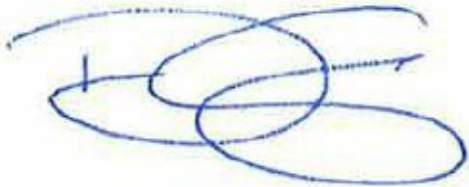
ENVIRONMENTAL REVIEW

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

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6170

Management Salary Schedule A 1-4-20

Management Salary Schedule B 1-4-20

Ordinance No. 6189

Management Salary Schedule A 2-29-20

Management Salary Schedule B 2-29-20

Allocation Schedule 2-29-20

ORDINANCE NO. 6170

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6158, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX “G” TO BE EFFECTIVE JANUARY 4, 2020, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6158, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix “G” for salary schedules A & B attached hereto, reflecting labor market adjustments, and a 2% general wage increase.

ADDITION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1021A/1021B	Assistant City Manager/Chief Financial Officer	11387

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
5610A/5610B	Public Affairs & Communications Director	7588
1245A/1245B	Chief Financial Officer	9628

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective January 4, 2020 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect January 4, 2020. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after

such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505A	AMI Project Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94
0043A	Accounting Supervisor-A	Step A	44.4814	3558.51	7710.11	92521.31
		Step B	46.7055	3736.44	8095.62	97147.44
		Step C	49.0408	3923.26	8500.41	102004.86
		Step D	51.4929	4119.43	8925.44	107105.23
		Step E	54.0675	4325.40	9371.70	112460.40
		Step F	56.7709	4541.67	9840.29	118083.47
		Step G	59.6095	4768.76	10332.31	123987.76



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427A	Accounts Payable Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67
0045A	Administrative Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050A	Administrative Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
0086A	Alternative Transportation Analyst I-A	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8784	2950.27	6392.26	76707.07
		Step C	38.7223	3097.78	6711.87	80542.38
		Step D	40.6584	3252.67	7047.46	84569.47
		Step E	42.6912	3415.30	7399.81	88797.70
		Step F	44.8258	3586.06	7769.81	93237.66
		Step G	47.0672	3765.38	8158.31	97899.78



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088A	Alternative Transportation Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
0090A	Alternative Transportation Manager-A	Step A	56.6059	4528.47	9811.69	117740.27
		Step B	59.4362	4754.90	10302.27	123627.30
		Step C	62.4080	4992.64	10817.39	129808.64
		Step D	65.5284	5242.27	11358.26	136299.07
		Step E	68.8049	5504.39	11926.18	143114.19
		Step F	72.2451	5779.61	12522.48	150269.81
		Step G	75.8573	6068.58	13148.60	157783.18



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245A	Assistant City Attorney-A	Step A	83.2516	6660.13	14430.28	173163.33
		Step B	87.4142	6993.14	15151.79	181821.54
		Step C	91.7848	7342.78	15909.37	190912.38
		Step D	96.3741	7709.93	16704.84	200458.13
		Step E	101.1928	8095.42	17540.09	210481.02
		Step F	106.2525	8500.20	18417.10	221005.20
		Step G	111.5650	8925.20	19337.93	232055.20
0250A	Assistant City Clerk-A	Step A	37.2105	2976.84	6449.82	77397.84
		Step B	39.0709	3125.67	6772.29	81267.47
		Step C	41.0246	3281.97	7110.93	85331.17
		Step D	43.0758	3446.06	7466.47	89597.66
		Step E	45.2296	3618.37	7839.80	94077.57
		Step F	47.4910	3799.28	8231.77	98781.28
		Step G	49.8656	3989.25	8643.37	103720.45



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325A	Assistant City Manager-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30
1021A	Assistant City Manager/Chief Financial Officer-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395A	Assistant Electric Utility Director-A	Step A	86.0813	6886.50	14920.76	179049.10
		Step B	90.3854	7230.83	15666.80	188001.63
		Step C	94.9048	7592.38	16450.17	197401.98
		Step D	99.6499	7971.99	17272.65	207271.79
		Step E	104.6325	8370.60	18136.30	217635.60
		Step F	109.8641	8789.13	19043.11	228517.33
		Step G	115.3573	9228.58	19995.27	239943.18
0411A	Assistant Environmental Utilities Director-A	Step A	66.3950	5311.60	11508.47	138101.60
		Step B	69.7148	5577.18	12083.90	145006.78
		Step C	73.2006	5856.05	12688.10	152257.25
		Step D	76.8605	6148.84	13322.49	159869.84
		Step E	80.7036	6456.29	13988.62	167863.49
		Step F	84.7388	6779.10	14688.06	176256.70
		Step G	88.9757	7118.06	15422.45	185069.46



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480A	Assistant Fire Chief-A	Step A	63.7340	5098.72	11047.23	132566.72
		Step B	66.9206	5353.65	11599.57	139194.85
		Step C	70.2668	5621.34	12179.58	146154.94
		Step D	73.7801	5902.41	12788.55	153462.61
		Step E	77.4691	6197.53	13427.98	161135.73
		Step F	81.3425	6507.40	14099.37	169192.40
		Step G	85.4098	6832.78	14804.37	177652.38
0484A	Assistant Human Resources Director-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8675	4389.40	9510.37	114124.40
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558A	Assistant Information Technology Director-A	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	57.3064	4584.51	9933.11	119197.31
		Step C	60.1717	4813.74	10429.76	125157.14
		Step D	63.1803	5054.42	10951.25	131415.02
		Step E	66.3394	5307.15	11498.83	137985.95
		Step F	69.6563	5572.50	12073.76	144885.10
		Step G	73.1390	5851.12	12677.43	152129.12
0510A	Assistant Police Chief-A	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	74.2907	5943.26	12877.05	154524.66
		Step C	78.0053	6240.42	13520.92	162251.02
		Step D	81.9055	6552.44	14196.95	170363.44
		Step E	86.0008	6880.06	14906.81	178881.66
		Step F	90.3009	7224.07	15652.16	187825.87
		Step G	94.8159	7585.27	16434.76	197217.07



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920A	Billing Services Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03
0910A	Budget Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6155	3009.24	6520.02	78240.24
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4713	3317.70	7188.36	86260.30
		Step E	43.5450	3483.60	7547.80	90573.60
		Step F	45.7220	3657.76	7925.15	95101.76
		Step G	48.0082	3840.66	8321.42	99857.06



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Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0915A	Budget Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7670	3261.36	7066.28	84795.36
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23
0930A	Budget Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017A	Building Inspection Supervisor-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23
1043A	Building Official-A	Step A	53.7813	4302.50	9322.09	111865.10
		Step B	56.4703	4517.62	9788.19	117458.22
		Step C	59.2939	4743.51	10277.61	123331.31
		Step D	62.2586	4980.69	10791.49	129497.89
		Step E	65.3714	5229.71	11331.04	135972.51
		Step F	68.6400	5491.20	11897.60	142771.20
		Step G	72.0720	5765.76	12492.48	149909.76



City of Roseville

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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180A	Chief Information Officer-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71
1220A	City Clerk-A	Step A	57.7617	4620.94	10012.03	120144.34
		Step B	60.6499	4851.99	10512.65	126151.79
		Step C	63.6824	5094.59	11038.28	132459.39
		Step D	66.8666	5349.33	11590.21	139082.53
		Step E	70.2099	5616.79	12169.72	146036.59
		Step F	73.7206	5897.65	12778.24	153338.85
		Step G	77.4063	6192.50	13417.09	161005.10



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Appendix:G-Amended
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368A	Code Enforcement Supervisor-A	Step A	40.8693	3269.54	7084.01	85008.14
		Step B	42.9126	3433.01	7438.18	89258.21
		Step C	45.0584	3604.67	7810.12	93721.47
		Step D	47.3113	3784.90	8200.63	98407.50
		Step E	49.6768	3974.14	8610.65	103327.74
		Step F	52.1606	4172.85	9041.17	108494.05
		Step G	54.7687	4381.50	9493.24	113918.90
1370A	Controller-A	Step A	54.8588	4388.70	9508.86	114106.30
		Step B	57.6019	4608.15	9984.33	119811.95
		Step C	60.4819	4838.55	10483.53	125802.35
		Step D	63.5060	5080.48	11007.71	132092.48
		Step E	66.6813	5334.50	11558.09	138697.10
		Step F	70.0154	5601.23	12136.00	145632.03
		Step G	73.5162	5881.30	12742.81	152913.70



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561A	Data Management System Administrator-A	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	47.4705	3797.64	8228.22	98738.64
		Step C	49.8441	3987.53	8639.64	103675.73
		Step D	52.3363	4186.90	9071.63	108859.50
		Step E	54.9531	4396.25	9525.20	114302.45
		Step F	57.7007	4616.06	10001.45	120017.46
		Step G	60.5858	4846.86	10501.54	126018.46
1645A	Department Public Information Officer-A	Step A	41.6842	3334.74	7225.26	86703.14
		Step B	43.7685	3501.48	7586.54	91038.48
		Step C	45.9569	3676.55	7965.86	95590.35
		Step D	48.2547	3860.38	8364.15	100369.78
		Step E	50.6675	4053.40	8782.37	105388.40
		Step F	53.2009	4256.07	9221.49	110657.87
		Step G	55.8609	4468.87	9682.56	116190.67



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655A	Deputy City Attorney I-A	Step A	59.8287	4786.30	10370.31	124443.70
		Step B	62.8201	5025.61	10888.82	130665.81
		Step C	65.9611	5276.89	11433.26	137199.09
		Step D	69.2592	5540.74	12004.93	144059.14
		Step E	72.7222	5817.78	12605.18	151262.18
		Step F	76.3583	6108.66	13235.44	158825.26
		Step G	80.1762	6414.10	13897.21	166766.50
1658A	Deputy City Attorney II-A	Step A	65.8116	5264.93	11407.34	136888.13
		Step B	69.1022	5528.18	11977.71	143732.58
		Step C	72.5573	5804.58	12576.60	150919.18
		Step D	76.1851	6094.81	13205.42	158465.01
		Step E	79.9944	6399.55	13865.70	166388.35
		Step F	83.9941	6719.53	14558.98	174707.73
		Step G	88.1938	7055.50	15286.93	183443.10



City of Roseville

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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659A	Deputy City Manager-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71
1674A	Development Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



City of Roseville

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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1675A	Development Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
1280A	Development Services Administrator-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



City of Roseville

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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676A	Development Services Director-A	Step A	75.4127	6033.02	13071.53	156858.42
		Step B	79.1834	6334.67	13725.12	164701.47
		Step C	83.1426	6651.41	14411.38	172936.61
		Step D	87.2996	6983.97	15131.93	181583.17
		Step E	91.6647	7333.18	15888.55	190662.58
		Step F	96.2480	7699.84	16682.99	200195.84
		Step G	101.0603	8084.82	17517.12	210205.42
1695A	Development Services Manager-A	Step A	49.9310	3994.48	8654.71	103856.48
		Step B	52.4275	4194.20	9087.43	109049.20
		Step C	55.0489	4403.91	9541.81	114501.71
		Step D	57.8014	4624.11	10018.91	120226.91
		Step E	60.6915	4855.32	10519.86	126238.32
		Step F	63.7261	5098.09	11045.86	132550.29
		Step G	66.9124	5352.99	11598.15	139177.79



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415A	EMS Quality Assurance Coordinator-A	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	49.3682	3949.46	8557.15	102685.86
		Step C	51.8368	4146.94	8985.05	107820.54
		Step D	54.4287	4354.30	9434.31	113211.70
		Step E	57.1500	4572.00	9906.00	118872.00
		Step F	60.0076	4800.61	10401.32	124815.81
		Step G	63.0079	5040.63	10921.37	131056.43
6520A	ERP Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94



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Appendix:G-Amended
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710A	Economic Development Director-A	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	70.6368	5650.94	12243.71	146924.54
		Step C	74.1686	5933.49	12855.89	154270.69
		Step D	77.8770	6230.16	13498.68	161984.16
		Step E	81.7709	6541.67	14173.62	170083.47
		Step F	85.8595	6868.76	14882.31	178587.76
		Step G	90.1524	7212.19	15626.42	187516.99
1001A	Economic Development Project Manager-A	Step A	46.4729	3717.83	8055.30	96663.63
		Step B	48.7965	3903.72	8458.06	101496.72
		Step C	51.2364	4098.91	8880.98	106571.71
		Step D	53.7982	4303.86	9325.02	111900.26
		Step E	56.4881	4519.05	9791.27	117495.25
		Step F	59.3125	4745.00	10280.83	123370.00
		Step G	62.2781	4982.25	10794.87	129538.45



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310A	Electric Business Analyst I-A	Step A	45.0867	3606.94	7815.03	93780.34
		Step B	47.3410	3787.28	8205.77	98469.28
		Step C	49.7081	3976.65	8616.07	103392.85
		Step D	52.1935	4175.48	9046.87	108562.48
		Step E	54.8032	4384.26	9499.22	113990.66
		Step F	57.5434	4603.47	9974.19	119690.27
		Step G	60.4205	4833.64	10472.89	125674.64
1312A	Electric Business Analyst II-A	Step A	49.6000	3968.00	8597.33	103168.00
		Step B	52.0800	4166.40	9027.20	108326.40
		Step C	54.6839	4374.71	9478.54	113742.51
		Step D	57.4182	4593.46	9952.49	119429.86
		Step E	60.2891	4823.13	10450.11	125401.33
		Step F	63.3035	5064.28	10972.61	131671.28
		Step G	66.4687	5317.50	11521.24	138254.90



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335A	Electric Compliance Analyst-A	Step A	49.5170	3961.36	8582.95	102995.36
		Step B	51.9928	4159.42	9012.09	108145.02
		Step C	54.5925	4367.40	9462.70	113552.40
		Step D	57.3221	4585.77	9935.83	119229.97
		Step E	60.1882	4815.06	10432.62	125191.46
		Step F	63.1976	5055.81	10954.25	131451.01
		Step G	66.3575	5308.60	11501.97	138023.60
6285A	Electric Customer Programs Supervisor-A	Step A	61.0904	4887.23	10589.00	127068.03
		Step B	64.1450	5131.60	11118.47	133421.60
		Step C	67.3522	5388.18	11674.38	140092.58
		Step D	70.7198	5657.58	12258.10	147097.18
		Step E	74.2557	5940.46	12870.99	154451.86
		Step F	77.9685	6237.48	13514.54	162174.48
		Step G	81.8670	6549.36	14190.28	170283.36



City of Roseville

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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284A	Electric Engineering Technician Supervisor-A	Step A	52.9924	4239.39	9185.35	110224.19
		Step B	55.6420	4451.36	9644.61	115735.36
		Step C	58.4241	4673.93	10126.84	121522.13
		Step D	61.3453	4907.62	10633.19	127598.22
		Step E	64.4125	5153.00	11164.83	133978.00
		Step F	67.6331	5410.65	11723.07	140676.85
		Step G	71.0149	5681.19	12309.25	147710.99
2338A	Electric Operations Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339A	Electric Operations Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11
2314A	Electric Resources Analyst I-A	Step A	51.3634	4109.07	8902.99	106835.87
		Step B	53.9315	4314.52	9348.13	112177.52
		Step C	56.6281	4530.25	9815.54	117786.45
		Step D	59.4595	4756.76	10306.31	123675.76
		Step E	62.4325	4994.60	10821.63	129859.60
		Step F	65.5541	5244.33	11362.71	136352.53
		Step G	68.8319	5506.55	11930.86	143170.35



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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316A	Electric Resources Analyst II-A	Step A	56.4997	4519.98	9793.28	117519.38
		Step B	59.3247	4745.98	10282.95	123395.38
		Step C	62.2909	4983.27	10797.09	129565.07
		Step D	65.4055	5232.44	11336.95	136043.44
		Step E	68.6758	5494.06	11903.81	142845.66
		Step F	72.1096	5768.77	12499.00	149987.97
		Step G	75.7151	6057.21	13123.95	157487.41
2216A	Electric Risk and Compliance Supervisor-A	Step A	62.1716	4973.73	10776.41	129316.93
		Step B	65.2803	5222.42	11315.25	135783.02
		Step C	68.5443	5483.54	11881.01	142572.14
		Step D	71.9714	5757.71	12475.04	149700.51
		Step E	75.5701	6045.61	13098.82	157185.81
		Step F	79.3486	6347.89	13753.76	165045.09
		Step G	83.3160	6665.28	14441.44	173297.28



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352A	Electric Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67
2319A	Electric Substation Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2358A	Electric Technology System Supervisor-A	Step A	57.3639	4589.11	9943.08	119316.91
		Step B	60.2321	4818.57	10440.23	125282.77
		Step C	63.2438	5059.50	10962.26	131547.10
		Step D	66.4059	5312.47	11510.36	138124.27
		Step E	69.7262	5578.10	12085.87	145030.50
		Step F	73.2125	5857.00	12690.17	152282.00
		Step G	76.8732	6149.86	13324.69	159896.26
9560A	Electric Technology Systems Administrator-A	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	65.8819	5270.55	11419.53	137034.35
		Step C	69.1759	5534.07	11990.49	143885.87
		Step D	72.6347	5810.78	12590.01	151080.18
		Step E	76.2665	6101.32	13219.53	158634.32
		Step F	80.0799	6406.39	13880.52	166566.19
		Step G	84.0838	6726.70	14574.53	174894.30



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320A	Electric Utility Director-A	Step A	107.5016	8600.13	18633.61	223603.33
		Step B	112.8767	9030.14	19565.29	234783.54
		Step C	118.5206	9481.65	20543.57	246522.85
		Step D	124.4466	9955.73	21570.74	258848.93
		Step E	130.6690	10453.52	22649.29	271791.52
		Step F	137.2024	10976.19	23781.75	285380.99
		Step G	144.0625	11525.00	24970.83	299650.00
2215A	Electric Utility Financial Administrator-A	Step A	61.1078	4888.62	10592.02	127104.22
		Step B	64.1631	5133.05	11121.60	133459.25
		Step C	67.3713	5389.70	11677.69	140132.30
		Step D	70.7399	5659.19	12261.58	147138.99
		Step E	74.2769	5942.15	12874.66	154495.95
		Step F	77.9907	6239.26	13518.39	162220.66
		Step G	81.8903	6551.22	14194.32	170331.82



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378A	Electronic Maintenance Coordinator-A	Step A	40.8613	3268.90	7082.63	84991.50
		Step B	42.9044	3432.35	7436.76	89241.15
		Step C	45.0496	3603.97	7808.60	93703.17
		Step D	47.3020	3784.16	8199.01	98388.16
		Step E	49.6670	3973.36	8608.95	103307.36
		Step F	52.1504	4172.03	9039.40	108472.83
		Step G	54.7579	4380.63	9491.37	113896.43
2500A	Energy Services Account Representative I-A	Step A	43.9039	3512.31	7610.01	91320.11
		Step B	46.0990	3687.92	7990.49	95885.92
		Step C	48.4040	3872.32	8390.03	100680.32
		Step D	50.8241	4065.93	8809.51	105714.13
		Step E	53.3654	4269.23	9250.00	111000.03
		Step F	56.0337	4482.70	9712.51	116550.10
		Step G	58.8353	4706.82	10198.12	122377.42



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501A	Energy Services Account Representative II-A	Step A	48.2943	3863.54	8371.01	100452.14
		Step B	50.7091	4056.73	8789.58	105474.93
		Step C	53.2445	4259.56	9229.05	110748.56
		Step D	55.9067	4472.54	9690.49	116285.94
		Step E	58.7021	4696.17	10175.03	122100.37
		Step F	61.6372	4930.98	10683.78	128205.38
		Step G	64.7190	5177.52	11217.96	134615.52
1277A	Engineering Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540A	Environmental Coordinator-A	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	45.9639	3677.11	7967.08	95604.91
		Step C	48.2622	3860.98	8365.45	100385.38
		Step D	50.6751	4054.01	8783.68	105404.21
		Step E	53.2090	4256.72	9222.89	110674.72
		Step F	55.8692	4469.54	9683.99	116207.94
		Step G	58.6628	4693.02	10168.22	122018.62
2548A	Environmental Utilities Business Administrator-A	Step A	44.6497	3571.98	7739.28	92871.38
		Step B	46.8822	3750.58	8126.25	97514.98
		Step C	49.2264	3938.11	8532.58	102390.91
		Step D	51.6876	4135.01	8959.18	107510.21
		Step E	54.2720	4341.76	9407.15	112885.76
		Step F	56.9857	4558.86	9877.52	118530.26
		Step G	59.8349	4786.79	10371.38	124456.59



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684A	Environmental Utilities Director-A	Step A	83.0909	6647.27	14402.42	172829.07
		Step B	87.2453	6979.62	15122.52	181470.22
		Step C	91.6077	7328.62	15878.67	190544.02
		Step D	96.1880	7695.04	16672.59	200071.04
		Step E	100.9975	8079.80	17506.23	210074.80
		Step F	106.0474	8483.79	18381.55	220578.59
		Step G	111.3497	8907.98	19300.61	231607.38
2546A	Environmental Utilities Rate Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6156	3009.25	6520.04	78240.45
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4712	3317.70	7188.34	86260.10
		Step E	43.5449	3483.59	7547.78	90573.39
		Step F	45.7221	3657.77	7925.16	95101.97
		Step G	48.0082	3840.66	8321.42	99857.06



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547A	Environmental Utilities Rate Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7671	3261.37	7066.30	84795.57
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23
2541A	Environmental Utility Compliance Administrator-A	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	45.9616	3676.93	7966.68	95600.13
		Step C	48.2596	3860.77	8365.00	100379.97
		Step D	50.6726	4053.81	8783.25	105399.01
		Step E	53.2061	4256.49	9222.39	110668.69
		Step F	55.8665	4469.32	9683.53	116202.32
		Step G	58.6597	4692.78	10167.68	122012.18



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565A	Equipment Maintenance Supervisor-A	Step A	34.4643	2757.14	5973.81	71685.74
		Step B	36.1875	2895.00	6272.50	75270.00
		Step C	37.9969	3039.75	6586.13	79033.55
		Step D	39.8968	3191.74	6915.45	82985.34
		Step E	41.8916	3351.33	7261.21	87134.53
		Step F	43.9862	3518.90	7624.27	91491.30
		Step G	46.1855	3694.84	8005.49	96065.84
3395A	Facilities Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321A	Facilities Supervisor-A	Step A	32.7691	2621.53	5679.98	68159.73
		Step B	34.4076	2752.61	5963.98	71567.81
		Step C	36.1279	2890.23	6262.17	75146.03
		Step D	37.9344	3034.75	6575.30	78903.55
		Step E	39.8311	3186.49	6904.06	82848.69
		Step F	41.8226	3345.81	7249.25	86991.01
		Step G	43.9137	3513.10	7611.71	91340.50
2900A	Finance Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3310A	Finance Supervisor-A	Step A	38.6796	3094.37	6704.46	80453.57
		Step B	40.6135	3249.08	7039.67	84476.08
		Step C	42.6442	3411.54	7391.66	88699.94
		Step D	44.7764	3582.11	7761.24	93134.91
		Step E	47.0152	3761.22	8149.30	97791.62
		Step F	49.3660	3949.28	8556.77	102681.28
		Step G	51.8343	4146.74	8984.61	107815.34
0905ZA	Fire Battalion Chief 8Hr-ZA	Step A	54.3527	4348.22	9421.13	113053.62
		Step B	57.0703	4565.62	9892.19	118706.22
		Step C	59.9238	4793.90	10386.79	124641.50
		Step D	62.9200	5033.60	10906.13	130873.60
		Step E	66.0661	5285.29	11451.46	137417.49
		Step F	69.3693	5549.54	12024.01	144288.14
		Step G	72.8377	5827.02	12625.20	151502.42



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905A	Fire Battalion Chief-A	Step A	38.8233	4348.21	9421.12	113053.45
		Step B	40.7645	4565.62	9892.19	118706.22
		Step C	42.8027	4793.90	10386.79	124641.46
		Step D	44.9429	5033.60	10906.14	130873.72
		Step E	47.1900	5285.28	11451.44	137417.28
		Step F	49.5495	5549.54	12024.01	144288.14
		Step G	52.0270	5827.02	12625.22	151502.62
3330A	Fire Chief-A	Step A	75.7064	6056.51	13122.44	157469.31
		Step B	79.4918	6359.34	13778.58	165342.94
		Step C	83.4662	6677.30	14467.47	173609.70
		Step D	87.6397	7011.18	15190.88	182290.58
		Step E	92.0217	7361.74	15950.43	191405.14
		Step F	96.6225	7729.80	16747.90	200974.80
		Step G	101.4537	8116.30	17585.31	211023.70



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332A	Fire Division Chief-A	Step A	57.9400	4635.20	10042.93	120515.20
		Step B	60.8370	4866.96	10545.08	126540.96
		Step C	63.8789	5110.31	11072.34	132868.11
		Step D	67.0728	5365.82	11625.95	139511.42
		Step E	70.4265	5634.12	12207.26	146487.12
		Step F	73.9478	5915.82	12817.62	153811.42
		Step G	77.6451	6211.61	13458.48	161501.81
3332ZA	Fire Divison Chief 24Hr-ZA	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	43.4550	4866.96	10545.08	126540.96
		Step C	45.6277	5110.30	11072.32	132867.86
		Step D	47.9091	5365.82	11625.94	139511.30
		Step E	50.3046	5634.12	12207.25	146487.00
		Step F	52.8198	5915.82	12817.60	153811.26
		Step G	55.4607	6211.60	13458.46	161501.56



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3392A	Fleet Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01
3451A	Government Relations Administrator-A	Step A	49.8802	3990.42	8645.90	103750.82
		Step B	52.3742	4189.94	9078.19	108938.34
		Step C	54.9929	4399.43	9532.10	114385.23
		Step D	57.7426	4619.41	10008.72	120104.61
		Step E	60.6297	4850.38	10509.15	126109.78
		Step F	63.6612	5092.90	11034.61	132415.30
		Step G	66.8442	5347.54	11586.33	139035.94



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647A	Government Relations Representative I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
1648A	Government Relations Representative II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589A	Housing Manager-A	Step A	45.1981	3615.85	7834.34	94012.05
		Step B	47.4598	3796.78	8226.37	98716.38
		Step C	49.8330	3986.64	8637.72	103652.64
		Step D	52.3246	4185.97	9069.60	108835.17
		Step E	54.9407	4395.26	9523.05	114276.66
		Step F	57.6879	4615.03	9999.24	119990.83
		Step G	60.5722	4845.78	10499.18	125990.18
3590A	Housing Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594A	Human Resources Analyst I-A	Step A	34.1664	2733.31	5922.18	71066.11
		Step B	35.8747	2869.98	6218.28	74619.38
		Step C	37.6684	3013.47	6529.19	78350.27
		Step D	39.5519	3164.15	6855.66	82267.95
		Step E	41.5295	3322.36	7198.45	86381.36
		Step F	43.6059	3488.47	7558.36	90700.27
		Step G	45.7862	3662.90	7936.27	95235.30
3596A	Human Resources Analyst II-A	Step A	37.5830	3006.64	6514.39	78172.64
		Step B	39.4621	3156.97	6840.10	82081.17
		Step C	41.4352	3314.82	7182.10	86185.22
		Step D	43.5070	3480.56	7541.21	90494.56
		Step E	45.6824	3654.59	7918.28	95019.39
		Step F	47.9665	3837.32	8314.19	99770.32
		Step G	50.3648	4029.18	8729.90	104758.78



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598A	Human Resources Director-A	Step A	70.0507	5604.06	12142.12	145705.46
		Step B	73.5532	5884.26	12749.22	152990.66
		Step C	77.2309	6178.47	13386.69	160640.27
		Step D	81.0924	6487.39	14056.02	168672.19
		Step E	85.1471	6811.77	14758.83	177105.97
		Step F	89.4045	7152.36	15496.78	185961.36
		Step G	93.8747	7509.98	16271.61	195259.38
3599A	Human Resources Manager-A	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	45.5193	3641.54	7890.01	94680.14
		Step C	47.7954	3823.63	8284.54	99414.43
		Step D	50.1851	4014.81	8698.75	104385.01
		Step E	52.6944	4215.55	9133.70	109604.35
		Step F	55.3292	4426.34	9590.39	115084.74
		Step G	58.0957	4647.66	10069.92	120839.06



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Appendix:G-Amended
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1002A	Hydrogeologist-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47
3625A	Information Security Administrator-A	Step A	45.0488	3603.90	7808.46	93701.50
		Step B	47.3011	3784.09	8198.86	98386.29
		Step C	49.6662	3973.30	8608.81	103305.70
		Step D	52.1496	4171.97	9039.26	108471.17
		Step E	54.7570	4380.56	9491.21	113894.56
		Step F	57.4949	4599.59	9965.78	119589.39
		Step G	60.3697	4829.58	10464.08	125568.98



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542A	Information Technology Client Services Supervisor-A	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	41.5272	3322.18	7198.05	86376.58
		Step C	43.6036	3488.29	7557.96	90695.49
		Step D	45.7838	3662.70	7935.86	95230.30
		Step E	48.0730	3845.84	8332.65	99991.84
		Step F	50.4766	4038.13	8749.28	104991.33
		Step G	53.0005	4240.04	9186.75	110241.04
3602A	Information Technology Program Manager-A	Step A	46.1749	3693.99	8003.65	96043.79
		Step B	48.4837	3878.70	8403.84	100846.10
		Step C	50.9078	4072.62	8824.02	105888.22
		Step D	53.4533	4276.26	9265.24	111182.86
		Step E	56.1260	4490.08	9728.51	116742.08
		Step F	58.9323	4714.58	10214.93	122579.18
		Step G	61.8789	4950.31	10725.68	128708.11



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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740A	Interpretive Services Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
3810A	Key Accounts Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35



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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4449A	Management Analyst-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50
5020A	Park Development Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



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Appendix:G-Amended
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022A	Park Development Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
5024A	Parks Planning and Development Superintendent-A	Step A	46.1624	3692.99	8001.48	96017.79
		Step B	48.4706	3877.65	8401.57	100818.85
		Step C	50.8941	4071.53	8821.64	105859.73
		Step D	53.4387	4275.10	9262.71	111152.50
		Step E	56.1111	4488.89	9725.92	116711.09
		Step F	58.9163	4713.30	10212.16	122545.90
		Step G	61.8619	4948.95	10722.73	128672.75



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082A	Parks Recreation and Libraries Director-A	Step A	75.4661	6037.29	13080.79	156969.49
		Step B	79.2394	6339.15	13734.83	164817.95
		Step C	83.2013	6656.10	14421.56	173058.70
		Step D	87.3613	6988.90	15142.63	181711.50
		Step E	91.7295	7338.36	15899.78	190797.36
		Step F	96.3159	7705.27	16694.76	200337.07
		Step G	101.1317	8090.54	17529.49	210353.94
9547A	Parks Recreation and Libraries Manager-A	Step A	52.0310	4162.48	9018.71	108224.48
		Step B	54.6325	4370.60	9469.63	113635.60
		Step C	57.3639	4589.11	9943.08	119316.91
		Step D	60.2325	4818.60	10440.30	125283.60
		Step E	63.2438	5059.50	10962.26	131547.10
		Step F	66.4062	5312.50	11510.41	138124.90
		Step G	69.7265	5578.12	12085.93	145031.12



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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546A	Parks Recreation and Libraries Superintendent-A	Step A	41.9658	3357.26	7274.07	87288.86
		Step B	44.0642	3525.14	7637.79	91653.54
		Step C	46.2674	3701.39	8019.68	96236.19
		Step D	48.5806	3886.45	8420.64	101047.65
		Step E	51.0100	4080.80	8841.73	106100.80
		Step F	53.5603	4284.82	9283.79	111405.42
		Step G	56.2381	4499.05	9747.94	116975.25
5069A	Parks Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9428A	Payroll Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67
1501A	Permits Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



City of Roseville

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Appendix:G-Amended
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309A	Planning Manager-A	Step A	57.7618	4620.94	10012.05	120144.54
		Step B	60.6499	4851.99	10512.65	126151.79
		Step C	63.6824	5094.59	11038.28	132459.39
		Step D	66.8666	5349.33	11590.21	139082.53
		Step E	70.2100	5616.80	12169.73	146036.80
		Step F	73.7206	5897.65	12778.24	153338.85
		Step G	77.4064	6192.51	13417.11	161005.31
5400A	Police Captain-A	Step A	63.5109	5080.87	11008.56	132102.67
		Step B	66.6863	5334.90	11558.96	138707.50
		Step C	70.0207	5601.66	12136.92	145643.06
		Step D	73.5218	5881.74	12743.78	152925.34
		Step E	77.1978	6175.82	13380.95	160571.42
		Step F	81.0577	6484.62	14050.00	168600.02
		Step G	85.1106	6808.85	14752.50	177030.05



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410A	Police Chief-A	Step A	84.8574	6788.59	14708.62	176503.39
		Step B	89.1003	7128.02	15444.05	185328.62
		Step C	93.5553	7484.42	16216.25	194595.02
		Step D	98.2331	7858.65	17027.07	204324.85
		Step E	103.1447	8251.58	17878.41	214540.98
		Step F	108.3020	8664.16	18772.35	225268.16
		Step G	113.7171	9097.37	19710.96	236531.57
5420A	Police Lieutenant-A	Step A	55.8477	4467.82	9680.27	116163.22
		Step B	58.6402	4691.22	10164.30	121971.62
		Step C	61.5721	4925.77	10672.50	128069.97
		Step D	64.6507	5172.06	11206.12	134473.46
		Step E	67.8833	5430.66	11766.44	141197.26
		Step F	71.2774	5702.19	12354.75	148256.99
		Step G	74.8413	5987.30	12972.49	155669.90



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Appendix:G-Amended
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489A	Police Services Administrator-A	Step A	47.5669	3805.35	8244.93	98939.15
		Step B	49.9453	3995.62	8657.19	103886.22
		Step C	52.4425	4195.40	9090.03	109080.40
		Step D	55.0647	4405.18	9544.55	114534.58
		Step E	57.8179	4625.43	10021.77	120261.23
		Step F	60.7088	4856.70	10522.86	126274.30
		Step G	63.7443	5099.54	11049.01	132588.14
5485A	Police Social Services Administrator-A	Step A	45.6780	3654.24	7917.52	95010.24
		Step B	47.9619	3836.95	8313.40	99760.75
		Step C	50.3599	4028.79	8729.05	104748.59
		Step D	52.8781	4230.25	9165.54	109986.45
		Step E	55.5219	4441.75	9623.80	115485.55
		Step F	58.2981	4663.85	10105.00	121260.05
		Step G	61.2127	4897.02	10610.20	127322.42



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505A	Power Engineering Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84
5600A	Power Generation Superintendent-A	Step A	71.1478	5691.82	12332.29	147987.42
		Step B	74.7052	5976.42	12948.90	155386.82
		Step C	78.4404	6275.23	13596.34	163156.03
		Step D	82.3625	6589.00	14276.17	171314.00
		Step E	86.4806	6918.45	14989.97	179879.65
		Step F	90.8047	7264.38	15739.48	188873.78
		Step G	95.3449	7627.59	16526.45	198317.39



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MGMT Management
Grade Code Grade Name

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	67.7548	5420.38	11744.17	140929.98
Step B	71.1425	5691.40	12331.37	147976.40
Step C	74.6996	5975.97	12947.93	155375.17
Step D	78.4346	6274.77	13595.33	163143.97
Step E	82.3564	6588.51	14275.11	171301.31
Step F	86.4742	6917.94	14988.86	179866.34
Step G	90.7979	7263.83	15738.30	188859.63
Step A	73.6042	5888.34	12758.06	153096.74
Step B	77.2844	6182.75	13395.96	160751.55
Step C	81.1487	6491.90	14065.77	168789.30
Step D	85.2060	6816.48	14769.04	177228.48
Step E	89.4664	7157.31	15507.51	186090.11
Step F	93.9397	7515.18	16282.88	195394.58
Step G	98.6367	7890.94	17097.03	205164.34

5530A Power Plant Operations and
Maintenance Supervisor-A

5535A Power Supply and Portfolio
Administrator-A



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519A	Preventative Maintenance Supervisor-A	Step A	51.5119	4120.95	8928.73	107144.75
		Step B	54.0875	4327.00	9375.17	112502.00
		Step C	56.7919	4543.35	9843.93	118127.15
		Step D	59.6315	4770.52	10336.13	124033.52
		Step E	62.6131	5009.05	10852.94	130235.25
		Step F	65.7437	5259.50	11395.57	136746.90
		Step G	69.0309	5522.47	11965.36	143584.27
5514A	Principal Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47



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Appendix:G-Amended
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5513A	Principal Planner-A	Step A	48.2529	3860.23	8363.84	100366.03
		Step B	50.6656	4053.25	8782.04	105384.45
		Step C	53.1988	4255.90	9221.13	110653.50
		Step D	55.8587	4468.70	9682.17	116186.10
		Step E	58.6517	4692.14	10166.29	121995.54
		Step F	61.5842	4926.74	10674.59	128095.14
		Step G	64.6636	5173.09	11208.36	134500.29
1004A	Process Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5565A	Public Information Officer-A	Step A	45.9360	3674.88	7962.24	95546.88
		Step B	48.2328	3858.62	8360.35	100324.22
		Step C	50.6445	4051.56	8778.38	105340.56
		Step D	53.1766	4254.13	9217.28	110607.33
		Step E	55.8354	4466.83	9678.14	116137.63
		Step F	58.6273	4690.18	10162.07	121944.78
		Step G	61.5586	4924.69	10670.16	128041.89
5635A	Public Works Director-A	Step A	74.6020	5968.16	12931.01	155172.16
		Step B	78.3321	6266.57	13577.56	162930.77
		Step C	82.2488	6579.90	14256.46	171077.50
		Step D	86.3612	6908.90	14969.27	179631.30
		Step E	90.6793	7254.34	15717.75	188612.94
		Step F	95.2132	7617.06	16503.62	198043.46
		Step G	99.9738	7997.90	17328.79	207945.50



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652A	Purchasing and Warehouse Manager-A	Step A	47.6408	3811.26	8257.74	99092.86
		Step B	50.0228	4001.82	8670.62	104047.42
		Step C	52.5239	4201.91	9104.14	109249.71
		Step D	55.1501	4412.01	9559.35	114712.21
		Step E	57.9076	4632.61	10037.32	120447.81
		Step F	60.8031	4864.25	10539.20	126470.45
		Step G	63.8432	5107.46	11066.15	132793.86
9544A	Recreation and Library Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231A	Refuse Superintendent-A	Step A	41.6900	3335.20	7226.27	86715.20
		Step B	43.7745	3501.96	7587.58	91050.96
		Step C	45.9631	3677.05	7966.94	95603.25
		Step D	48.2616	3860.93	8365.34	100384.13
		Step E	50.6744	4053.95	8783.56	105402.75
		Step F	53.2080	4256.64	9222.72	110672.64
		Step G	55.8685	4469.48	9683.87	116206.48
6235A	Refuse Supervisor-A	Step A	35.1230	2809.84	6087.99	73055.84
		Step B	36.8792	2950.34	6392.39	76708.74
		Step C	38.7233	3097.86	6712.04	80544.46
		Step D	40.6587	3252.70	7047.51	84570.10
		Step E	42.6916	3415.33	7399.88	88798.53
		Step F	44.8260	3586.08	7769.84	93238.08
		Step G	47.0675	3765.40	8158.37	97900.40



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244A	Refuse and Stormwater Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66
6450A	Risk Manager-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8678	4389.42	9510.42	114125.02
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6500A	Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67
7130A	Senior Business Systems Analyst-A	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.9793	3038.34	6583.08	78996.94
		Step C	39.8783	3190.26	6912.24	82946.86
		Step D	41.8722	3349.78	7257.85	87094.18
		Step E	43.9658	3517.26	7620.74	91448.86
		Step F	46.1641	3693.13	8001.78	96021.33
		Step G	48.4722	3877.78	8401.85	100822.18



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145A	Senior Database Analyst-A	Step A	39.7243	3177.94	6885.55	82626.54
		Step B	41.7106	3336.85	7229.84	86758.05
		Step C	43.7961	3503.69	7591.32	91095.89
		Step D	45.9858	3678.86	7970.87	95650.46
		Step E	48.2852	3862.82	8369.43	100433.22
		Step F	50.6994	4055.95	8787.90	105454.75
		Step G	53.2344	4258.75	9227.30	110727.55
7123A	Senior Deputy City Attorney-A	Step A	72.3926	5791.41	12548.05	150576.61
		Step B	76.0123	6080.98	13175.47	158105.58
		Step C	79.8130	6385.04	13834.25	166011.04
		Step D	83.8036	6704.29	14525.96	174311.49
		Step E	87.9938	7039.50	15252.26	183027.10
		Step F	92.3934	7391.47	16014.86	192178.27
		Step G	97.0131	7761.05	16815.60	201787.25



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281A	Senior Development Services Analyst-A	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	38.1415	3051.32	6611.19	79334.32
		Step C	40.0486	3203.89	6941.76	83301.09
		Step D	42.0511	3364.09	7288.86	87466.29
		Step E	44.1536	3532.29	7653.29	91839.49
		Step F	46.3613	3708.90	8035.96	96431.50
		Step G	48.6793	3894.34	8437.75	101252.94
7128A	Senior Electric Business Analyst-A	Step A	54.5605	4364.84	9457.15	113485.84
		Step B	57.2885	4583.08	9930.01	119160.08
		Step C	60.1530	4812.24	10426.52	125118.24
		Step D	63.1606	5052.85	10947.84	131374.05
		Step E	66.3186	5305.49	11495.22	137942.69
		Step F	69.6345	5570.76	12069.98	144839.76
		Step G	73.1164	5849.31	12673.51	152082.11



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163A	Senior Energy Services Account Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35
7142A	Senior Engineer-A	Step A	46.6732	3733.86	8090.02	97080.26
		Step B	49.0070	3920.56	8494.55	101934.56
		Step C	51.4573	4116.58	8919.27	107031.18
		Step D	54.0303	4322.42	9365.25	112383.02
		Step E	56.7315	4538.52	9833.46	118001.52
		Step F	59.5683	4765.46	10325.17	123902.06
		Step G	62.5467	5003.74	10841.43	130097.14



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161A	Senior GIS Analyst-A	Step A	36.1680	2893.44	6269.12	75229.44
		Step B	37.9764	3038.11	6582.58	78990.91
		Step C	39.8752	3190.02	6911.70	82940.42
		Step D	41.8691	3349.53	7257.31	87087.73
		Step E	43.9625	3517.00	7620.17	91442.00
		Step F	46.1607	3692.86	8001.19	96014.26
		Step G	48.4686	3877.49	8401.22	100814.69
7150A	Senior Human Resources Analyst-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194A	Senior Information Technology Analyst-A	Step A	37.9828	3038.62	6583.69	79004.22
		Step B	39.8820	3190.56	6912.88	82954.56
		Step C	41.8760	3350.08	7258.51	87102.08
		Step D	43.9699	3517.59	7621.45	91457.39
		Step E	46.1684	3693.47	8002.52	96030.27
		Step F	48.4768	3878.14	8402.65	100831.74
		Step G	50.9006	4072.05	8822.77	105873.25
7180A	Senior Planner-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151A	Senior Power Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23
5555A	Senior Power Plant Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520A	Street Maintenance Superintendent-A	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	46.6637	3733.10	8088.37	97060.50
		Step C	48.9969	3919.75	8492.80	101913.55
		Step D	51.4469	4115.75	8917.46	107009.55
		Step E	54.0194	4321.55	9363.36	112360.35
		Step F	56.7204	4537.63	9831.54	117978.43
		Step G	59.5561	4764.49	10323.06	123876.69
7522A	Street Maintenance Supervisor-A	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	35.6477	2851.82	6178.93	74147.22
		Step C	37.4301	2994.41	6487.88	77854.61
		Step D	39.3016	3144.13	6812.28	81747.33
		Step E	41.2667	3301.34	7152.89	85834.74
		Step F	43.3301	3466.41	7510.55	90126.61
		Step G	45.4965	3639.72	7886.06	94632.72



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762A	Urban Forester-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
1646A	Utility Government Relations Administrator-A	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	48.3263	3866.10	8376.56	100518.70
		Step C	50.7425	4059.40	8795.37	105544.40
		Step D	53.2797	4262.38	9235.15	110821.78
		Step E	55.9437	4475.50	9696.91	116362.90
		Step F	58.7409	4699.27	10181.76	122181.07
		Step G	61.6779	4934.23	10690.84	128290.03



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980A	Wastewater Collection Superintendent-A	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34
8978A	Wastewater Collection Supervisor-A	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0649	3525.19	7637.92	91654.99
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040A	Wastewater Treatment Plant Chief Operator-A	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	50.2436	4019.49	8708.89	104506.69
		Step C	52.7555	4220.44	9144.29	109731.44
		Step D	55.3935	4431.48	9601.54	115218.48
		Step E	58.1629	4653.03	10081.57	120978.83
		Step F	61.0712	4885.70	10585.67	127028.10
		Step G	64.1246	5129.97	11114.93	133379.17
9045A	Wastewater Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047A	Water Conservation Administrator-A	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	41.9906	3359.25	7278.37	87340.45
		Step C	44.0901	3527.21	7642.28	91707.41
		Step D	46.2946	3703.57	8024.40	96292.77
		Step E	48.6093	3888.74	8425.61	101107.34
		Step F	51.0401	4083.21	8846.95	106163.41
		Step G	53.5919	4287.35	9289.26	111471.15
9085A	Water Distribution Superintendent-A	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084A	Water Distribution Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
9101A	Water Quality Lab Supervisor-A	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.9665	3197.32	6927.53	83130.32
		Step C	41.9649	3357.19	7273.92	87286.99
		Step D	44.0630	3525.04	7637.59	91651.04
		Step E	46.2663	3701.30	8019.49	96233.90
		Step F	48.5796	3886.37	8420.46	101045.57
		Step G	51.0084	4080.67	8841.46	106097.47



City of Roseville

Salary Schedule: Management-A

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175A	Water Treatment Plant Chief Operator-A	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	45.6759	3654.07	7917.16	95005.87
		Step C	47.9595	3836.76	8312.98	99755.76
		Step D	50.3577	4028.62	8728.67	104744.02
		Step E	52.8753	4230.02	9165.05	109980.62
		Step F	55.5193	4441.54	9623.35	115480.14
		Step G	58.2951	4663.61	10104.48	121253.81
9244A	Water Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505B	AMI Project Manager-B	Step A	50.7919	4063.35	8803.93	105647.15
		Step B	52.0463	4163.70	9021.36	108256.30
		Step C	53.3316	4266.53	9244.14	110929.73
		Step D	54.6487	4371.90	9472.44	113669.30
		Step E	55.9983	4479.86	9706.37	116476.46
		Step F	57.3812	4590.50	9946.07	119352.90
		Step G	58.7983	4703.86	10191.71	122300.46
		Step H	60.2504	4820.03	10443.40	125320.83
		Step I	61.7383	4939.06	10701.31	128415.66
		Step J	63.2630	5061.04	10965.59	131587.04
		Step K	64.8253	5186.02	11236.39	134836.62
		Step L	66.4263	5314.10	11513.89	138166.70
		Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043B	Accounting Supervisor-B	Step A	44.4810	3558.48	7710.04	92520.48
		Step B	45.5795	3646.36	7900.45	94805.36
		Step C	46.7051	3736.41	8095.55	97146.61
		Step D	47.8586	3828.69	8295.49	99545.89
		Step E	49.0405	3923.24	8500.35	102004.24
		Step F	50.2516	4020.13	8710.28	104523.33
		Step G	51.4926	4119.41	8925.38	107104.61
		Step H	52.7642	4221.14	9145.79	109749.54
		Step I	54.0673	4325.38	9371.67	112459.98
		Step J	55.4026	4432.21	9603.12	115237.41
		Step K	56.7708	4541.66	9840.27	118083.26
		Step L	58.1728	4653.82	10083.29	120999.42
		Step M	59.6095	4768.76	10332.31	123987.76



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427B	Accounts Payable Supervisor-B	Step A	42.5513	3404.10	7375.56	88506.70
		Step B	43.6021	3488.17	7557.70	90692.37
		Step C	44.6789	3574.31	7744.34	92932.11
		Step D	45.7823	3662.58	7935.60	95227.18
		Step E	46.9130	3753.04	8131.59	97579.04
		Step F	48.0715	3845.72	8332.39	99988.72
		Step G	49.2587	3940.70	8538.17	102458.10
		Step H	50.4752	4038.02	8749.03	104988.42
		Step I	51.7217	4137.74	8965.09	107581.14
		Step J	52.9991	4239.93	9186.51	110238.13
		Step K	54.3079	4344.63	9413.37	112960.43
		Step L	55.6491	4451.93	9645.84	115750.13
		Step M	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
0045B	Administrative Analyst I-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	34.6046	2768.37	5998.13	71977.57
Step B	35.4588	2836.70	6146.19	73754.30
Step C	36.3345	2906.76	6297.98	75575.76
Step D	37.2318	2978.54	6453.51	77442.14
Step E	38.1513	3052.10	6612.89	79354.70
Step F	39.0935	3127.48	6776.21	81314.48
Step G	40.0590	3204.72	6943.56	83322.72
Step H	41.0482	3283.86	7115.02	85380.26
Step I	42.0620	3364.96	7290.75	87488.96
Step J	43.1007	3448.06	7470.79	89649.46
Step K	44.1651	3533.21	7655.28	91863.41
Step L	45.2559	3620.47	7844.36	94132.27
Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050B	Administrative Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086B	Alternative Transportation Analyst I-B	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	35.9892	2879.14	6238.13	74857.54
		Step C	36.8781	2950.25	6392.20	76706.45
		Step D	37.7888	3023.10	6550.06	78600.70
		Step E	38.7221	3097.77	6711.83	80541.97
		Step F	39.6784	3174.27	6877.59	82531.07
		Step G	40.6583	3252.66	7047.44	84569.26
		Step H	41.6624	3332.99	7221.48	86657.79
		Step I	42.6912	3415.30	7399.81	88797.70
		Step J	43.7455	3499.64	7582.55	90990.64
		Step K	44.8259	3586.07	7769.82	93237.87
		Step L	45.9329	3674.63	7961.70	95540.43
		Step M	47.0672	3765.38	8158.31	97899.78



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088B	Alternative Transportation Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090B	Alternative Transportation Manager-B	Step A	56.6053	4528.42	9811.59	117739.02
		Step B	58.0032	4640.26	10053.89	120646.66
		Step C	59.4356	4754.85	10302.17	123626.05
		Step D	60.9035	4872.28	10556.61	126679.28
		Step E	62.4075	4992.60	10817.30	129807.60
		Step F	63.9488	5115.90	11084.46	133013.50
		Step G	65.5280	5242.24	11358.19	136298.24
		Step H	67.1464	5371.71	11638.71	139664.51
		Step I	68.8046	5504.37	11926.13	143113.57
		Step J	70.5038	5640.30	12220.66	146647.90
		Step K	72.2449	5779.59	12522.45	150269.39
		Step L	74.0291	5922.33	12831.71	153980.53
		Step M	75.8573	6068.58	13148.60	157783.18



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245B	Assistant City Attorney-B	Step A	83.2506	6660.05	14430.10	173161.25
		Step B	85.3067	6824.54	14786.49	177437.94
		Step C	87.4134	6993.07	15151.66	181819.87
		Step D	89.5721	7165.77	15525.83	186309.97
		Step E	91.7842	7342.74	15909.26	190911.14
		Step F	94.0509	7524.07	16302.16	195625.87
		Step G	96.3736	7709.89	16704.76	200457.09
		Step H	98.7537	7900.30	17117.31	205407.70
		Step I	101.1924	8095.39	17540.02	210480.19
		Step J	103.6915	8295.32	17973.19	215678.32
		Step K	106.2523	8500.18	18417.07	221004.78
		Step L	108.8762	8710.10	18871.87	226462.50
		Step M	111.5650	8925.20	19337.93	232055.20



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
0250B	Assistant City Clerk-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	37.2105	2976.84	6449.82	77397.84
Step B	38.1290	3050.32	6609.03	79308.32
Step C	39.0706	3125.65	6772.24	81266.85
Step D	40.0356	3202.85	6939.50	83274.05
Step E	41.0242	3281.94	7110.86	85330.34
Step F	42.0374	3362.99	7286.48	87437.79
Step G	43.0756	3446.05	7466.44	89597.25
Step H	44.1393	3531.14	7650.81	91809.74
Step I	45.2294	3618.35	7839.76	94077.15
Step J	46.3464	3707.71	8033.38	96400.51
Step K	47.4909	3799.27	8231.76	98781.07
Step L	48.6638	3893.10	8435.06	101220.70
Step M	49.8656	3989.25	8643.37	103720.45



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325B	Assistant City Manager-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021B	Assistant City Manager/Chief Financial Officer-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395B	Assistant Electric Utility Director-B	Step A	86.0804	6886.43	14920.60	179047.23
		Step B	88.2062	7056.50	15289.07	183468.90
		Step C	90.3846	7230.77	15666.66	187999.97
		Step D	92.6168	7409.34	16053.58	192642.94
		Step E	94.9040	7592.32	16450.03	197400.32
		Step F	97.2477	7779.82	16856.27	202275.22
		Step G	99.6494	7971.95	17272.56	207270.75
		Step H	102.1103	8168.82	17699.12	212389.42
		Step I	104.6321	8370.57	18136.23	217634.77
		Step J	107.2161	8577.29	18584.12	223009.49
		Step K	109.8639	8789.11	19043.08	228516.91
		Step L	112.5771	9006.17	19513.36	234160.37
		Step M	115.3573	9228.58	19995.27	239943.18



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411B	Assistant Environmental Utilities Director-B	Step A	66.3943	5311.54	11508.35	138100.14
		Step B	68.0340	5442.72	11792.56	141510.72
		Step C	69.7142	5577.14	12083.79	145005.54
		Step D	71.4359	5714.87	12382.22	148586.67
		Step E	73.1999	5855.99	12687.98	152255.79
		Step F	75.0077	6000.62	13001.33	156016.02
		Step G	76.8601	6148.81	13322.42	159869.01
		Step H	78.7582	6300.66	13651.42	163817.06
		Step I	80.7033	6456.26	13988.57	167862.86
		Step J	82.6963	6615.70	14334.03	172008.30
		Step K	84.7386	6779.09	14688.02	176256.29
		Step L	86.8313	6946.50	15050.76	180609.10
		Step M	88.9757	7118.06	15422.45	185069.46



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
0480B	Assistant Fire Chief-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	63.7340	5098.72	11047.23	132566.72
Step B	65.3073	5224.58	11319.93	135839.18
Step C	66.9201	5353.61	11599.48	139193.81
Step D	68.5728	5485.82	11885.95	142631.42
Step E	70.2663	5621.30	12179.49	146153.90
Step F	72.0015	5760.12	12480.26	149763.12
Step G	73.7797	5902.38	12788.48	153461.78
Step H	75.6017	6048.14	13104.29	157251.54
Step I	77.4688	6197.50	13427.93	161135.10
Step J	79.3821	6350.57	13759.56	165114.77
Step K	81.3425	6507.40	14099.37	169192.40
Step L	83.3513	6668.10	14447.56	173370.70
Step M	85.4098	6832.78	14804.37	177652.38



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0484B	Assistant Human Resources Director-B	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	53.5451	4283.61	9281.15	111373.81
		Step C	54.8674	4389.39	9510.35	114124.19
		Step D	56.2225	4497.80	9745.23	116942.80
		Step E	57.6109	4608.87	9985.89	119830.67
		Step F	59.0336	4722.69	10232.49	122789.89
		Step G	60.4916	4839.33	10485.21	125822.53
		Step H	61.9855	4958.84	10744.15	128929.84
		Step I	63.5162	5081.30	11009.47	132113.70
		Step J	65.0847	5206.78	11281.35	135376.18
		Step K	66.6920	5335.36	11559.95	138719.36
		Step L	68.3391	5467.13	11845.44	142145.33
		Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558B	Assistant Information Technology Director-B	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	55.9247	4473.98	9693.61	116323.38
		Step C	57.3059	4584.47	9933.02	119196.27
		Step D	58.7211	4697.69	10178.32	122139.89
		Step E	60.1713	4813.70	10429.69	125156.30
		Step F	61.6573	4932.58	10687.27	128247.18
		Step G	63.1799	5054.39	10951.18	131414.19
		Step H	64.7402	5179.22	11221.63	134659.62
		Step I	66.3390	5307.12	11498.76	137985.12
		Step J	67.9774	5438.19	11782.75	141392.99
		Step K	69.6561	5572.49	12073.72	144884.69
		Step L	71.3764	5710.11	12371.91	148462.91
		Step M	73.1390	5851.12	12677.43	152129.12



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510B	Assistant Police Chief-B	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	72.4996	5799.97	12566.60	150799.17
		Step C	74.2900	5943.20	12876.93	154523.20
		Step D	76.1247	6089.98	13194.95	158339.38
		Step E	78.0047	6240.38	13520.81	162249.78
		Step F	79.9311	6394.49	13854.72	166256.69
		Step G	81.9050	6552.40	14196.87	170362.40
		Step H	83.9278	6714.22	14547.49	174569.82
		Step I	86.0005	6880.04	14906.75	178881.04
		Step J	88.1244	7049.95	15274.90	183298.75
		Step K	90.3007	7224.06	15652.12	187825.46
		Step L	92.5308	7402.46	16038.67	192464.06
		Step M	94.8159	7585.27	16434.76	197217.07



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920B	Billing Services Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
0910B	Budget Analyst I-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	35.8245	2865.96	6209.58	74514.96
Step B	36.7087	2936.70	6362.84	76354.10
Step C	37.6153	3009.22	6519.99	78239.82
Step D	38.5443	3083.54	6681.01	80172.14
Step E	39.4962	3159.70	6846.01	82152.10
Step F	40.4715	3237.72	7015.06	84180.72
Step G	41.4710	3317.68	7188.31	86259.68
Step H	42.4952	3399.62	7365.83	88390.02
Step I	43.5447	3483.58	7547.75	90572.98
Step J	44.6200	3569.60	7734.13	92809.60
Step K	45.7220	3657.76	7925.15	95101.76
Step L	46.8511	3748.09	8120.86	97450.29
Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0915B	Budget Analyst II-B	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	39.7842	3182.74	6895.93	82751.14
		Step C	40.7668	3261.34	7066.25	84794.94
		Step D	41.7735	3341.88	7240.74	86888.88
		Step E	42.8053	3424.42	7419.59	89035.02
		Step F	43.8623	3508.98	7602.80	91233.58
		Step G	44.9455	3595.64	7790.55	93486.64
		Step H	46.0555	3684.44	7982.95	95795.44
		Step I	47.1929	3775.43	8180.10	98161.23
		Step J	48.3584	3868.67	8382.12	100585.47
		Step K	49.5527	3964.22	8589.13	103069.62
		Step L	50.7764	4062.11	8801.24	105614.91
		Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930B	Budget Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017B	Building Inspection Supervisor-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
1043B	Building Official-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	53.7807	4302.46	9321.99	111863.86
Step B	55.1088	4408.70	9552.19	114626.30
Step C	56.4698	4517.58	9788.10	117457.18
Step D	57.8644	4629.15	10029.83	120357.95
Step E	59.2935	4743.48	10277.54	123330.48
Step F	60.7578	4860.62	10531.35	126376.22
Step G	62.2582	4980.66	10791.42	129497.06
Step H	63.7957	5103.66	11057.92	132695.06
Step I	65.3712	5229.70	11331.01	135972.10
Step J	66.9857	5358.86	11610.85	139330.26
Step K	68.6399	5491.19	11897.58	142770.99
Step L	70.3351	5626.81	12191.42	146297.01
Step M	72.0720	5765.76	12492.48	149909.76



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180B	Chief Information Officer-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220B	City Clerk-B	Step A	52.2651	4181.21	9059.28	108711.41
		Step B	53.5559	4284.47	9283.02	111396.27
		Step C	54.8784	4390.27	9512.26	114147.07
		Step D	56.2338	4498.70	9747.19	116966.30
		Step E	57.6225	4609.80	9987.90	119854.80
		Step F	59.0455	4723.64	10234.55	122814.64
		Step G	60.5037	4840.30	10487.31	125847.70
		Step H	61.9979	4959.83	10746.30	128955.63
		Step I	63.5290	5082.32	11011.69	132140.32
		Step J	65.0979	5207.83	11283.64	135403.63
		Step K	66.7056	5336.45	11562.30	138747.65
		Step L	68.3529	5468.23	11847.84	142174.03
		Step M	70.0410	5603.28	12140.44	145685.28



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368B	Code Enforcement Supervisor-B	Step A	40.8688	3269.50	7083.93	85007.10
		Step B	41.8781	3350.25	7258.87	87106.45
		Step C	42.9123	3432.98	7438.13	89257.58
		Step D	43.9721	3517.77	7621.83	91461.97
		Step E	45.0580	3604.64	7810.05	93720.64
		Step F	46.1707	3693.66	8002.92	96035.06
		Step G	47.3109	3784.87	8200.56	98406.67
		Step H	48.4794	3878.35	8403.10	100837.15
		Step I	49.6767	3974.14	8610.63	103327.54
		Step J	50.9034	4072.27	8823.26	105879.07
		Step K	52.1606	4172.85	9041.17	108494.05
		Step L	53.4487	4275.90	9264.44	111173.30
		Step M	54.7687	4381.50	9493.24	113918.90



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1370B	Controller-B	Step A	54.8583	4388.66	9508.77	114105.26
		Step B	56.2131	4497.05	9743.60	116923.25
		Step C	57.6013	4608.10	9984.23	119810.70
		Step D	59.0238	4721.90	10230.79	122769.50
		Step E	60.4815	4838.52	10483.46	125801.52
		Step F	61.9751	4958.01	10742.35	128908.21
		Step G	63.5056	5080.45	11007.64	132091.65
		Step H	65.0740	5205.92	11279.49	135353.92
		Step I	66.6811	5334.49	11558.06	138696.69
		Step J	68.3278	5466.22	11843.49	142121.82
		Step K	70.0153	5601.22	12135.99	145631.82
		Step L	71.7443	5739.54	12435.68	149228.14
		Step M	73.5162	5881.30	12742.81	152913.70



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561B	Data Management System Administrator-B	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	46.3261	3706.09	8029.86	96358.29
		Step C	47.4701	3797.61	8228.15	98737.81
		Step D	48.6424	3891.39	8431.35	101176.19
		Step E	49.8437	3987.50	8639.57	103674.90
		Step F	51.0746	4085.97	8852.93	106235.17
		Step G	52.3360	4186.88	9071.57	108858.88
		Step H	53.6285	4290.28	9295.61	111547.28
		Step I	54.9529	4396.23	9525.17	114302.03
		Step J	56.3101	4504.81	9760.42	117125.01
		Step K	57.7006	4616.05	10001.44	120017.25
		Step L	59.1257	4730.06	10248.45	122981.46
		Step M	60.5858	4846.86	10501.54	126018.46



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645B	Department Public Information Officer-B	Step A	41.6838	3334.70	7225.19	86702.30
		Step B	42.7132	3417.06	7403.62	88843.46
		Step C	43.7681	3501.45	7586.47	91037.65
		Step D	44.8490	3587.92	7773.83	93285.92
		Step E	45.9566	3676.53	7965.81	95589.73
		Step F	47.0915	3767.32	8162.53	97950.32
		Step G	48.2545	3860.36	8364.11	100369.36
		Step H	49.4462	3955.70	8570.67	102848.10
		Step I	50.6673	4053.38	8782.33	105387.98
		Step J	51.9186	4153.49	8999.22	107990.69
		Step K	53.2008	4256.06	9221.47	110657.66
		Step L	54.5146	4361.17	9449.20	113390.37
		Step M	55.8609	4468.87	9682.56	116190.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655B	Deputy City Attorney I-B	Step A	59.8281	4786.25	10370.20	124442.45
		Step B	61.3055	4904.44	10626.29	127515.44
		Step C	62.8196	5025.57	10888.73	130664.77
		Step D	64.3710	5149.68	11157.64	133891.68
		Step E	65.9606	5276.85	11433.17	137198.05
		Step F	67.5896	5407.17	11715.53	140586.37
		Step G	69.2588	5540.70	12004.86	144058.30
		Step H	70.9693	5677.54	12301.35	147616.14
		Step I	72.7219	5817.75	12605.13	151261.55
		Step J	74.5178	5961.42	12916.42	154997.02
		Step K	76.3582	6108.66	13235.42	158825.06
		Step L	78.2439	6259.51	13562.28	162747.31
		Step M	80.1762	6414.10	13897.21	166766.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658B	Deputy City Attorney II-B	Step A	65.8109	5264.87	11407.22	136886.67
		Step B	67.4362	5394.90	11688.94	140267.30
		Step C	69.1015	5528.12	11977.59	143731.12
		Step D	70.8081	5664.65	12273.40	147280.85
		Step E	72.5568	5804.54	12576.51	150918.14
		Step F	74.3486	5947.89	12887.09	154645.09
		Step G	76.1848	6094.78	13205.37	158464.38
		Step H	78.0661	6245.29	13531.46	162377.49
		Step I	79.9941	6399.53	13865.64	166387.73
		Step J	81.9697	6557.58	14208.08	170496.98
		Step K	83.9940	6719.52	14558.96	174707.52
		Step L	86.0683	6885.46	14918.51	179022.06
		Step M	88.1938	7055.50	15286.93	183443.10



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659B	Deputy City Manager-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674B	Development Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1675B	Development Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280B	Development Services Administrator-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676B	Development Services Director-B	Step A	75.4120	6032.96	13071.41	156856.96
		Step B	77.2743	6181.94	13394.21	160730.54
		Step C	79.1826	6334.61	13724.98	164699.81
		Step D	81.1382	6491.06	14063.95	168767.46
		Step E	83.1419	6651.35	14411.26	172935.15
		Step F	85.1952	6815.62	14767.17	177206.02
		Step G	87.2992	6983.94	15131.86	181582.34
		Step H	89.4552	7156.42	15505.57	186066.82
		Step I	91.6644	7333.15	15888.50	190661.95
		Step J	93.9281	7514.25	16280.87	195370.45
		Step K	96.2477	7699.82	16682.93	200195.22
		Step L	98.6246	7889.97	17094.93	205139.17
		Step M	101.0603	8084.82	17517.12	210205.42



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695B	Development Services Manager-B	Step A	49.9305	3994.44	8654.62	103855.44
		Step B	51.1636	4093.09	8868.36	106420.29
		Step C	52.4271	4194.17	9087.36	109048.37
		Step D	53.7218	4297.74	9311.78	111741.34
		Step E	55.0485	4403.88	9541.74	114500.88
		Step F	56.4080	4512.64	9777.39	117328.64
		Step G	57.8011	4624.09	10018.86	120226.29
		Step H	59.2286	4738.29	10266.29	123195.49
		Step I	60.6913	4855.30	10519.83	126237.90
		Step J	62.1901	4975.21	10779.62	129355.41
		Step K	63.7260	5098.08	11045.84	132550.08
		Step L	65.2997	5223.98	11318.61	135823.38
		Step M	66.9124	5352.99	11598.15	139177.79



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415B	EMS Quality Assurance Coordinator-B	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	48.1780	3854.24	8350.85	100210.24
		Step C	49.3678	3949.42	8557.09	102685.02
		Step D	50.5872	4046.98	8768.45	105221.38
		Step E	51.8365	4146.92	8984.99	107819.92
		Step F	53.1166	4249.33	9206.88	110482.53
		Step G	54.4283	4354.26	9434.24	113210.86
		Step H	55.7724	4461.79	9667.22	116006.59
		Step I	57.1498	4571.98	9905.97	118871.58
		Step J	58.5612	4684.90	10150.61	121807.30
		Step K	60.0074	4800.59	10401.28	124815.39
		Step L	61.4893	4919.14	10658.15	127897.74
		Step M	63.0079	5040.63	10921.37	131056.43



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
6520B	ERP Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	50.7919	4063.35	8803.93	105647.15
Step B	52.0463	4163.70	9021.36	108256.30
Step C	53.3316	4266.53	9244.14	110929.73
Step D	54.6487	4371.90	9472.44	113669.30
Step E	55.9983	4479.86	9706.37	116476.46
Step F	57.3812	4590.50	9946.07	119352.90
Step G	58.7983	4703.86	10191.71	122300.46
Step H	60.2504	4820.03	10443.40	125320.83
Step I	61.7383	4939.06	10701.31	128415.66
Step J	63.2630	5061.04	10965.59	131587.04
Step K	64.8253	5186.02	11236.39	134836.62
Step L	66.4263	5314.10	11513.89	138166.70
Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710B	Economic Development Director-B	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	68.9338	5514.70	11948.53	143382.30
		Step C	70.6362	5650.90	12243.61	146923.30
		Step D	72.3806	5790.45	12545.97	150551.65
		Step E	74.1681	5933.45	12855.80	154269.65
		Step F	75.9998	6079.98	13173.30	158079.58
		Step G	77.8767	6230.14	13498.63	161983.54
		Step H	79.7999	6383.99	13831.98	165983.79
		Step I	81.7707	6541.66	14173.59	170083.06
		Step J	83.7900	6703.20	14523.60	174283.20
		Step K	85.8594	6868.75	14882.30	178587.55
		Step L	87.9797	7038.38	15249.81	182997.78
		Step M	90.1524	7212.19	15626.42	187516.99



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1001B	Economic Development Project Manager-B	Step A	46.4724	3717.79	8055.22	96662.59
		Step B	47.6201	3809.61	8254.15	99049.81
		Step C	48.7961	3903.69	8457.99	101495.89
		Step D	50.0012	4000.10	8666.87	104002.50
		Step E	51.2360	4098.88	8880.91	106570.88
		Step F	52.5013	4200.10	9100.23	109202.70
		Step G	53.7979	4303.83	9324.97	111899.63
		Step H	55.1265	4410.12	9555.26	114663.12
		Step I	56.4879	4519.03	9791.24	117494.83
		Step J	57.8829	4630.63	10033.04	120396.43
		Step K	59.3123	4744.98	10280.80	123369.58
		Step L	60.7772	4862.18	10534.71	126416.58
		Step M	62.2781	4982.25	10794.87	129538.45



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310B	Electric Business Analyst I-B	Step A	45.0863	3606.90	7814.96	93779.50
		Step B	46.1997	3695.98	8007.95	96095.38
		Step C	47.3406	3787.25	8205.70	98468.45
		Step D	48.5097	3880.78	8408.35	100900.18
		Step E	49.7077	3976.62	8616.00	103392.02
		Step F	50.9353	4074.82	8828.79	105945.42
		Step G	52.1932	4175.46	9046.82	108561.86
		Step H	53.4822	4278.58	9270.25	111242.98
		Step I	54.8030	4384.24	9499.19	113990.24
		Step J	56.1564	4492.51	9733.78	116805.31
		Step K	57.5433	4603.46	9974.17	119690.06
		Step L	58.9644	4717.15	10220.50	122645.95
		Step M	60.4205	4833.64	10472.89	125674.64



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312B	Electric Business Analyst II-B	Step A	49.5995	3967.96	8597.25	103166.96
		Step B	50.8244	4065.95	8809.56	105714.75
		Step C	52.0795	4166.36	9027.11	108325.36
		Step D	53.3656	4269.25	9250.04	111000.45
		Step E	54.6836	4374.69	9478.49	113741.89
		Step F	56.0340	4482.72	9712.56	116550.72
		Step G	57.4179	4593.43	9952.44	119429.23
		Step H	58.8359	4706.87	10198.22	122378.67
		Step I	60.2889	4823.11	10450.08	125400.91
		Step J	61.7778	4942.22	10708.15	128497.82
		Step K	63.3034	5064.27	10972.59	131671.07
		Step L	64.8668	5189.34	11243.58	134922.94
		Step M	66.4687	5317.50	11521.24	138254.90



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335B	Electric Compliance Analyst-B	Step A	49.5165	3961.32	8582.86	102994.32
		Step B	50.7393	4059.14	8794.81	105537.74
		Step C	51.9924	4159.39	9012.02	108144.19
		Step D	53.2764	4262.11	9234.58	110814.91
		Step E	54.5921	4367.37	9462.63	113551.57
		Step F	55.9404	4475.23	9696.34	116356.03
		Step G	57.3218	4585.74	9935.78	119229.34
		Step H	58.7374	4698.99	10181.15	122173.79
		Step I	60.1880	4815.04	10432.59	125191.04
		Step J	61.6744	4933.95	10690.23	128282.75
		Step K	63.1975	5055.80	10954.23	131450.80
		Step L	64.7583	5180.66	11224.77	134697.26
		Step M	66.3575	5308.60	11501.97	138023.60



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285B	Electric Customer Programs Supervisor-B	Step A	61.0898	4887.18	10588.90	127066.78
		Step B	62.5984	5007.87	10850.39	130204.67
		Step C	64.1443	5131.54	11118.35	133420.14
		Step D	65.7284	5258.27	11392.92	136715.07
		Step E	67.3517	5388.14	11674.29	140091.54
		Step F	69.0150	5521.20	11962.60	143551.20
		Step G	70.7194	5657.55	12258.03	147096.35
		Step H	72.4658	5797.26	12560.74	150728.86
		Step I	74.2555	5940.44	12870.95	154451.44
		Step J	76.0894	6087.15	13188.83	158265.95
		Step K	77.9684	6237.47	13514.52	162174.27
		Step L	79.8940	6391.52	13848.29	166179.52
		Step M	81.8670	6549.36	14190.28	170283.36



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284B	Electric Engineering Technician Supervisor-B	Step A	52.9918	4239.34	9185.25	110222.94
		Step B	54.3005	4344.04	9412.09	112945.04
		Step C	55.6415	4451.32	9644.53	115734.32
		Step D	57.0155	4561.24	9882.69	118592.24
		Step E	58.4236	4673.89	10126.76	121521.09
		Step F	59.8665	4789.32	10376.86	124522.32
		Step G	61.3450	4907.60	10633.13	127597.60
		Step H	62.8599	5028.79	10895.72	130748.59
		Step I	64.4123	5152.98	11164.80	133977.58
		Step J	66.0031	5280.25	11440.54	137286.45
		Step K	67.6330	5410.64	11723.05	140676.64
		Step L	69.3033	5544.26	12012.57	144150.86
		Step M	71.0149	5681.19	12309.25	147710.99



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338B	Electric Operations Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339B	Electric Operations Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314B	Electric Resources Analyst I-B	Step A	51.3629	4109.03	8902.90	106834.83
		Step B	52.6313	4210.50	9122.76	109473.10
		Step C	53.9311	4314.49	9348.06	112176.69
		Step D	55.2629	4421.03	9578.90	114946.83
		Step E	56.6277	4530.22	9815.47	117785.62
		Step F	58.0262	4642.10	10057.87	120694.50
		Step G	59.4592	4756.74	10306.26	123675.14
		Step H	60.9276	4874.21	10560.78	126729.41
		Step I	62.4323	4994.58	10821.60	129859.18
		Step J	63.9741	5117.93	11088.84	133066.13
		Step K	65.5540	5244.32	11362.69	136352.32
		Step L	67.1730	5373.84	11643.32	139719.84
		Step M	68.8319	5506.55	11930.86	143170.35



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316B	Electric Resources Analyst II-B	Step A	56.4991	4519.93	9793.18	117518.13
		Step B	57.8944	4631.55	10035.03	120420.35
		Step C	59.3242	4745.94	10282.86	123394.34
		Step D	60.7893	4863.14	10536.81	126441.74
		Step E	62.2905	4983.24	10797.02	129564.24
		Step F	63.8288	5106.30	11063.66	132763.90
		Step G	65.4052	5232.42	11336.90	136042.82
		Step H	67.0204	5361.63	11616.87	139402.43
		Step I	68.6755	5494.04	11903.75	142845.04
		Step J	70.3716	5629.73	12197.74	146372.93
		Step K	72.1095	5768.76	12498.98	149987.76
		Step L	73.8903	5911.22	12807.65	153691.82
		Step M	75.7151	6057.21	13123.95	157487.41



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216B	Electric Risk and Compliance Supervisor-B	Step A	62.1710	4973.68	10776.31	129315.68
		Step B	63.7064	5096.51	11042.44	132509.31
		Step C	65.2797	5222.38	11315.15	135781.78
		Step D	66.8918	5351.34	11594.58	139134.94
		Step E	68.5438	5483.50	11880.93	142571.10
		Step F	70.2365	5618.92	12174.33	146091.92
		Step G	71.9711	5757.69	12474.99	149699.89
		Step H	73.7485	5899.88	12783.07	153396.88
		Step I	75.5698	6045.58	13098.77	157185.18
		Step J	77.4361	6194.89	13422.26	161067.09
		Step K	79.3484	6347.87	13753.72	165044.67
		Step L	81.3081	6504.65	14093.40	169120.85
		Step M	83.3160	6665.28	14441.44	173297.28



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352B	Electric Safety Coordinator-B	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319B	Electric Substation Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2358B	Electric Technology System Supervisor-B	Step A	57.3634	4589.07	9942.99	119315.87
		Step B	58.7800	4702.40	10188.53	122262.40
		Step C	60.2316	4818.53	10440.14	125281.73
		Step D	61.7191	4937.53	10697.98	128375.73
		Step E	63.2432	5059.46	10962.15	131545.86
		Step F	64.8051	5184.41	11232.88	134794.61
		Step G	66.4056	5312.45	11510.30	138123.65
		Step H	68.0455	5443.64	11794.55	141534.64
		Step I	69.7260	5578.08	12085.84	145030.08
		Step J	71.4480	5715.84	12384.32	148611.84
		Step K	73.2124	5856.99	12690.15	152281.79
		Step L	75.0205	6001.64	13003.55	156042.64
		Step M	76.8732	6149.86	13324.69	159896.26



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560B	Electric Technology Systems Administrator-B	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	64.2935	5143.48	11144.21	133730.48
		Step C	65.8813	5270.50	11419.43	137033.10
		Step D	67.5083	5400.66	11701.44	140417.26
		Step E	69.1755	5534.04	11990.42	143885.04
		Step F	70.8839	5670.71	12286.54	147438.51
		Step G	72.6344	5810.75	12589.96	151079.55
		Step H	74.4281	5954.25	12900.87	154810.45
		Step I	76.2663	6101.30	13219.49	158633.90
		Step J	78.1497	6251.98	13545.95	162551.38
		Step K	80.0797	6406.38	13880.48	166565.78
		Step L	82.0574	6564.59	14223.28	170679.39
		Step M	84.0838	6726.70	14574.53	174894.30



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320B	Electric Utility Director-B	Step A	107.5005	8600.04	18633.42	223601.04
		Step B	110.1554	8812.43	19093.60	229123.23
		Step C	112.8757	9030.06	19565.12	234781.46
		Step D	115.6633	9253.06	20048.31	240579.66
		Step E	118.5198	9481.58	20543.43	246521.18
		Step F	121.4467	9715.74	21050.76	252609.14
		Step G	124.4460	9955.68	21570.64	258847.68
		Step H	127.5192	10201.54	22103.33	265239.94
		Step I	130.6685	10453.48	22649.21	271790.48
		Step J	133.8955	10711.64	23208.55	278502.64
		Step K	137.2022	10976.18	23781.71	285380.58
		Step L	140.5905	11247.24	24369.02	292428.24
		Step M	144.0625	11525.00	24970.83	299650.00



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215B	Electric Utility Financial Administrator-B	Step A	61.1071	4888.57	10591.90	127102.77
		Step B	62.6162	5009.30	10853.47	130241.70
		Step C	64.1626	5133.01	11121.52	133458.21
		Step D	65.7471	5259.77	11396.16	136753.97
		Step E	67.3709	5389.67	11677.62	140131.47
		Step F	69.0347	5522.78	11966.01	143592.18
		Step G	70.7395	5659.16	12261.51	147138.16
		Step H	72.4865	5798.92	12564.33	150771.92
		Step I	74.2767	5942.14	12874.63	154495.54
		Step J	76.1110	6088.88	13192.57	158310.88
		Step K	77.9906	6239.25	13518.37	162220.45
		Step L	79.9167	6393.34	13852.23	166226.74
		Step M	81.8903	6551.22	14194.32	170331.82



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378B	Electronic Maintenance Coordinator-B	Step A	36.7224	2937.79	6365.22	76382.59
		Step B	37.6294	3010.35	6522.43	78269.15
		Step C	38.5586	3084.69	6683.49	80201.89
		Step D	39.5108	3160.86	6848.54	82182.46
		Step E	40.4866	3238.93	7017.68	84212.13
		Step F	41.4864	3318.91	7190.98	86291.71
		Step G	42.5110	3400.88	7368.57	88422.88
		Step H	43.5609	3484.87	7550.56	90606.67
		Step I	44.6367	3570.94	7737.03	92844.34
		Step J	45.7390	3659.12	7928.09	95137.12
		Step K	46.8685	3749.48	8123.87	97486.48
		Step L	48.0260	3842.08	8324.51	99894.08
		Step M	49.2121	3936.97	8530.10	102361.17



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2500B	Energy Services Account Representative I-B	Step A	43.9034	3512.27	7609.92	91319.07
		Step B	44.9876	3599.01	7797.85	93574.21
		Step C	46.0986	3687.89	7990.42	95885.09
		Step D	47.2371	3778.97	8187.76	98253.17
		Step E	48.4036	3872.29	8389.96	100679.49
		Step F	49.5990	3967.92	8597.16	103165.92
		Step G	50.8239	4065.91	8809.48	105713.71
		Step H	52.0790	4166.32	9027.03	108324.32
		Step I	53.3652	4269.22	9249.97	110999.62
		Step J	54.6831	4374.65	9478.40	113740.85
		Step K	56.0336	4482.69	9712.49	116549.89
		Step L	57.4174	4593.39	9952.35	119428.19
		Step M	58.8353	4706.82	10198.12	122377.42



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501B	Energy Services Account Representative II-B	Step A	48.2938	3863.50	8370.93	100451.10
		Step B	49.4865	3958.92	8577.66	102931.92
		Step C	50.7086	4056.69	8789.49	105473.89
		Step D	51.9609	4156.87	9006.56	108078.67
		Step E	53.2441	4259.53	9228.98	110747.73
		Step F	54.5590	4364.72	9456.89	113482.72
		Step G	55.9064	4472.51	9690.44	116285.31
		Step H	57.2871	4582.97	9929.76	119157.17
		Step I	58.7019	4696.15	10175.00	122099.95
		Step J	60.1515	4812.12	10426.26	125115.12
		Step K	61.6371	4930.97	10683.76	128205.17
		Step L	63.1593	5052.74	10947.61	131371.34
		Step M	64.7190	5177.52	11217.96	134615.52



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
1277B	Engineering Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	58.7839	4702.71	10189.21	122270.51
Step B	60.2347	4818.78	10440.68	125288.18
Step C	61.7223	4937.78	10698.53	128382.38
Step D	63.2466	5059.73	10962.74	131552.93
Step E	64.8085	5184.68	11233.47	134801.68
Step F	66.4091	5312.73	11510.91	138130.93
Step G	68.0491	5443.93	11795.18	141542.13
Step H	69.7296	5578.37	12086.46	145037.57
Step I	71.4517	5716.14	12384.96	148619.54
Step J	73.2164	5857.31	12690.84	152290.11
Step K	75.0244	6001.95	13004.23	156050.75
Step L	76.8772	6150.18	13325.38	159904.58
Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540B	Environmental Coordinator-B	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	44.8557	3588.46	7774.99	93299.86
		Step C	45.9634	3677.07	7966.99	95603.87
		Step D	47.0986	3767.89	8163.76	97965.09
		Step E	48.2618	3860.94	8365.38	100384.54
		Step F	49.4536	3956.29	8571.96	102863.49
		Step G	50.6748	4053.98	8783.63	105403.58
		Step H	51.9263	4154.10	9000.56	108006.70
		Step I	53.2088	4256.70	9222.86	110674.30
		Step J	54.5227	4361.82	9450.60	113407.22
		Step K	55.8692	4469.54	9683.99	116207.94
		Step L	57.2490	4579.92	9923.16	119077.92
		Step M	58.6628	4693.02	10168.22	122018.62



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548B	Environmental Utilities Business Administrator-B	Step A	44.6497	3571.98	7739.28	92871.38
		Step B	45.7518	3660.14	7930.31	95163.74
		Step C	46.8818	3750.54	8126.18	97514.14
		Step D	48.0396	3843.17	8326.86	99922.37
		Step E	49.2260	3938.08	8532.51	102390.08
		Step F	50.4417	4035.34	8743.23	104918.74
		Step G	51.6873	4134.98	8959.13	107509.58
		Step H	52.9638	4237.10	9180.39	110164.70
		Step I	54.2718	4341.74	9407.11	112885.34
		Step J	55.6122	4448.98	9639.45	115673.38
		Step K	56.9856	4558.85	9877.50	118530.05
		Step L	58.3928	4671.42	10121.42	121457.02
		Step M	59.8349	4786.79	10371.38	124456.59



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684B	Environmental Utilities Director-B	Step A	83.0899	6647.19	14402.25	172826.99
		Step B	85.1419	6811.35	14757.93	177095.15
		Step C	87.2446	6979.57	15122.40	181468.77
		Step D	89.3992	7151.94	15495.86	185950.34
		Step E	91.6070	7328.56	15878.55	190542.56
		Step F	93.8694	7509.55	16270.70	195248.35
		Step G	96.1875	7695.00	16672.50	200070.00
		Step H	98.5630	7885.04	17084.25	205011.04
		Step I	100.9971	8079.77	17506.16	210073.97
		Step J	103.4913	8279.30	17938.49	215261.90
		Step K	106.0471	8483.77	18381.50	220577.97
		Step L	108.6661	8693.29	18835.46	226025.49
		Step M	111.3497	8907.98	19300.61	231607.38



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546B	Environmental Utilities Rate Analyst I-B	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	36.7087	2936.70	6362.84	76354.10
		Step C	37.6153	3009.22	6519.99	78239.82
		Step D	38.5443	3083.54	6681.01	80172.14
		Step E	39.4962	3159.70	6846.01	82152.10
		Step F	40.4715	3237.72	7015.06	84180.72
		Step G	41.4710	3317.68	7188.31	86259.68
		Step H	42.4952	3399.62	7365.83	88390.02
		Step I	43.5447	3483.58	7547.75	90572.98
		Step J	44.6200	3569.60	7734.13	92809.60
		Step K	45.7220	3657.76	7925.15	95101.76
		Step L	46.8511	3748.09	8120.86	97450.29
		Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547B	Environmental Utilities Rate Analyst II-B	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	39.7842	3182.74	6895.93	82751.14
		Step C	40.7668	3261.34	7066.25	84794.94
		Step D	41.7735	3341.88	7240.74	86888.88
		Step E	42.8053	3424.42	7419.59	89035.02
		Step F	43.8623	3508.98	7602.80	91233.58
		Step G	44.9455	3595.64	7790.55	93486.64
		Step H	46.0555	3684.44	7982.95	95795.44
		Step I	47.1929	3775.43	8180.10	98161.23
		Step J	48.3584	3868.67	8382.12	100585.47
		Step K	49.5527	3964.22	8589.13	103069.62
		Step L	50.7764	4062.11	8801.24	105614.91
		Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541B	Environmental Utility Compliance Administrator-B	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	44.8533	3588.26	7774.57	93294.86
		Step C	45.9610	3676.88	7966.57	95598.88
		Step D	47.0961	3767.69	8163.32	97959.89
		Step E	48.2592	3860.74	8364.93	100379.14
		Step F	49.4510	3956.08	8571.51	102858.08
		Step G	50.6722	4053.78	8783.18	105398.18
		Step H	51.9236	4153.89	9000.09	108001.09
		Step I	53.2060	4256.48	9222.37	110668.48
		Step J	54.5200	4361.60	9450.13	113401.60
		Step K	55.8663	4469.30	9683.49	116201.90
		Step L	57.2460	4579.68	9922.64	119071.68
		Step M	58.6597	4692.78	10167.68	122012.18



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565B	Equipment Maintenance Supervisor-B	Step A	34.4640	2757.12	5973.76	71685.12
		Step B	35.3151	2825.21	6121.28	73455.41
		Step C	36.1872	2894.98	6272.45	75269.38
		Step D	37.0809	2966.47	6427.36	77128.27
		Step E	37.9967	3039.74	6586.09	79033.14
		Step F	38.9351	3114.81	6748.75	80985.01
		Step G	39.8966	3191.73	6915.41	82984.93
		Step H	40.8818	3270.54	7086.18	85034.14
		Step I	41.8915	3351.32	7261.19	87134.32
		Step J	42.9260	3434.08	7440.51	89286.08
		Step K	43.9861	3518.89	7624.26	91491.09
		Step L	45.0724	3605.79	7812.55	93750.59
		Step M	46.1855	3694.84	8005.49	96065.84



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3395B	Facilities Manager-B	Step A	44.9852	3598.82	7797.43	93569.22
		Step B	46.0961	3687.69	7989.99	95879.89
		Step C	47.2346	3778.77	8187.33	98247.97
		Step D	48.4010	3872.08	8389.51	100674.08
		Step E	49.5963	3967.70	8596.69	103160.30
		Step F	50.8212	4065.70	8809.01	105708.10
		Step G	52.0762	4166.10	9026.54	108318.50
		Step H	53.3623	4268.98	9249.47	110993.58
		Step I	54.6802	4374.42	9477.90	113734.82
		Step J	56.0305	4482.44	9711.95	116543.44
		Step K	57.4143	4593.14	9951.81	119421.74
		Step L	58.8322	4706.58	10197.58	122370.98
		Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321B	Facilities Supervisor-B	Step A	32.7688	2621.50	5679.93	68159.10
		Step B	33.5780	2686.24	5820.19	69842.24
		Step C	34.4072	2752.58	5963.91	71566.98
		Step D	35.2570	2820.56	6111.21	73334.56
		Step E	36.1276	2890.21	6262.12	75145.41
		Step F	37.0199	2961.59	6416.78	77001.39
		Step G	37.9342	3034.74	6575.26	78903.14
		Step H	38.8709	3109.67	6737.62	80851.47
		Step I	39.8310	3186.48	6904.04	82848.48
		Step J	40.8145	3265.16	7074.51	84894.16
		Step K	41.8225	3345.80	7249.23	86990.80
		Step L	42.8554	3428.43	7428.27	89139.23
		Step M	43.9137	3513.10	7611.71	91340.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2900B	Finance Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3310B	Finance Supervisor-B	Step A	38.6792	3094.34	6704.39	80452.74
		Step B	39.6344	3170.75	6869.96	82439.55
		Step C	40.6132	3249.06	7039.62	84475.46
		Step D	41.6162	3329.30	7213.47	86561.70
		Step E	42.6439	3411.51	7391.61	88699.31
		Step F	43.6971	3495.77	7574.16	90889.97
		Step G	44.7762	3582.10	7761.21	93134.50
		Step H	45.8820	3670.56	7952.88	95434.56
		Step I	47.0151	3761.21	8149.28	97791.41
		Step J	48.1762	3854.10	8350.54	100206.50
		Step K	49.3659	3949.27	8556.76	102681.07
		Step L	50.5850	4046.80	8768.07	105216.80
		Step M	51.8343	4146.74	8984.61	107815.34



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZB	Fire Battalion Chief 8Hr-ZB	Step A	52.6723	4213.78	9129.87	109558.38
		Step B	53.9726	4317.81	9355.25	112263.01
		Step C	55.3054	4424.43	9586.27	115035.23
		Step D	56.6714	4533.71	9823.04	117876.51
		Step E	58.0710	4645.68	10065.64	120787.68
		Step F	59.5051	4760.41	10314.22	123770.61
		Step G	60.9744	4877.95	10568.90	126826.75
		Step H	62.4803	4998.42	10829.92	129959.02
		Step I	64.0233	5121.86	11097.37	133168.46
		Step J	65.6045	5248.36	11371.45	136457.36
		Step K	67.2249	5377.99	11652.32	139827.79
		Step L	68.8850	5510.80	11940.07	143280.80
		Step M	70.5861	5646.89	12234.92	146819.09



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
0905B	Fire Battalion Chief-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	37.6231	4213.79	9129.87	109558.47
Step B	38.5519	4317.81	9355.26	112263.13
Step C	39.5039	4424.44	9586.28	115035.36
Step D	40.4796	4533.72	9823.05	117876.60
Step E	41.4793	4645.68	10065.64	120787.72
Step F	42.5037	4760.41	10314.23	123770.77
Step G	43.5532	4877.96	10568.91	126826.92
Step H	44.6288	4998.43	10829.92	129959.07
Step I	45.7310	5121.87	11097.39	133168.67
Step J	46.8604	5248.36	11371.46	136457.48
Step K	48.0178	5377.99	11652.32	139827.83
Step L	49.2036	5510.80	11940.07	143280.88
Step M	50.4187	5646.89	12234.94	146819.25



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330B	Fire Chief-B	Step A	75.7064	6056.51	13122.44	157469.31
		Step B	77.5751	6206.01	13446.35	161356.21
		Step C	79.4909	6359.27	13778.42	165341.07
		Step D	81.4540	6516.32	14118.69	169424.32
		Step E	83.4656	6677.25	14467.37	173608.45
		Step F	85.5268	6842.14	14824.65	177895.74
		Step G	87.6391	7011.13	15190.78	182289.33
		Step H	89.8034	7184.27	15565.92	186791.07
		Step I	92.0212	7361.70	15950.34	191404.10
		Step J	94.2936	7543.49	16344.22	196130.69
		Step K	96.6224	7729.79	16747.88	200974.59
		Step L	99.0086	7920.69	17161.49	205937.89
		Step M	101.4537	8116.30	17585.31	211023.70



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332B	Fire Division Chief-B	Step A	57.9400	4635.20	10042.93	120515.20
		Step B	59.3702	4749.62	10290.83	123490.02
		Step C	60.8364	4866.91	10544.98	126539.71
		Step D	62.3389	4987.11	10805.41	129664.91
		Step E	63.8784	5110.27	11072.26	132867.07
		Step F	65.4559	5236.47	11345.69	136148.27
		Step G	67.0724	5365.79	11625.88	139510.59
		Step H	68.7288	5498.30	11912.99	142955.90
		Step I	70.4262	5634.10	12207.21	146486.50
		Step J	72.1655	5773.24	12508.69	150104.24
		Step K	73.9476	5915.81	12817.58	153811.01
		Step L	75.7738	6061.90	13134.13	157609.50
		Step M	77.6451	6211.61	13458.48	161501.81



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZB	Fire Divison Chief 24Hr-ZB	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	42.4072	4749.61	10290.81	123489.77
		Step C	43.4545	4866.90	10544.96	126539.50
		Step D	44.5277	4987.10	10805.39	129664.66
		Step E	45.6273	5110.26	11072.22	132866.70
		Step F	46.7542	5236.47	11345.69	136148.23
		Step G	47.9088	5365.79	11625.87	139510.43
		Step H	49.0920	5498.30	11912.99	142955.90
		Step I	50.3043	5634.08	12207.18	146486.12
		Step J	51.5467	5773.23	12508.67	150103.99
		Step K	52.8197	5915.81	12817.58	153810.97
		Step L	54.1241	6061.90	13134.11	157609.38
		Step M	55.4607	6211.60	13458.46	161501.56



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3392B	Fleet Manager-B	Step A	44.9852	3598.82	7797.43	93569.22
		Step B	46.0961	3687.69	7989.99	95879.89
		Step C	47.2346	3778.77	8187.33	98247.97
		Step D	48.4010	3872.08	8389.51	100674.08
		Step E	49.5963	3967.70	8596.69	103160.30
		Step F	50.8212	4065.70	8809.01	105708.10
		Step G	52.0762	4166.10	9026.54	108318.50
		Step H	53.3623	4268.98	9249.47	110993.58
		Step I	54.6802	4374.42	9477.90	113734.82
		Step J	56.0305	4482.44	9711.95	116543.44
		Step K	57.4143	4593.14	9951.81	119421.74
		Step L	58.8322	4706.58	10197.58	122370.98
		Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451B	Government Relations Administrator-B	Step A	49.8797	3990.38	8645.81	103749.78
		Step B	51.1114	4088.91	8859.31	106311.71
		Step C	52.3737	4189.90	9078.11	108937.30
		Step D	53.6671	4293.37	9302.30	111627.57
		Step E	54.9925	4399.40	9532.03	114384.40
		Step F	56.3506	4508.05	9767.44	117209.25
		Step G	57.7423	4619.38	10008.67	120103.98
		Step H	59.1682	4733.46	10255.82	123069.86
		Step I	60.6295	4850.36	10509.11	126109.36
		Step J	62.1268	4970.14	10768.65	129223.74
		Step K	63.6611	5092.89	11034.59	132415.09
		Step L	65.2332	5218.66	11307.09	135685.06
		Step M	66.8442	5347.54	11586.33	139035.94



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647B	Government Relations Representative I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648B	Government Relations Representative II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589B	Housing Manager-B	Step A	45.1981	3615.85	7834.34	94012.05
		Step B	46.3156	3705.25	8028.04	96336.45
		Step C	47.4594	3796.75	8226.30	98715.55
		Step D	48.6316	3890.53	8429.48	101153.73
		Step E	49.8327	3986.62	8637.67	103652.02
		Step F	51.0632	4085.06	8850.95	106211.46
		Step G	52.3243	4185.94	9069.55	108834.54
		Step H	53.6165	4289.32	9293.53	111522.32
		Step I	54.9405	4395.24	9523.02	114276.24
		Step J	56.2974	4503.79	9758.22	117098.59
		Step K	57.6878	4615.02	9999.22	119990.62
		Step L	59.1123	4728.98	10246.13	122953.58
		Step M	60.5722	4845.78	10499.18	125990.18



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590B	Housing Supervisor-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594B	Human Resources Analyst I-B	Step A	34.1660	2733.28	5922.11	71065.28
		Step B	35.0097	2800.78	6068.35	72820.18
		Step C	35.8744	2869.95	6218.23	74618.75
		Step D	36.7603	2940.82	6371.79	76461.42
		Step E	37.6681	3013.45	6529.14	78349.65
		Step F	38.5984	3087.87	6690.39	80284.67
		Step G	39.5516	3164.13	6855.61	82267.33
		Step H	40.5284	3242.27	7024.92	84299.07
		Step I	41.5293	3322.34	7198.41	86380.94
		Step J	42.5549	3404.39	7376.18	88514.19
		Step K	43.6059	3488.47	7558.36	90700.27
		Step L	44.6827	3574.62	7745.00	92940.02
		Step M	45.7862	3662.90	7936.27	95235.30



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596B	Human Resources Analyst II-B	Step A	37.5826	3006.61	6514.32	78171.81
		Step B	38.5108	3080.86	6675.21	80102.46
		Step C	39.4618	3156.94	6840.05	82080.54
		Step D	40.4363	3234.90	7008.96	84107.50
		Step E	41.4350	3314.80	7182.07	86184.80
		Step F	42.4583	3396.66	7359.44	88313.26
		Step G	43.5068	3480.54	7541.18	90494.14
		Step H	44.5812	3566.50	7727.41	92728.90
		Step I	45.6822	3654.58	7918.25	95018.98
		Step J	46.8104	3744.83	8113.80	97365.63
		Step K	47.9664	3837.31	8314.18	99770.11
		Step L	49.1510	3932.08	8519.51	102234.08
		Step M	50.3648	4029.18	8729.90	104758.78



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598B	Human Resources Director-B	Step A	70.0500	5604.00	12142.00	145704.00
		Step B	71.7799	5742.39	12441.85	149302.19
		Step C	73.5526	5884.21	12749.12	152989.41
		Step D	75.3690	6029.52	13063.96	156767.52
		Step E	77.2304	6178.43	13386.60	160639.23
		Step F	79.1376	6331.01	13717.18	164606.21
		Step G	81.0920	6487.36	14055.95	168671.36
		Step H	83.0947	6647.58	14403.08	172836.98
		Step I	85.1468	6811.74	14758.78	177105.34
		Step J	87.2496	6979.97	15123.26	181479.17
		Step K	89.4042	7152.34	15496.73	185960.74
		Step L	91.6122	7328.98	15879.45	190553.38
		Step M	93.8747	7509.98	16271.61	195259.38



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599B	Human Resources Manager-B	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	44.4220	3553.76	7699.81	92397.76
		Step C	45.5191	3641.53	7889.98	94679.73
		Step D	46.6431	3731.45	8084.80	97017.65
		Step E	47.7951	3823.61	8284.48	99413.81
		Step F	48.9755	3918.04	8489.09	101869.04
		Step G	50.1850	4014.80	8698.73	104384.80
		Step H	51.4243	4113.94	8913.55	106962.54
		Step I	52.6944	4215.55	9133.70	109604.35
		Step J	53.9957	4319.66	9359.25	112311.06
		Step K	55.3291	4426.33	9590.38	115084.53
		Step L	56.6955	4535.64	9827.22	117926.64
		Step M	58.0957	4647.66	10069.92	120839.06



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
1002B	Hydrogeologist-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625B	Information Security Administrator-B	Step A	45.0483	3603.86	7808.37	93700.46
		Step B	46.1608	3692.86	8001.21	96014.46
		Step C	47.3007	3784.06	8198.79	98385.46
		Step D	48.4689	3877.51	8401.28	100815.31
		Step E	49.6659	3973.27	8608.76	103305.07
		Step F	50.8924	4071.39	8821.35	105856.19
		Step G	52.1493	4171.94	9039.21	108470.54
		Step H	53.4371	4274.97	9262.43	111149.17
		Step I	54.7568	4380.54	9491.18	113894.14
		Step J	56.1091	4488.73	9725.58	116706.93
		Step K	57.4948	4599.58	9965.77	119589.18
		Step L	58.9146	4713.17	10211.86	122542.37
		Step M	60.3697	4829.58	10464.08	125568.98



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542B	Information Technology Client Services Supervisor-B	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	40.5260	3242.08	7024.51	84294.08
		Step C	41.5268	3322.14	7197.98	86375.74
		Step D	42.5524	3404.19	7375.75	88508.99
		Step E	43.6033	3488.26	7557.91	90694.86
		Step F	44.6801	3574.41	7744.55	92934.61
		Step G	45.7836	3662.69	7935.82	95229.89
		Step H	46.9142	3753.14	8131.79	97581.54
		Step I	48.0728	3845.82	8332.62	99991.42
		Step J	49.2600	3940.80	8538.40	102460.80
		Step K	50.4765	4038.12	8749.26	104991.12
		Step L	51.7231	4137.85	8965.34	107584.05
		Step M	53.0005	4240.04	9186.75	110241.04



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602B	Information Technology Program Manager-B	Step A	46.2616	3700.93	8018.68	96224.13
		Step B	47.4042	3792.34	8216.73	98600.74
		Step C	48.5748	3885.98	8419.63	101035.58
		Step D	49.7744	3981.95	8627.56	103530.75
		Step E	51.0037	4080.30	8840.64	106087.70
		Step F	52.2633	4181.06	9058.97	108707.66
		Step G	53.5539	4284.31	9282.68	111392.11
		Step H	54.8765	4390.12	9511.93	114143.12
		Step I	56.2318	4498.54	9746.85	116962.14
		Step J	57.6204	4609.63	9987.54	119850.43
		Step K	59.0434	4723.47	10234.19	122810.27
		Step L	60.5015	4840.12	10486.93	125843.12
		Step M	61.9957	4959.66	10745.92	128951.06



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740B	Interpretive Services Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810B	Key Accounts Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
4449B	Management Analyst-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	39.9684	3197.47	6927.86	83134.27
Step B	40.9549	3276.39	7098.85	85186.19
Step C	41.9662	3357.30	7274.14	87289.70
Step D	43.0027	3440.22	7453.80	89445.62
Step E	44.0648	3525.18	7637.90	91654.78
Step F	45.1529	3612.23	7826.50	93918.03
Step G	46.2680	3701.44	8019.79	96237.44
Step H	47.4107	3792.86	8217.85	98614.26
Step I	48.5815	3886.52	8420.79	101049.52
Step J	49.7814	3982.51	8628.78	103545.31
Step K	51.0107	4080.86	8841.85	106102.26
Step L	52.2705	4181.64	9060.22	108722.64
Step M	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020B	Park Development Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022B	Park Development Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024B	Parks Planning and Development Superintendent-B	Step A	46.1363	3690.90	7996.96	95963.50
		Step B	47.2758	3782.06	8194.47	98333.66
		Step C	48.4433	3875.46	8396.84	100762.06
		Step D	49.6396	3971.17	8604.20	103250.37
		Step E	50.8655	4069.24	8816.69	105800.24
		Step F	52.1217	4169.74	9034.43	108413.14
		Step G	53.4089	4272.71	9257.54	111090.51
		Step H	54.7278	4378.22	9486.15	113833.82
		Step I	56.0794	4486.35	9720.43	116645.15
		Step J	57.4643	4597.14	9960.48	119525.74
		Step K	58.8836	4710.69	10206.49	122477.89
		Step L	60.3377	4827.02	10458.53	125502.42
		Step M	61.8279	4946.23	10716.84	128602.03



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082B	Parks Recreation and Libraries Director-B	Step A	75.4652	6037.22	13080.63	156967.62
		Step B	77.3289	6186.31	13403.68	160844.11
		Step C	79.2386	6339.09	13734.69	164816.29
		Step D	81.1955	6495.64	14073.89	168886.64
		Step E	83.2006	6656.05	14421.44	173057.25
		Step F	85.2555	6820.44	14777.62	177331.44
		Step G	87.3609	6988.87	15142.56	181710.67
		Step H	89.5183	7161.46	15516.51	186198.06
		Step I	91.7290	7338.32	15899.69	190796.32
		Step J	93.9945	7519.56	16292.38	195508.56
		Step K	96.3157	7705.26	16694.72	200336.66
		Step L	98.6943	7895.54	17107.01	205284.14
		Step M	101.1317	8090.54	17529.49	210353.94



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547B	Parks Recreation and Libraries Manager-B	Step A	48.2600	3860.80	8365.07	100380.80
		Step B	49.4519	3956.15	8571.66	102859.95
		Step C	50.6731	4053.85	8783.34	105400.05
		Step D	51.9246	4153.97	9000.26	108003.17
		Step E	53.2068	4256.54	9222.51	110670.14
		Step F	54.5209	4361.67	9450.29	113403.47
		Step G	55.8673	4469.38	9683.67	116203.98
		Step H	57.2470	4579.76	9922.81	119073.76
		Step I	58.6608	4692.86	10167.87	122014.46
		Step J	60.1095	4808.76	10418.98	125027.76
		Step K	61.5940	4927.52	10676.29	128115.52
		Step L	63.1151	5049.21	10939.95	131279.41
		Step M	64.6738	5173.90	11210.13	134521.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546B	Parks Recreation and Libraries Superintendent-B	Step A	41.9421	3355.37	7269.96	87239.57
		Step B	42.9780	3438.24	7449.52	89394.24
		Step C	44.0394	3523.15	7633.50	91601.95
		Step D	45.1269	3610.15	7822.00	93863.95
		Step E	46.2413	3699.30	8015.16	96181.90
		Step F	47.3834	3790.67	8213.12	98557.47
		Step G	48.5536	3884.29	8415.96	100991.49
		Step H	49.7526	3980.21	8623.78	103485.41
		Step I	50.9813	4078.50	8836.76	106041.10
		Step J	52.2403	4179.22	9054.99	108659.82
		Step K	53.5305	4282.44	9278.62	111343.44
		Step L	54.8524	4388.19	9507.75	114092.99
		Step M	56.2071	4496.57	9742.56	116910.77



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5069B	Parks Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	31.2209	2497.67	5411.62	64939.47
Step B	31.9920	2559.36	5545.28	66543.36
Step C	32.7820	2622.56	5682.21	68186.56
Step D	33.5917	2687.34	5822.56	69870.74
Step E	34.4213	2753.70	5966.36	71596.30
Step F	35.2713	2821.70	6113.69	73364.30
Step G	36.1424	2891.39	6264.68	75176.19
Step H	37.0349	2962.79	6419.38	77032.59
Step I	37.9496	3035.97	6577.93	78935.17
Step J	38.8867	3110.94	6740.36	80884.34
Step K	39.8472	3187.78	6906.85	82882.18
Step L	40.8312	3266.50	7077.41	84928.90
Step M	41.8395	3347.16	7252.18	87026.16



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
9428B	Payroll Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	42.5513	3404.10	7375.56	88506.70
Step B	43.6021	3488.17	7557.70	90692.37
Step C	44.6789	3574.31	7744.34	92932.11
Step D	45.7823	3662.58	7935.60	95227.18
Step E	46.9130	3753.04	8131.59	97579.04
Step F	48.0715	3845.72	8332.39	99988.72
Step G	49.2587	3940.70	8538.17	102458.10
Step H	50.4752	4038.02	8749.03	104988.42
Step I	51.7217	4137.74	8965.09	107581.14
Step J	52.9991	4239.93	9186.51	110238.13
Step K	54.3079	4344.63	9413.37	112960.43
Step L	55.6491	4451.93	9645.84	115750.13
Step M	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
1501B	Permits Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0652	3045.22	6597.97	79175.62
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309B	Planning Manager-B	Step A	57.7618	4620.94	10012.05	120144.54
		Step B	59.1877	4735.02	10259.20	123110.42
		Step C	60.6495	4851.96	10512.58	126150.96
		Step D	62.1472	4971.78	10772.18	129266.18
		Step E	63.6820	5094.56	11038.21	132458.56
		Step F	65.2547	5220.38	11310.81	135729.78
		Step G	66.8663	5349.30	11590.16	139081.90
		Step H	68.5175	5481.40	11876.37	142516.40
		Step I	70.2097	5616.78	12169.68	146036.18
		Step J	71.9436	5755.49	12470.22	149642.69
		Step K	73.7203	5897.62	12778.19	153338.22
		Step L	75.5409	6043.27	13093.76	157125.07
		Step M	77.4064	6192.51	13417.11	161005.31



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5400B	Police Captain-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	63.5101	5080.81	11008.42	132101.01
Step B	65.0786	5206.29	11280.29	135363.49
Step C	66.6858	5334.86	11558.87	138706.46
Step D	68.3326	5466.61	11844.32	142131.81
Step E	70.0202	5601.62	12136.83	145642.02
Step F	71.7494	5739.95	12436.56	149238.75
Step G	73.5213	5881.70	12743.69	152924.30
Step H	75.3370	6026.96	13058.41	156700.96
Step I	77.1975	6175.80	13380.90	160570.80
Step J	79.1040	6328.32	13711.36	164536.32
Step K	81.0576	6484.61	14049.98	168599.81
Step L	83.0594	6644.75	14396.96	172763.55
Step M	85.1106	6808.85	14752.50	177030.05



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410B	Police Chief-B	Step A	84.8565	6788.52	14708.46	176501.52
		Step B	86.9521	6956.17	15071.70	180860.37
		Step C	89.0995	7127.96	15443.91	185326.96
		Step D	91.2999	7303.99	15825.32	189903.79
		Step E	93.5547	7484.38	16216.15	194593.78
		Step F	95.8651	7669.21	16616.62	199399.41
		Step G	98.2326	7858.61	17026.98	204323.81
		Step H	100.6585	8052.68	17447.47	209369.68
		Step I	103.1444	8251.55	17878.36	214540.35
		Step J	105.6916	8455.33	18319.88	219838.53
		Step K	108.3018	8664.14	18772.31	225267.74
		Step L	110.9764	8878.11	19235.91	230830.91
		Step M	113.7171	9097.37	19710.96	236531.57



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5420B	Police Lieutenant-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	55.8477	4467.82	9680.27	116163.22
Step B	57.2263	4578.10	9919.23	119030.70
Step C	58.6396	4691.17	10164.20	121970.37
Step D	60.0877	4807.02	10415.20	124982.42
Step E	61.5717	4925.74	10672.43	128069.14
Step F	63.0923	5047.38	10936.00	131231.98
Step G	64.6504	5172.03	11206.07	134472.83
Step H	66.2470	5299.76	11482.81	137793.76
Step I	67.8831	5430.65	11766.40	141196.85
Step J	69.5595	5564.76	12056.98	144683.76
Step K	71.2773	5702.18	12354.73	148256.78
Step L	73.0376	5843.01	12659.85	151918.21
Step M	74.8413	5987.30	12972.49	155669.90



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489B	Police Services Administrator-B	Step A	47.5664	3805.31	8244.84	98938.11
		Step B	48.7411	3899.29	8448.46	101381.49
		Step C	49.9449	3995.59	8657.12	103885.39
		Step D	51.1782	4094.26	8870.89	106450.66
		Step E	52.4421	4195.37	9089.96	109079.57
		Step F	53.7373	4298.98	9314.47	111773.58
		Step G	55.0643	4405.14	9544.48	114533.74
		Step H	56.4242	4513.94	9780.19	117362.34
		Step I	57.8177	4625.42	10021.73	120260.82
		Step J	59.2455	4739.64	10269.22	123230.64
		Step K	60.7086	4856.69	10522.82	126273.89
		Step L	62.2079	4976.63	10782.70	129392.43
		Step M	63.7443	5099.54	11049.01	132588.14



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5485B	Police Social Services Administrator-B	Step A	45.6780	3654.24	7917.52	95010.24
		Step B	46.8055	3744.44	8112.95	97355.44
		Step C	47.9614	3836.91	8313.31	99759.71
		Step D	49.1457	3931.66	8518.59	102223.06
		Step E	50.3595	4028.76	8728.98	104747.76
		Step F	51.6032	4128.26	8944.55	107334.66
		Step G	52.8776	4230.21	9165.45	109985.41
		Step H	54.1835	4334.68	9391.81	112701.68
		Step I	55.5215	4441.72	9623.73	115484.72
		Step J	56.8927	4551.42	9861.40	118336.82
		Step K	58.2977	4663.82	10104.93	121259.22
		Step L	59.7375	4779.00	10354.50	124254.00
		Step M	61.2127	4897.02	10610.20	127322.42



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505B	Power Engineering Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600B	Power Generation Superintendent-B	Step A	71.1470	5691.76	12332.15	147985.76
		Step B	72.9041	5832.33	12636.71	151640.53
		Step C	74.7046	5976.37	12948.80	155385.57
		Step D	76.5495	6123.96	13268.58	159222.96
		Step E	78.4399	6275.19	13596.25	163154.99
		Step F	80.3770	6430.16	13932.01	167184.16
		Step G	82.3620	6588.96	14276.08	171312.96
		Step H	84.3960	6751.68	14628.64	175543.68
		Step I	86.4803	6918.42	14989.92	179879.02
		Step J	88.6160	7089.28	15360.11	184321.28
		Step K	90.8045	7264.36	15739.45	188873.36
		Step L	93.0470	7443.76	16128.15	193537.76
		Step M	95.3449	7627.59	16526.45	198317.39



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530B	Power Plant Operations and Maintenance Supervisor-B	Step A	67.7541	5420.33	11744.04	140928.53
		Step B	69.4273	5554.18	12034.07	144408.78
		Step C	71.1419	5691.35	12331.26	147975.15
		Step D	72.8989	5831.91	12635.81	151629.71
		Step E	74.6991	5975.93	12947.84	155374.13
		Step F	76.5439	6123.51	13267.61	159211.31
		Step G	78.4342	6274.74	13595.26	163143.14
		Step H	80.3712	6429.70	13931.01	167172.10
		Step I	82.3561	6588.49	14275.06	171300.69
		Step J	84.3899	6751.19	14627.58	175530.99
		Step K	86.4741	6917.93	14988.84	179866.13
		Step L	88.6096	7088.77	15359.00	184307.97
		Step M	90.7979	7263.83	15738.30	188859.63



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535B	Power Supply and Portfolio Administrator-B	Step A	73.6034	5888.27	12757.92	153095.07
		Step B	75.4211	6033.69	13072.99	156875.89
		Step C	77.2837	6182.70	13395.84	160750.10
		Step D	79.1923	6335.38	13726.67	164719.98
		Step E	81.1480	6491.84	14065.65	168787.84
		Step F	83.1521	6652.17	14413.03	172956.37
		Step G	85.2056	6816.45	14768.97	177227.65
		Step H	87.3098	6984.78	15133.70	181604.38
		Step I	89.4660	7157.28	15507.44	186089.28
		Step J	91.6755	7334.04	15890.42	190685.04
		Step K	93.9395	7515.16	16282.85	195394.16
		Step L	96.2594	7700.75	16684.96	200219.55
		Step M	98.6367	7890.94	17097.03	205164.34



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519B	Preventative Maintenance Supervisor-B	Step A	46.6815	3734.52	8091.46	97097.52
		Step B	47.8343	3826.74	8291.28	99495.34
		Step C	49.0156	3921.25	8496.04	101952.45
		Step D	50.2261	4018.09	8705.86	104470.29
		Step E	51.4665	4117.32	8920.86	107050.32
		Step F	52.7375	4219.00	9141.17	109694.00
		Step G	54.0400	4323.20	9366.93	112403.20
		Step H	55.3745	4429.96	9598.25	115178.96
		Step I	56.7420	4539.36	9835.28	118023.36
		Step J	58.1433	4651.46	10078.17	120938.06
		Step K	59.5792	4766.34	10327.06	123924.74
		Step L	61.0506	4884.05	10582.10	126985.25
		Step M	62.5583	5004.66	10843.44	130121.26



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5514B	Principal Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5513B	Principal Planner-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	48.2529	3860.23	8363.84	100366.03
Step B	49.4440	3955.52	8570.29	102843.52
Step C	50.6651	4053.21	8781.95	105383.41
Step D	51.9163	4153.30	8998.83	107985.90
Step E	53.1985	4255.88	9221.07	110652.88
Step F	54.5122	4360.98	9448.78	113385.38
Step G	55.8585	4468.68	9682.14	116185.68
Step H	57.2380	4579.04	9921.25	119055.04
Step I	58.6515	4692.12	10166.26	121995.12
Step J	60.1000	4808.00	10417.33	125008.00
Step K	61.5842	4926.74	10674.59	128095.14
Step L	63.1051	5048.41	10938.22	131258.61
Step M	64.6636	5173.09	11208.36	134500.29



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
1004B	Process Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5565B	Public Information Officer-B	Step A	45.9355	3674.84	7962.15	95545.84
		Step B	47.0699	3765.59	8158.78	97905.39
		Step C	48.2323	3858.58	8360.27	100323.18
		Step D	49.4235	3953.88	8566.74	102800.88
		Step E	50.6441	4051.53	8778.31	105339.73
		Step F	51.8948	4151.58	8995.10	107941.18
		Step G	53.1764	4254.11	9217.24	110606.91
		Step H	54.4896	4359.17	9444.86	113338.37
		Step I	55.8353	4466.82	9678.12	116137.42
		Step J	57.2142	4577.14	9917.13	119005.54
		Step K	58.6272	4690.18	10162.05	121944.58
		Step L	60.0750	4806.00	10413.00	124956.00
		Step M	61.5586	4924.69	10670.16	128041.89



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
5635B	Public Works Director-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	74.6012	5968.10	12930.87	155170.50
Step B	76.4435	6115.48	13250.21	159002.48
Step C	78.3315	6266.52	13577.46	162929.52
Step D	80.2659	6421.27	13912.76	166953.07
Step E	82.2482	6579.86	14256.35	171076.26
Step F	84.2794	6742.35	14608.43	175301.15
Step G	86.3607	6908.86	14969.19	179630.26
Step H	88.4934	7079.47	15338.86	184066.27
Step I	90.6789	7254.31	15717.68	188612.11
Step J	92.9183	7433.46	16105.84	193270.06
Step K	95.2130	7617.04	16503.59	198043.04
Step L	97.5644	7805.15	16911.16	202933.95
Step M	99.9738	7997.90	17328.79	207945.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652B	Purchasing and Warehouse Manager-B	Step A	47.6403	3811.22	8257.65	99091.82
		Step B	48.8168	3905.34	8461.58	101538.94
		Step C	50.0224	4001.79	8670.55	104046.59
		Step D	51.2577	4100.62	8884.67	106616.02
		Step E	52.5236	4201.89	9104.09	109249.09
		Step F	53.8207	4305.66	9328.92	111947.06
		Step G	55.1499	4411.99	9559.32	114711.79
		Step H	56.5119	4520.95	9795.40	117544.75
		Step I	57.9075	4632.60	10037.30	120447.60
		Step J	59.3375	4747.00	10285.17	123422.00
		Step K	60.8030	4864.24	10539.19	126470.24
		Step L	62.3045	4984.36	10799.45	129593.36
		Step M	63.8432	5107.46	11066.15	132793.86



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544B	Recreation and Library Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231B	Refuse Superintendent-B	Step A	41.6900	3335.20	7226.27	86715.20
		Step B	42.7190	3417.52	7404.63	88855.52
		Step C	43.7741	3501.93	7587.51	91050.13
		Step D	44.8551	3588.41	7774.88	93298.61
		Step E	45.9629	3677.03	7966.90	95602.83
		Step F	47.0979	3767.83	8163.64	97963.63
		Step G	48.2610	3860.88	8365.24	100382.88
		Step H	49.4529	3956.23	8571.84	102862.03
		Step I	50.6742	4053.94	8783.53	105402.34
		Step J	51.9256	4154.05	9000.44	108005.25
		Step K	53.2079	4256.63	9222.70	110672.43
		Step L	54.5220	4361.76	9450.48	113405.76
		Step M	55.8685	4469.48	9683.87	116206.48



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
6235B	Refuse Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	35.1230	2809.84	6087.99	73055.84
Step B	35.9894	2879.15	6238.16	74857.95
Step C	36.8783	2950.26	6392.24	76706.86
Step D	37.7890	3023.12	6550.09	78601.12
Step E	38.7223	3097.78	6711.87	80542.38
Step F	39.6787	3174.30	6877.64	82531.70
Step G	40.6585	3252.68	7047.47	84569.68
Step H	41.6626	3333.01	7221.52	86658.21
Step I	42.6915	3415.32	7399.86	88798.32
Step J	43.7457	3499.66	7582.59	90991.06
Step K	44.8261	3586.09	7769.86	93238.29
Step L	45.9332	3674.66	7961.75	95541.06
Step M	47.0675	3765.40	8158.37	97900.40



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244B	Refuse and Stormwater Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
6450B	Risk Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2551	4180.41	9057.55	108690.61
Step B	53.5451	4283.61	9281.15	111373.81
Step C	54.8674	4389.39	9510.35	114124.19
Step D	56.2225	4497.80	9745.23	116942.80
Step E	57.6109	4608.87	9985.89	119830.67
Step F	59.0336	4722.69	10232.49	122789.89
Step G	60.4916	4839.33	10485.21	125822.53
Step H	61.9855	4958.84	10744.15	128929.84
Step I	63.5162	5081.30	11009.47	132113.70
Step J	65.0847	5206.78	11281.35	135376.18
Step K	66.6920	5335.36	11559.95	138719.36
Step L	68.3391	5467.13	11845.44	142145.33
Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
6500B	Safety Coordinator-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0651	3045.21	6597.95	79175.41
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130B	Senior Business Systems Analyst-B	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.0636	2965.09	6424.36	77092.29
		Step C	37.9789	3038.31	6583.01	78996.11
		Step D	38.9168	3113.34	6745.58	80946.94
		Step E	39.8779	3190.23	6912.17	82946.03
		Step F	40.8627	3269.02	7082.87	84994.42
		Step G	41.8719	3349.75	7257.80	87093.55
		Step H	42.9059	3432.47	7437.02	89244.27
		Step I	43.9656	3517.25	7620.70	91448.45
		Step J	45.0513	3604.10	7808.89	93706.70
		Step K	46.1638	3693.10	8001.73	96020.70
		Step L	47.3039	3784.31	8199.34	98392.11
		Step M	48.4722	3877.78	8401.85	100822.18



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145B	Senior Database Analyst-B	Step A	37.4271	2994.17	6487.36	77848.37
		Step B	38.3513	3068.10	6647.56	79770.70
		Step C	39.2985	3143.88	6811.74	81740.88
		Step D	40.2690	3221.52	6979.96	83759.52
		Step E	41.2635	3301.08	7152.34	85828.08
		Step F	42.2825	3382.60	7328.97	87947.60
		Step G	43.3268	3466.14	7509.98	90119.74
		Step H	44.3968	3551.74	7695.45	92345.34
		Step I	45.4932	3639.46	7885.49	94625.86
		Step J	46.6167	3729.34	8080.23	96962.74
		Step K	47.7679	3821.43	8279.77	99357.23
		Step L	48.9476	3915.81	8484.25	101811.01
		Step M	50.1564	4012.51	8693.78	104325.31



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123B	Senior Deputy City Attorney-B	Step A	72.3919	5791.35	12547.93	150575.15
		Step B	74.1796	5934.37	12857.80	154293.57
		Step C	76.0116	6080.93	13175.34	158104.13
		Step D	77.8888	6231.10	13500.73	162008.70
		Step E	79.8123	6384.98	13834.13	166009.58
		Step F	81.7834	6542.67	14175.79	170109.47
		Step G	83.8031	6704.25	14525.87	174310.45
		Step H	85.8728	6869.82	14884.62	178615.42
		Step I	87.9935	7039.48	15252.21	183026.48
		Step J	90.1666	7213.33	15628.88	187546.53
		Step K	92.3933	7391.46	16014.84	192178.06
		Step L	94.6751	7574.01	16410.35	196924.21
		Step M	97.0131	7761.05	16815.60	201787.25



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281B	Senior Development Services Analyst-B	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	37.2220	2977.76	6451.81	77421.76
		Step C	38.1412	3051.30	6611.14	79333.70
		Step D	39.0831	3126.65	6774.40	81292.85
		Step E	40.0483	3203.86	6941.71	83300.46
		Step F	41.0374	3282.99	7113.15	85357.79
		Step G	42.0508	3364.06	7288.81	87465.66
		Step H	43.0893	3447.14	7468.81	89625.74
		Step I	44.1534	3532.27	7653.26	91839.07
		Step J	45.2439	3619.51	7842.28	94107.31
		Step K	46.3612	3708.90	8035.94	96431.30
		Step L	47.5061	3800.49	8234.39	98812.69
		Step M	48.6793	3894.34	8437.75	101252.94



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128B	Senior Electric Business Analyst-B	Step A	54.5599	4364.79	9457.05	113484.59
		Step B	55.9073	4472.58	9690.60	116287.18
		Step C	57.2881	4583.05	9929.94	119159.25
		Step D	58.7029	4696.23	10175.17	122102.03
		Step E	60.1526	4812.21	10426.45	125117.41
		Step F	61.6380	4931.04	10683.92	128207.04
		Step G	63.1602	5052.82	10947.77	131373.22
		Step H	64.7201	5177.61	11218.15	134617.81
		Step I	66.3184	5305.47	11495.19	137942.27
		Step J	67.9562	5436.50	11779.07	141348.90
		Step K	69.6344	5570.75	12069.96	144839.55
		Step L	71.3541	5708.33	12368.04	148416.53
		Step M	73.1164	5849.31	12673.51	152082.11



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163B	Senior Energy Services Account Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
7142B	Senior Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	46.6732	3733.86	8090.02	97080.26
Step B	47.8254	3826.03	8289.74	99476.83
Step C	49.0064	3920.51	8494.44	101933.31
Step D	50.2167	4017.34	8704.23	104450.74
Step E	51.4569	4116.55	8919.20	107030.35
Step F	52.7276	4218.21	9139.45	109673.41
Step G	54.0299	4322.39	9365.18	112382.19
Step H	55.3642	4429.14	9596.46	115157.54
Step I	56.7314	4538.51	9833.44	118001.31
Step J	58.1325	4650.60	10076.30	120915.60
Step K	59.5682	4765.46	10325.15	123901.86
Step L	61.0392	4883.14	10580.13	126961.54
Step M	62.5467	5003.74	10841.43	130097.14



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
7161B	Senior GIS Analyst-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	36.1680	2893.44	6269.12	75229.44
Step B	37.0608	2964.86	6423.87	77086.46
Step C	37.9761	3038.09	6582.52	78990.29
Step D	38.9140	3113.12	6745.09	80941.12
Step E	39.8749	3189.99	6911.65	82939.79
Step F	40.8598	3268.78	7082.37	84988.38
Step G	41.8689	3349.51	7257.28	87087.31
Step H	42.9028	3432.22	7436.49	89237.82
Step I	43.9624	3516.99	7620.15	91441.79
Step J	45.0480	3603.84	7808.32	93699.84
Step K	46.1606	3692.85	8001.17	96014.05
Step L	47.3005	3784.04	8198.75	98385.04
Step M	48.4686	3877.49	8401.22	100814.69



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150B	Senior Human Resources Analyst-B	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	40.9549	3276.39	7098.85	85186.19
		Step C	41.9662	3357.30	7274.14	87289.70
		Step D	43.0027	3440.22	7453.80	89445.62
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	45.1529	3612.23	7826.50	93918.03
		Step G	46.2680	3701.44	8019.79	96237.44
		Step H	47.4107	3792.86	8217.85	98614.26
		Step I	48.5815	3886.52	8420.79	101049.52
		Step J	49.7814	3982.51	8628.78	103545.31
		Step K	51.0107	4080.86	8841.85	106102.26
		Step L	52.2705	4181.64	9060.22	108722.64
		Step M	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194B	Senior Information Technology Analyst-B	Step A	37.9824	3038.59	6583.62	79003.39
		Step B	38.9204	3113.63	6746.20	80954.43
		Step C	39.8815	3190.52	6912.79	82953.52
		Step D	40.8665	3269.32	7083.53	85002.32
		Step E	41.8757	3350.06	7258.45	87101.46
		Step F	42.9100	3432.80	7437.73	89252.80
		Step G	43.9696	3517.57	7621.40	91456.77
		Step H	45.0554	3604.43	7809.60	93715.23
		Step I	46.1682	3693.46	8002.49	96029.86
		Step J	47.3083	3784.66	8200.11	98401.26
		Step K	48.4767	3878.14	8402.63	100831.54
		Step L	49.6738	3973.90	8610.13	103321.50
		Step M	50.9006	4072.05	8822.77	105873.25



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7180B	Senior Planner-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151B	Senior Power Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5555B	Senior Power Plant Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520B	Street Maintenance Superintendent-B	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	45.5387	3643.10	7893.37	94720.50
		Step C	46.6633	3733.06	8088.31	97059.66
		Step D	47.8157	3825.26	8288.05	99456.66
		Step E	48.9966	3919.73	8492.74	101912.93
		Step F	50.2066	4016.53	8702.48	104429.73
		Step G	51.4465	4115.72	8917.39	107008.72
		Step H	52.7170	4217.36	9137.61	109651.36
		Step I	54.0189	4321.51	9363.28	112359.31
		Step J	55.3530	4428.24	9594.52	115134.24
		Step K	56.7199	4537.59	9831.45	117977.39
		Step L	58.1208	4649.66	10074.27	120891.26
		Step M	59.5561	4764.49	10323.06	123876.69



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7522B	Street Maintenance Supervisor-B	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	34.7883	2783.06	6029.97	72359.66
		Step C	35.6474	2851.79	6178.88	74146.59
		Step D	36.5278	2922.22	6331.49	75977.82
		Step E	37.4299	2994.39	6487.85	77854.19
		Step F	38.3542	3068.34	6648.06	79776.74
		Step G	39.3014	3144.11	6812.24	81746.91
		Step H	40.2720	3221.76	6980.48	83765.76
		Step I	41.2666	3301.33	7152.88	85834.53
		Step J	42.2857	3382.86	7329.52	87954.26
		Step K	43.3300	3466.40	7510.53	90126.40
		Step L	44.4000	3552.00	7696.00	92352.00
		Step M	45.4965	3639.72	7886.06	94632.72



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
8762B	Urban Forester-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	36.2522	2900.18	6283.71	75404.58
Step B	37.1470	2971.76	6438.81	77265.76
Step C	38.0643	3045.14	6597.81	79173.74
Step D	39.0044	3120.35	6760.76	81129.15
Step E	39.9676	3197.41	6927.72	83132.61
Step F	40.9547	3276.38	7098.81	85185.78
Step G	41.9661	3357.29	7274.12	87289.49
Step H	43.0025	3440.20	7453.77	89445.20
Step I	44.0646	3525.17	7637.86	91654.37
Step J	45.1528	3612.22	7826.49	93917.82
Step K	46.2679	3701.43	8019.77	96237.23
Step L	47.4105	3792.84	8217.82	98613.84
Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646B	Utility Government Relations Administrator-B	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	47.1611	3772.89	8174.59	98095.09
		Step C	48.3258	3866.06	8376.47	100517.66
		Step D	49.5193	3961.54	8583.35	103000.14
		Step E	50.7422	4059.38	8795.31	105543.78
		Step F	51.9954	4159.63	9012.54	108150.43
		Step G	53.2794	4262.35	9235.10	110821.15
		Step H	54.5952	4367.62	9463.17	113558.02
		Step I	55.9435	4475.48	9696.87	116362.48
		Step J	57.3251	4586.01	9936.35	119236.21
		Step K	58.7408	4699.26	10181.74	122180.86
		Step L	60.1915	4815.32	10433.19	125198.32
		Step M	61.6779	4934.23	10690.84	128290.03



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980B	Wastewater Collection Superintendent-B	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1988	4015.90	8701.13	104413.50
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978B	Wastewater Collection Supervisor-B	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040B	Wastewater Treatment Plant Chief Operator-B	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	49.0320	3922.56	8498.88	101986.56
		Step C	50.2428	4019.42	8708.75	104505.02
		Step D	51.4836	4118.69	8923.82	107085.89
		Step E	52.7551	4220.41	9144.22	109730.61
		Step F	54.0579	4324.63	9370.04	112440.43
		Step G	55.3929	4431.43	9601.44	115217.23
		Step H	56.7609	4540.87	9838.56	118062.67
		Step I	58.1627	4653.02	10081.53	120978.42
		Step J	59.5991	4767.93	10330.51	123966.13
		Step K	61.0709	4885.67	10585.62	127027.47
		Step L	62.5792	5006.34	10847.06	130164.74
		Step M	64.1246	5129.97	11114.93	133379.17



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045B	Wastewater Utility Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047B	Water Conservation Administrator-B	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	40.9782	3278.26	7102.89	85234.66
		Step C	41.9903	3359.22	7278.32	87339.82
		Step D	43.0272	3442.18	7458.05	89496.58
		Step E	44.0899	3527.19	7642.25	91706.99
		Step F	45.1787	3614.30	7830.97	93971.70
		Step G	46.2944	3703.55	8024.36	96292.35
		Step H	47.4377	3795.02	8222.53	98670.42
		Step I	48.6092	3888.74	8425.59	101107.14
		Step J	49.8097	3984.78	8633.68	103604.18
		Step K	51.0398	4083.18	8846.90	106162.78
		Step L	52.3002	4184.02	9065.37	108784.42
		Step M	53.5919	4287.35	9289.26	111471.15



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085B	Water Distribution Superintendent-B	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1987	4015.90	8701.11	104413.30
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084B	Water Distribution Supervisor-B	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101B	Water Quality Lab Supervisor-B	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.0028	3120.22	6760.49	81125.82
		Step C	39.9660	3197.28	6927.44	83129.28
		Step D	40.9531	3276.25	7098.54	85182.45
		Step E	41.9644	3357.15	7273.83	87285.95
		Step F	43.0007	3440.06	7453.45	89441.46
		Step G	44.0626	3525.01	7637.52	91650.21
		Step H	45.1510	3612.08	7826.17	93914.08
		Step I	46.2659	3701.27	8019.42	96233.07
		Step J	47.4085	3792.68	8217.47	98609.68
		Step K	48.5794	3886.35	8420.43	101045.15
		Step L	49.7790	3982.32	8628.36	103540.32
		Step M	51.0084	4080.67	8841.46	106097.47



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175B	Water Treatment Plant Chief Operator-B	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	44.5746	3565.97	7726.26	92715.17
		Step C	45.6753	3654.02	7917.05	95004.62
		Step D	46.8033	3744.26	8112.57	97350.86
		Step E	47.9591	3836.73	8312.91	99754.93
		Step F	49.1436	3931.49	8518.22	102218.69
		Step G	50.3572	4028.58	8728.58	104742.98
		Step H	51.6008	4128.06	8944.14	107329.66
		Step I	52.8751	4230.01	9165.02	109980.21
		Step J	54.1809	4334.47	9391.36	112696.27
		Step K	55.5191	4441.53	9623.31	115479.73
		Step L	56.8901	4551.21	9860.95	118331.41
		Step M	58.2951	4663.61	10104.48	121253.81



City of Roseville

Salary Schedule: Management-B

Appendix:G-Amended
Effective Date:01/04/2020

MGMT Management

Grade Code	Grade Name
9244B	Water Utility Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	58.7839	4702.71	10189.21	122270.51
Step B	60.2347	4818.78	10440.68	125288.18
Step C	61.7223	4937.78	10698.53	128382.38
Step D	63.2466	5059.73	10962.74	131552.93
Step E	64.8085	5184.68	11233.47	134801.68
Step F	66.4091	5312.73	11510.91	138130.93
Step G	68.0491	5443.93	11795.18	141542.13
Step H	69.7296	5578.37	12086.46	145037.57
Step I	71.4517	5716.14	12384.96	148619.54
Step J	73.2164	5857.31	12690.84	152290.11
Step K	75.0244	6001.95	13004.23	156050.75
Step L	76.8772	6150.18	13325.38	159904.58
Step M	78.7758	6302.06	13654.47	163853.66

ORDINANCE NO. 6189

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 6170, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX "H" TO BE EFFECTIVE
FEBRUARY 29, 2020, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6170, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "H" for salary schedules A & B attached hereto.

ADDITION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1025A/1025B	Custodian Supervisor	3162
1024A/1024B	Environmental Utilities Maintenance Superintendent	7593
1023A/1023B	Senior Electric Technology Systems Analyst	6898

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
2358A/2358B	Electric Technology Systems Supervisor	7687

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective February 29, 2020 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect February 29, 2020. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after

such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505A	AMI Project Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94
0043A	Accounting Supervisor-A	Step A	44.4814	3558.51	7710.11	92521.31
		Step B	46.7055	3736.44	8095.62	97147.44
		Step C	49.0408	3923.26	8500.41	102004.86
		Step D	51.4929	4119.43	8925.44	107105.23
		Step E	54.0675	4325.40	9371.70	112460.40
		Step F	56.7709	4541.67	9840.29	118083.47
		Step G	59.6095	4768.76	10332.31	123987.76



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427A	Accounts Payable Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67
0045A	Administrative Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050A	Administrative Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
0086A	Alternative Transportation Analyst I-A	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8784	2950.27	6392.26	76707.07
		Step C	38.7223	3097.78	6711.87	80542.38
		Step D	40.6584	3252.67	7047.46	84569.47
		Step E	42.6912	3415.30	7399.81	88797.70
		Step F	44.8258	3586.06	7769.81	93237.66
		Step G	47.0672	3765.38	8158.31	97899.78



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088A	Alternative Transportation Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
0090A	Alternative Transportation Manager-A	Step A	56.6059	4528.47	9811.69	117740.27
		Step B	59.4362	4754.90	10302.27	123627.30
		Step C	62.4080	4992.64	10817.39	129808.64
		Step D	65.5284	5242.27	11358.26	136299.07
		Step E	68.8049	5504.39	11926.18	143114.19
		Step F	72.2451	5779.61	12522.48	150269.81
		Step G	75.8573	6068.58	13148.60	157783.18



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245A	Assistant City Attorney-A	Step A	83.2516	6660.13	14430.28	173163.33
		Step B	87.4142	6993.14	15151.79	181821.54
		Step C	91.7848	7342.78	15909.37	190912.38
		Step D	96.3741	7709.93	16704.84	200458.13
		Step E	101.1928	8095.42	17540.09	210481.02
		Step F	106.2525	8500.20	18417.10	221005.20
		Step G	111.5650	8925.20	19337.93	232055.20
0250A	Assistant City Clerk-A	Step A	44.0141	3521.13	7629.11	91549.33
		Step B	46.2149	3697.19	8010.58	96126.99
		Step C	48.5256	3882.05	8411.10	100933.25
		Step D	50.9519	4076.15	8831.66	105979.95
		Step E	53.4995	4279.96	9273.25	111278.96
		Step F	56.1744	4493.95	9736.90	116842.75
		Step G	58.9832	4718.66	10223.75	122685.06



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325A	Assistant City Manager-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30
1021A	Assistant City Manager/Chief Financial Officer-A	Step A	84.9744	6797.95	14728.90	176746.75
		Step B	89.2230	7137.84	15465.32	185583.84
		Step C	93.6842	7494.74	16238.59	194863.14
		Step D	98.3684	7869.47	17050.52	204606.27
		Step E	103.2869	8262.95	17903.06	214836.75
		Step F	108.4512	8676.10	18798.21	225578.50
		Step G	113.8737	9109.90	19738.11	236857.30



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395A	Assistant Electric Utility Director-A	Step A	86.0813	6886.50	14920.76	179049.10
		Step B	90.3854	7230.83	15666.80	188001.63
		Step C	94.9048	7592.38	16450.17	197401.98
		Step D	99.6499	7971.99	17272.65	207271.79
		Step E	104.6325	8370.60	18136.30	217635.60
		Step F	109.8641	8789.13	19043.11	228517.33
		Step G	115.3573	9228.58	19995.27	239943.18
0411A	Assistant Environmental Utilities Director-A	Step A	66.3950	5311.60	11508.47	138101.60
		Step B	69.7148	5577.18	12083.90	145006.78
		Step C	73.2006	5856.05	12688.10	152257.25
		Step D	76.8605	6148.84	13322.49	159869.84
		Step E	80.7036	6456.29	13988.62	167863.49
		Step F	84.7388	6779.10	14688.06	176256.70
		Step G	88.9757	7118.06	15422.45	185069.46



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480A	Assistant Fire Chief-A	Step A	63.7340	5098.72	11047.23	132566.72
		Step B	66.9206	5353.65	11599.57	139194.85
		Step C	70.2668	5621.34	12179.58	146154.94
		Step D	73.7801	5902.41	12788.55	153462.61
		Step E	77.4691	6197.53	13427.98	161135.73
		Step F	81.3425	6507.40	14099.37	169192.40
		Step G	85.4098	6832.78	14804.37	177652.38
0484A	Assistant Human Resources Director-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8675	4389.40	9510.37	114124.40
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95



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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558A	Assistant Information Technology Director-A	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	57.3064	4584.51	9933.11	119197.31
		Step C	60.1717	4813.74	10429.76	125157.14
		Step D	63.1803	5054.42	10951.25	131415.02
		Step E	66.3394	5307.15	11498.83	137985.95
		Step F	69.6563	5572.50	12073.76	144885.10
		Step G	73.1390	5851.12	12677.43	152129.12
0510A	Assistant Police Chief-A	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	74.2907	5943.26	12877.05	154524.66
		Step C	78.0053	6240.42	13520.92	162251.02
		Step D	81.9055	6552.44	14196.95	170363.44
		Step E	86.0008	6880.06	14906.81	178881.66
		Step F	90.3009	7224.07	15652.16	187825.87
		Step G	94.8159	7585.27	16434.76	197217.07



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920A	Billing Services Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03
0910A	Budget Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6155	3009.24	6520.02	78240.24
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4713	3317.70	7188.36	86260.30
		Step E	43.5450	3483.60	7547.80	90573.60
		Step F	45.7220	3657.76	7925.15	95101.76
		Step G	48.0082	3840.66	8321.42	99857.06



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0915A	Budget Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7670	3261.36	7066.28	84795.36
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23
0930A	Budget Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017A	Building Inspection Supervisor-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23
1043A	Building Official-A	Step A	53.7813	4302.50	9322.09	111865.10
		Step B	56.4703	4517.62	9788.19	117458.22
		Step C	59.2939	4743.51	10277.61	123331.31
		Step D	62.2586	4980.69	10791.49	129497.89
		Step E	65.3714	5229.71	11331.04	135972.51
		Step F	68.6400	5491.20	11897.60	142771.20
		Step G	72.0720	5765.76	12492.48	149909.76



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180A	Chief Information Officer-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71
1220A	City Clerk-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368A	Code Enforcement Supervisor-A	Step A	40.8693	3269.54	7084.01	85008.14
		Step B	42.9126	3433.01	7438.18	89258.21
		Step C	45.0584	3604.67	7810.12	93721.47
		Step D	47.3113	3784.90	8200.63	98407.50
		Step E	49.6768	3974.14	8610.65	103327.74
		Step F	52.1606	4172.85	9041.17	108494.05
		Step G	54.7687	4381.50	9493.24	113918.90
1370A	Controller-A	Step A	54.8588	4388.70	9508.86	114106.30
		Step B	57.6019	4608.15	9984.33	119811.95
		Step C	60.4819	4838.55	10483.53	125802.35
		Step D	63.5060	5080.48	11007.71	132092.48
		Step E	66.6813	5334.50	11558.09	138697.10
		Step F	70.0154	5601.23	12136.00	145632.03
		Step G	73.5162	5881.30	12742.81	152913.70



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1025A	Custodian Supervisor-A	Step A	23.6003	1888.02	4090.72	49088.62
		Step B	24.7803	1982.42	4295.25	51543.02
		Step C	26.0193	2081.54	4510.01	54120.14
		Step D	27.3203	2185.62	4735.52	56826.22
		Step E	28.6863	2294.90	4972.29	59667.50
		Step F	30.1206	2409.65	5220.90	62650.85
		Step G	31.6267	2530.14	5481.96	65783.54
9561A	Data Management System Administrator-A	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	47.4705	3797.64	8228.22	98738.64
		Step C	49.8441	3987.53	8639.64	103675.73
		Step D	52.3363	4186.90	9071.63	108859.50
		Step E	54.9531	4396.25	9525.20	114302.45
		Step F	57.7007	4616.06	10001.45	120017.46
		Step G	60.5858	4846.86	10501.54	126018.46



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645A	Department Public Information Officer-A	Step A	41.6842	3334.74	7225.26	86703.14
		Step B	43.7685	3501.48	7586.54	91038.48
		Step C	45.9569	3676.55	7965.86	95590.35
		Step D	48.2547	3860.38	8364.15	100369.78
		Step E	50.6675	4053.40	8782.37	105388.40
		Step F	53.2009	4256.07	9221.49	110657.87
		Step G	55.8609	4468.87	9682.56	116190.67
1655A	Deputy City Attorney I-A	Step A	59.8287	4786.30	10370.31	124443.70
		Step B	62.8201	5025.61	10888.82	130665.81
		Step C	65.9611	5276.89	11433.26	137199.09
		Step D	69.2592	5540.74	12004.93	144059.14
		Step E	72.7222	5817.78	12605.18	151262.18
		Step F	76.3583	6108.66	13235.44	158825.26
		Step G	80.1762	6414.10	13897.21	166766.50



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658A	Deputy City Attorney II-A	Step A	65.8116	5264.93	11407.34	136888.13
		Step B	69.1022	5528.18	11977.71	143732.58
		Step C	72.5573	5804.58	12576.60	150919.18
		Step D	76.1851	6094.81	13205.42	158465.01
		Step E	79.9944	6399.55	13865.70	166388.35
		Step F	83.9941	6719.53	14558.98	174707.73
		Step G	88.1938	7055.50	15286.93	183443.10
1659A	Deputy City Manager-A	Step A	68.2219	5457.75	11825.13	141901.55
		Step B	71.6330	5730.64	12416.39	148996.64
		Step C	75.2147	6017.18	13037.21	156446.58
		Step D	78.9754	6318.03	13689.07	164268.83
		Step E	82.9242	6633.94	14373.53	172482.34
		Step F	87.0704	6965.63	15092.20	181106.43
		Step G	91.4239	7313.91	15846.81	190161.71



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674A	Development Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
1675A	Development Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280A	Development Services Administrator-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23
1676A	Development Services Director-A	Step A	75.4127	6033.02	13071.53	156858.42
		Step B	79.1834	6334.67	13725.12	164701.47
		Step C	83.1426	6651.41	14411.38	172936.61
		Step D	87.2996	6983.97	15131.93	181583.17
		Step E	91.6647	7333.18	15888.55	190662.58
		Step F	96.2480	7699.84	16682.99	200195.84
		Step G	101.0603	8084.82	17517.12	210205.42



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695A	Development Services Manager-A	Step A	49.9310	3994.48	8654.71	103856.48
		Step B	52.4275	4194.20	9087.43	109049.20
		Step C	55.0489	4403.91	9541.81	114501.71
		Step D	57.8014	4624.11	10018.91	120226.91
		Step E	60.6915	4855.32	10519.86	126238.32
		Step F	63.7261	5098.09	11045.86	132550.29
		Step G	66.9124	5352.99	11598.15	139177.79
2415A	EMS Quality Assurance Coordinator-A	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	49.3682	3949.46	8557.15	102685.86
		Step C	51.8368	4146.94	8985.05	107820.54
		Step D	54.4287	4354.30	9434.31	113211.70
		Step E	57.1500	4572.00	9906.00	118872.00
		Step F	60.0076	4800.61	10401.32	124815.81
		Step G	63.0079	5040.63	10921.37	131056.43



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6520A	ERP Manager-A	Step A	50.7925	4063.40	8804.03	105648.40
		Step B	53.3321	4266.57	9244.23	110930.77
		Step C	55.9987	4479.90	9706.44	116477.30
		Step D	58.7987	4703.90	10191.77	122301.30
		Step E	61.7385	4939.08	10701.34	128416.08
		Step F	64.8254	5186.03	11236.40	134836.83
		Step G	68.0668	5445.34	11798.25	141578.94
1710A	Economic Development Director-A	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	70.6368	5650.94	12243.71	146924.54
		Step C	74.1686	5933.49	12855.89	154270.69
		Step D	77.8770	6230.16	13498.68	161984.16
		Step E	81.7709	6541.67	14173.62	170083.47
		Step F	85.8595	6868.76	14882.31	178587.76
		Step G	90.1524	7212.19	15626.42	187516.99



City of Roseville

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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1001A	Economic Development Project Manager-A	Step A	46.4729	3717.83	8055.30	96663.63
		Step B	48.7965	3903.72	8458.06	101496.72
		Step C	51.2364	4098.91	8880.98	106571.71
		Step D	53.7982	4303.86	9325.02	111900.26
		Step E	56.4881	4519.05	9791.27	117495.25
		Step F	59.3125	4745.00	10280.83	123370.00
		Step G	62.2781	4982.25	10794.87	129538.45
1310A	Electric Business Analyst I-A	Step A	45.0867	3606.94	7815.03	93780.34
		Step B	47.3410	3787.28	8205.77	98469.28
		Step C	49.7081	3976.65	8616.07	103392.85
		Step D	52.1935	4175.48	9046.87	108562.48
		Step E	54.8032	4384.26	9499.22	113990.66
		Step F	57.5434	4603.47	9974.19	119690.27
		Step G	60.4205	4833.64	10472.89	125674.64



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312A	Electric Business Analyst II-A	Step A	49.6000	3968.00	8597.33	103168.00
		Step B	52.0800	4166.40	9027.20	108326.40
		Step C	54.6839	4374.71	9478.54	113742.51
		Step D	57.4182	4593.46	9952.49	119429.86
		Step E	60.2891	4823.13	10450.11	125401.33
		Step F	63.3035	5064.28	10972.61	131671.28
		Step G	66.4687	5317.50	11521.24	138254.90
2335A	Electric Compliance Analyst-A	Step A	49.5170	3961.36	8582.95	102995.36
		Step B	51.9928	4159.42	9012.09	108145.02
		Step C	54.5925	4367.40	9462.70	113552.40
		Step D	57.3221	4585.77	9935.83	119229.97
		Step E	60.1882	4815.06	10432.62	125191.46
		Step F	63.1976	5055.81	10954.25	131451.01
		Step G	66.3575	5308.60	11501.97	138023.60



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285A	Electric Customer Programs Supervisor-A	Step A	61.0904	4887.23	10589.00	127068.03
		Step B	64.1450	5131.60	11118.47	133421.60
		Step C	67.3522	5388.18	11674.38	140092.58
		Step D	70.7198	5657.58	12258.10	147097.18
		Step E	74.2557	5940.46	12870.99	154451.86
		Step F	77.9685	6237.48	13514.54	162174.48
		Step G	81.8670	6549.36	14190.28	170283.36
2284A	Electric Engineering Technician Supervisor-A	Step A	52.9924	4239.39	9185.35	110224.19
		Step B	55.6420	4451.36	9644.61	115735.36
		Step C	58.4241	4673.93	10126.84	121522.13
		Step D	61.3453	4907.62	10633.19	127598.22
		Step E	64.4125	5153.00	11164.83	133978.00
		Step F	67.6331	5410.65	11723.07	140676.85
		Step G	71.0149	5681.19	12309.25	147710.99



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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338A	Electric Operations Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84
2339A	Electric Operations Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314A	Electric Resources Analyst I-A	Step A	51.3634	4109.07	8902.99	106835.87
		Step B	53.9315	4314.52	9348.13	112177.52
		Step C	56.6281	4530.25	9815.54	117786.45
		Step D	59.4595	4756.76	10306.31	123675.76
		Step E	62.4325	4994.60	10821.63	129859.60
		Step F	65.5541	5244.33	11362.71	136352.53
		Step G	68.8319	5506.55	11930.86	143170.35
2316A	Electric Resources Analyst II-A	Step A	56.4997	4519.98	9793.28	117519.38
		Step B	59.3247	4745.98	10282.95	123395.38
		Step C	62.2909	4983.27	10797.09	129565.07
		Step D	65.4055	5232.44	11336.95	136043.44
		Step E	68.6758	5494.06	11903.81	142845.66
		Step F	72.1096	5768.77	12499.00	149987.97
		Step G	75.7151	6057.21	13123.95	157487.41



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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216A	Electric Risk and Compliance Supervisor-A	Step A	62.1716	4973.73	10776.41	129316.93
		Step B	65.2803	5222.42	11315.25	135783.02
		Step C	68.5443	5483.54	11881.01	142572.14
		Step D	71.9714	5757.71	12475.04	149700.51
		Step E	75.5701	6045.61	13098.82	157185.81
		Step F	79.3486	6347.89	13753.76	165045.09
		Step G	83.3160	6665.28	14441.44	173297.28
2352A	Electric Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319A	Electric Substation Supervisor-A	Step A	66.6866	5334.93	11559.01	138708.13
		Step B	70.0210	5601.68	12136.97	145643.68
		Step C	73.5220	5881.76	12743.81	152925.76
		Step D	77.1980	6175.84	13380.99	160571.84
		Step E	81.0580	6484.64	14050.05	168600.64
		Step F	85.1109	6808.87	14752.56	177030.67
		Step G	89.3664	7149.31	15490.18	185882.11
9560A	Electric Technology Systems Administrator-A	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	65.8819	5270.55	11419.53	137034.35
		Step C	69.1759	5534.07	11990.49	143885.87
		Step D	72.6347	5810.78	12590.01	151080.18
		Step E	76.2665	6101.32	13219.53	158634.32
		Step F	80.0799	6406.39	13880.52	166566.19
		Step G	84.0838	6726.70	14574.53	174894.30



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320A	Electric Utility Director-A	Step A	107.5016	8600.13	18633.61	223603.33
		Step B	112.8767	9030.14	19565.29	234783.54
		Step C	118.5206	9481.65	20543.57	246522.85
		Step D	124.4466	9955.73	21570.74	258848.93
		Step E	130.6690	10453.52	22649.29	271791.52
		Step F	137.2024	10976.19	23781.75	285380.99
		Step G	144.0625	11525.00	24970.83	299650.00
2215A	Electric Utility Financial Administrator-A	Step A	61.1078	4888.62	10592.02	127104.22
		Step B	64.1631	5133.05	11121.60	133459.25
		Step C	67.3713	5389.70	11677.69	140132.30
		Step D	70.7399	5659.19	12261.58	147138.99
		Step E	74.2769	5942.15	12874.66	154495.95
		Step F	77.9907	6239.26	13518.39	162220.66
		Step G	81.8903	6551.22	14194.32	170331.82



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378A	Electronic Maintenance Coordinator-A	Step A	40.8613	3268.90	7082.63	84991.50
		Step B	42.9044	3432.35	7436.76	89241.15
		Step C	45.0496	3603.97	7808.60	93703.17
		Step D	47.3020	3784.16	8199.01	98388.16
		Step E	49.6670	3973.36	8608.95	103307.36
		Step F	52.1504	4172.03	9039.40	108472.83
		Step G	54.7579	4380.63	9491.37	113896.43
2500A	Energy Services Account Representative I-A	Step A	43.9039	3512.31	7610.01	91320.11
		Step B	46.0990	3687.92	7990.49	95885.92
		Step C	48.4040	3872.32	8390.03	100680.32
		Step D	50.8241	4065.93	8809.51	105714.13
		Step E	53.3654	4269.23	9250.00	111000.03
		Step F	56.0337	4482.70	9712.51	116550.10
		Step G	58.8353	4706.82	10198.12	122377.42



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501A	Energy Services Account Representative II-A	Step A	48.2943	3863.54	8371.01	100452.14
		Step B	50.7091	4056.73	8789.58	105474.93
		Step C	53.2445	4259.56	9229.05	110748.56
		Step D	55.9067	4472.54	9690.49	116285.94
		Step E	58.7021	4696.17	10175.03	122100.37
		Step F	61.6372	4930.98	10683.78	128205.38
		Step G	64.7190	5177.52	11217.96	134615.52
1277A	Engineering Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540A	Environmental Coordinator-A	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	45.9639	3677.11	7967.08	95604.91
		Step C	48.2622	3860.98	8365.45	100385.38
		Step D	50.6751	4054.01	8783.68	105404.21
		Step E	53.2090	4256.72	9222.89	110674.72
		Step F	55.8692	4469.54	9683.99	116207.94
		Step G	58.6628	4693.02	10168.22	122018.62
2548A	Environmental Utilities Business Administrator-A	Step A	44.6497	3571.98	7739.28	92871.38
		Step B	46.8822	3750.58	8126.25	97514.98
		Step C	49.2264	3938.11	8532.58	102390.91
		Step D	51.6876	4135.01	8959.18	107510.21
		Step E	54.2720	4341.76	9407.15	112885.76
		Step F	56.9857	4558.86	9877.52	118530.26
		Step G	59.8349	4786.79	10371.38	124456.59



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684A	Environmental Utilities Director-A	Step A	83.0909	6647.27	14402.42	172829.07
		Step B	87.2453	6979.62	15122.52	181470.22
		Step C	91.6077	7328.62	15878.67	190544.02
		Step D	96.1880	7695.04	16672.59	200071.04
		Step E	100.9975	8079.80	17506.23	210074.80
		Step F	106.0474	8483.79	18381.55	220578.59
		Step G	111.3497	8907.98	19300.61	231607.38
1024A	Environmental Utilities Maintenance Superintendent-A	Step A	56.6631	4533.05	9821.60	117859.25
		Step B	59.4962	4759.70	10312.67	123752.10
		Step C	62.4710	4997.68	10828.31	129939.68
		Step D	65.5946	5247.57	11369.73	136436.77
		Step E	68.8743	5509.94	11938.21	143258.54
		Step F	72.3180	5785.44	12535.12	150421.44
		Step G	75.9339	6074.71	13161.88	157942.51



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546A	Environmental Utilities Rate Analyst I-A	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	37.6156	3009.25	6520.04	78240.45
		Step C	39.4965	3159.72	6846.06	82152.72
		Step D	41.4712	3317.70	7188.34	86260.10
		Step E	43.5449	3483.59	7547.78	90573.39
		Step F	45.7221	3657.77	7925.16	95101.97
		Step G	48.0082	3840.66	8321.42	99857.06
2547A	Environmental Utilities Rate Analyst II-A	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	40.7671	3261.37	7066.30	84795.57
		Step C	42.8056	3424.45	7419.64	89035.65
		Step D	44.9457	3595.66	7790.59	93487.06
		Step E	47.1930	3775.44	8180.12	98161.44
		Step F	49.5528	3964.22	8589.15	103069.82
		Step G	52.0304	4162.43	9018.60	108223.23



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541A	Environmental Utility Compliance Administrator-A	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	45.9616	3676.93	7966.68	95600.13
		Step C	48.2596	3860.77	8365.00	100379.97
		Step D	50.6726	4053.81	8783.25	105399.01
		Step E	53.2061	4256.49	9222.39	110668.69
		Step F	55.8665	4469.32	9683.53	116202.32
		Step G	58.6597	4692.78	10167.68	122012.18
2565A	Equipment Maintenance Supervisor-A	Step A	34.4643	2757.14	5973.81	71685.74
		Step B	36.1875	2895.00	6272.50	75270.00
		Step C	37.9969	3039.75	6586.13	79033.55
		Step D	39.8968	3191.74	6915.45	82985.34
		Step E	41.8916	3351.33	7261.21	87134.53
		Step F	43.9862	3518.90	7624.27	91491.30
		Step G	46.1855	3694.84	8005.49	96065.84



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3395A	Facilities Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01
4321A	Facilities Supervisor-A	Step A	32.7691	2621.53	5679.98	68159.73
		Step B	34.4076	2752.61	5963.98	71567.81
		Step C	36.1279	2890.23	6262.17	75146.03
		Step D	37.9344	3034.75	6575.30	78903.55
		Step E	39.8311	3186.49	6904.06	82848.69
		Step F	41.8226	3345.81	7249.25	86991.01
		Step G	43.9137	3513.10	7611.71	91340.50



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2900A	Finance Manager-A	Step A	52.2465	4179.72	9056.06	108672.72
		Step B	54.8589	4388.71	9508.88	114106.51
		Step C	57.6019	4608.15	9984.33	119811.95
		Step D	60.4819	4838.55	10483.53	125802.35
		Step E	63.5060	5080.48	11007.71	132092.48
		Step F	66.6813	5334.50	11558.09	138697.10
		Step G	70.0154	5601.23	12136.00	145632.03
3310A	Finance Supervisor-A	Step A	38.6796	3094.37	6704.46	80453.57
		Step B	40.6135	3249.08	7039.67	84476.08
		Step C	42.6442	3411.54	7391.66	88699.94
		Step D	44.7764	3582.11	7761.24	93134.91
		Step E	47.0152	3761.22	8149.30	97791.62
		Step F	49.3660	3949.28	8556.77	102681.28
		Step G	51.8343	4146.74	8984.61	107815.34



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZA	Fire Battalion Chief 8Hr-ZA	Step A	54.3527	4348.22	9421.13	113053.62
		Step B	57.0703	4565.62	9892.19	118706.22
		Step C	59.9238	4793.90	10386.79	124641.50
		Step D	62.9200	5033.60	10906.13	130873.60
		Step E	66.0661	5285.29	11451.46	137417.49
		Step F	69.3693	5549.54	12024.01	144288.14
		Step G	72.8377	5827.02	12625.20	151502.42
0905A	Fire Battalion Chief-A	Step A	38.8233	4348.21	9421.12	113053.45
		Step B	40.7645	4565.62	9892.19	118706.22
		Step C	42.8027	4793.90	10386.79	124641.46
		Step D	44.9429	5033.60	10906.14	130873.72
		Step E	47.1900	5285.28	11451.44	137417.28
		Step F	49.5495	5549.54	12024.01	144288.14
		Step G	52.0270	5827.02	12625.22	151502.62



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330A	Fire Chief-A	Step A	75.7064	6056.51	13122.44	157469.31
		Step B	79.4918	6359.34	13778.58	165342.94
		Step C	83.4662	6677.30	14467.47	173609.70
		Step D	87.6397	7011.18	15190.88	182290.58
		Step E	92.0217	7361.74	15950.43	191405.14
		Step F	96.6225	7729.80	16747.90	200974.80
		Step G	101.4537	8116.30	17585.31	211023.70
3332A	Fire Division Chief-A	Step A	57.9400	4635.20	10042.93	120515.20
		Step B	60.8370	4866.96	10545.08	126540.96
		Step C	63.8789	5110.31	11072.34	132868.11
		Step D	67.0728	5365.82	11625.95	139511.42
		Step E	70.4265	5634.12	12207.26	146487.12
		Step F	73.9478	5915.82	12817.62	153811.42
		Step G	77.6451	6211.61	13458.48	161501.81



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Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZA	Fire Divison Chief 24Hr-ZA	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	43.4550	4866.96	10545.08	126540.96
		Step C	45.6277	5110.30	11072.32	132867.86
		Step D	47.9091	5365.82	11625.94	139511.30
		Step E	50.3046	5634.12	12207.25	146487.00
		Step F	52.8198	5915.82	12817.60	153811.26
		Step G	55.4607	6211.60	13458.46	161501.56
3392A	Fleet Manager-A	Step A	44.9857	3598.86	7797.52	93570.26
		Step B	47.2350	3778.80	8187.40	98248.80
		Step C	49.5967	3967.74	8596.76	103161.14
		Step D	52.0765	4166.12	9026.59	108319.12
		Step E	54.6803	4374.42	9477.92	113735.02
		Step F	57.4144	4593.15	9951.83	119421.95
		Step G	60.2851	4822.81	10449.42	125393.01



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451A	Government Relations Administrator-A	Step A	49.8802	3990.42	8645.90	103750.82
		Step B	52.3742	4189.94	9078.19	108938.34
		Step C	54.9929	4399.43	9532.10	114385.23
		Step D	57.7426	4619.41	10008.72	120104.61
		Step E	60.6297	4850.38	10509.15	126109.78
		Step F	63.6612	5092.90	11034.61	132415.30
		Step G	66.8442	5347.54	11586.33	139035.94
1647A	Government Relations Representative I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648A	Government Relations Representative II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
3589A	Housing Manager-A	Step A	45.1981	3615.85	7834.34	94012.05
		Step B	47.4598	3796.78	8226.37	98716.38
		Step C	49.8330	3986.64	8637.72	103652.64
		Step D	52.3246	4185.97	9069.60	108835.17
		Step E	54.9407	4395.26	9523.05	114276.66
		Step F	57.6879	4615.03	9999.24	119990.83
		Step G	60.5722	4845.78	10499.18	125990.18



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590A	Housing Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
3594A	Human Resources Analyst I-A	Step A	34.1664	2733.31	5922.18	71066.11
		Step B	35.8747	2869.98	6218.28	74619.38
		Step C	37.6684	3013.47	6529.19	78350.27
		Step D	39.5519	3164.15	6855.66	82267.95
		Step E	41.5295	3322.36	7198.45	86381.36
		Step F	43.6059	3488.47	7558.36	90700.27
		Step G	45.7862	3662.90	7936.27	95235.30



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596A	Human Resources Analyst II-A	Step A	37.5830	3006.64	6514.39	78172.64
		Step B	39.4621	3156.97	6840.10	82081.17
		Step C	41.4352	3314.82	7182.10	86185.22
		Step D	43.5070	3480.56	7541.21	90494.56
		Step E	45.6824	3654.59	7918.28	95019.39
		Step F	47.9665	3837.32	8314.19	99770.32
		Step G	50.3648	4029.18	8729.90	104758.78
3598A	Human Resources Director-A	Step A	70.0507	5604.06	12142.12	145705.46
		Step B	73.5532	5884.26	12749.22	152990.66
		Step C	77.2309	6178.47	13386.69	160640.27
		Step D	81.0924	6487.39	14056.02	168672.19
		Step E	85.1471	6811.77	14758.83	177105.97
		Step F	89.4045	7152.36	15496.78	185961.36
		Step G	93.8747	7509.98	16271.61	195259.38



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599A	Human Resources Manager-A	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	45.5193	3641.54	7890.01	94680.14
		Step C	47.7954	3823.63	8284.54	99414.43
		Step D	50.1851	4014.81	8698.75	104385.01
		Step E	52.6944	4215.55	9133.70	109604.35
		Step F	55.3292	4426.34	9590.39	115084.74
		Step G	58.0957	4647.66	10069.92	120839.06
1002A	Hydrogeologist-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625A	Information Security Administrator-A	Step A	45.0488	3603.90	7808.46	93701.50
		Step B	47.3011	3784.09	8198.86	98386.29
		Step C	49.6662	3973.30	8608.81	103305.70
		Step D	52.1496	4171.97	9039.26	108471.17
		Step E	54.7570	4380.56	9491.21	113894.56
		Step F	57.4949	4599.59	9965.78	119589.39
		Step G	60.3697	4829.58	10464.08	125568.98
9542A	Information Technology Client Services Supervisor-A	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	41.5272	3322.18	7198.05	86376.58
		Step C	43.6036	3488.29	7557.96	90695.49
		Step D	45.7838	3662.70	7935.86	95230.30
		Step E	48.0730	3845.84	8332.65	99991.84
		Step F	50.4766	4038.13	8749.28	104991.33
		Step G	53.0005	4240.04	9186.75	110241.04



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602A	Information Technology Program Manager-A	Step A	46.1749	3693.99	8003.65	96043.79
		Step B	48.4837	3878.70	8403.84	100846.10
		Step C	50.9078	4072.62	8824.02	105888.22
		Step D	53.4533	4276.26	9265.24	111182.86
		Step E	56.1260	4490.08	9728.51	116742.08
		Step F	58.9323	4714.58	10214.93	122579.18
		Step G	61.8789	4950.31	10725.68	128708.11
3740A	Interpretive Services Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810A	Key Accounts Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35
4449A	Management Analyst-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020A	Park Development Analyst I-A	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	36.3348	2906.78	6298.03	75576.38
		Step C	38.1514	3052.11	6612.91	79354.91
		Step D	40.0592	3204.74	6943.59	83323.14
		Step E	42.0621	3364.97	7290.76	87489.17
		Step F	44.1652	3533.22	7655.30	91863.62
		Step G	46.3735	3709.88	8038.07	96456.88
5022A	Park Development Analyst II-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024A	Parks Planning and Development Superintendent-A	Step A	46.1624	3692.99	8001.48	96017.79
		Step B	48.4706	3877.65	8401.57	100818.85
		Step C	50.8941	4071.53	8821.64	105859.73
		Step D	53.4387	4275.10	9262.71	111152.50
		Step E	56.1111	4488.89	9725.92	116711.09
		Step F	58.9163	4713.30	10212.16	122545.90
		Step G	61.8619	4948.95	10722.73	128672.75
5082A	Parks Recreation and Libraries Director-A	Step A	75.4661	6037.29	13080.79	156969.49
		Step B	79.2394	6339.15	13734.83	164817.95
		Step C	83.2013	6656.10	14421.56	173058.70
		Step D	87.3613	6988.90	15142.63	181711.50
		Step E	91.7295	7338.36	15899.78	190797.36
		Step F	96.3159	7705.27	16694.76	200337.07
		Step G	101.1317	8090.54	17529.49	210353.94



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547A	Parks Recreation and Libraries Manager-A	Step A	52.0310	4162.48	9018.71	108224.48
		Step B	54.6325	4370.60	9469.63	113635.60
		Step C	57.3639	4589.11	9943.08	119316.91
		Step D	60.2325	4818.60	10440.30	125283.60
		Step E	63.2438	5059.50	10962.26	131547.10
		Step F	66.4062	5312.50	11510.41	138124.90
		Step G	69.7265	5578.12	12085.93	145031.12
9546A	Parks Recreation and Libraries Superintendent-A	Step A	41.9658	3357.26	7274.07	87288.86
		Step B	44.0642	3525.14	7637.79	91653.54
		Step C	46.2674	3701.39	8019.68	96236.19
		Step D	48.5806	3886.45	8420.64	101047.65
		Step E	51.0100	4080.80	8841.73	106100.80
		Step F	53.5603	4284.82	9283.79	111405.42
		Step G	56.2381	4499.05	9747.94	116975.25



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069A	Parks Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
9428A	Payroll Supervisor-A	Step A	42.5518	3404.14	7375.65	88507.74
		Step B	44.6793	3574.34	7744.41	92932.94
		Step C	46.9133	3753.06	8131.64	97579.66
		Step D	49.2589	3940.71	8538.21	102458.51
		Step E	51.7219	4137.75	8965.13	107581.55
		Step F	54.3080	4344.64	9413.39	112960.64
		Step G	57.0234	4561.87	9884.06	118608.67



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1501A	Permits Supervisor-A	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.9684	3197.47	6927.86	83134.27
		Step C	41.9667	3357.34	7274.23	87290.74
		Step D	44.0652	3525.22	7637.97	91655.62
		Step E	46.2683	3701.46	8019.84	96238.06
		Step F	48.5818	3886.54	8420.85	101050.14
		Step G	51.0109	4080.87	8841.89	106102.67
5309A	Planning Manager-A	Step A	57.7618	4620.94	10012.05	120144.54
		Step B	60.6499	4851.99	10512.65	126151.79
		Step C	63.6824	5094.59	11038.28	132459.39
		Step D	66.8666	5349.33	11590.21	139082.53
		Step E	70.2100	5616.80	12169.73	146036.80
		Step F	73.7206	5897.65	12778.24	153338.85
		Step G	77.4064	6192.51	13417.11	161005.31



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400A	Police Captain-A	Step A	63.5109	5080.87	11008.56	132102.67
		Step B	66.6863	5334.90	11558.96	138707.50
		Step C	70.0207	5601.66	12136.92	145643.06
		Step D	73.5218	5881.74	12743.78	152925.34
		Step E	77.1978	6175.82	13380.95	160571.42
		Step F	81.0577	6484.62	14050.00	168600.02
		Step G	85.1106	6808.85	14752.50	177030.05
5410A	Police Chief-A	Step A	84.8574	6788.59	14708.62	176503.39
		Step B	89.1003	7128.02	15444.05	185328.62
		Step C	93.5553	7484.42	16216.25	194595.02
		Step D	98.2331	7858.65	17027.07	204324.85
		Step E	103.1447	8251.58	17878.41	214540.98
		Step F	108.3020	8664.16	18772.35	225268.16
		Step G	113.7171	9097.37	19710.96	236531.57



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420A	Police Lieutenant-A	Step A	55.8477	4467.82	9680.27	116163.22
		Step B	58.6402	4691.22	10164.30	121971.62
		Step C	61.5721	4925.77	10672.50	128069.97
		Step D	64.6507	5172.06	11206.12	134473.46
		Step E	67.8833	5430.66	11766.44	141197.26
		Step F	71.2774	5702.19	12354.75	148256.99
		Step G	74.8413	5987.30	12972.49	155669.90
5489A	Police Services Administrator-A	Step A	47.5669	3805.35	8244.93	98939.15
		Step B	49.9453	3995.62	8657.19	103886.22
		Step C	52.4425	4195.40	9090.03	109080.40
		Step D	55.0647	4405.18	9544.55	114534.58
		Step E	57.8179	4625.43	10021.77	120261.23
		Step F	60.7088	4856.70	10522.86	126274.30
		Step G	63.7443	5099.54	11049.01	132588.14



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5485A	Police Social Services Administrator-A	Step A	45.6780	3654.24	7917.52	95010.24
		Step B	47.9619	3836.95	8313.40	99760.75
		Step C	50.3599	4028.79	8729.05	104748.59
		Step D	52.8781	4230.25	9165.54	109986.45
		Step E	55.5219	4441.75	9623.80	115485.55
		Step F	58.2981	4663.85	10105.00	121260.05
		Step G	61.2127	4897.02	10610.20	127322.42
5505A	Power Engineering Manager-A	Step A	74.8532	5988.26	12974.55	155694.66
		Step B	78.5959	6287.67	13623.29	163479.47
		Step C	82.5257	6602.06	14304.45	171653.46
		Step D	86.6520	6932.16	15019.68	180236.16
		Step E	90.9847	7278.78	15770.68	189248.18
		Step F	95.5339	7642.71	16559.21	198710.51
		Step G	100.3105	8024.84	17387.15	208645.84



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600A	Power Generation Superintendent-A	Step A	71.1478	5691.82	12332.29	147987.42
		Step B	74.7052	5976.42	12948.90	155386.82
		Step C	78.4404	6275.23	13596.34	163156.03
		Step D	82.3625	6589.00	14276.17	171314.00
		Step E	86.4806	6918.45	14989.97	179879.65
		Step F	90.8047	7264.38	15739.48	188873.78
		Step G	95.3449	7627.59	16526.45	198317.39
5530A	Power Plant Operations and Maintenance Supervisor-A	Step A	67.7548	5420.38	11744.17	140929.98
		Step B	71.1425	5691.40	12331.37	147976.40
		Step C	74.6996	5975.97	12947.93	155375.17
		Step D	78.4346	6274.77	13595.33	163143.97
		Step E	82.3564	6588.51	14275.11	171301.31
		Step F	86.4742	6917.94	14988.86	179866.34
		Step G	90.7979	7263.83	15738.30	188859.63



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535A	Power Supply and Portfolio Administrator-A	Step A	73.6042	5888.34	12758.06	153096.74
		Step B	77.2844	6182.75	13395.96	160751.55
		Step C	81.1487	6491.90	14065.77	168789.30
		Step D	85.2060	6816.48	14769.04	177228.48
		Step E	89.4664	7157.31	15507.51	186090.11
		Step F	93.9397	7515.18	16282.88	195394.58
		Step G	98.6367	7890.94	17097.03	205164.34
5519A	Preventative Maintenance Supervisor-A	Step A	51.5119	4120.95	8928.73	107144.75
		Step B	54.0875	4327.00	9375.17	112502.00
		Step C	56.7919	4543.35	9843.93	118127.15
		Step D	59.6315	4770.52	10336.13	124033.52
		Step E	62.6131	5009.05	10852.94	130235.25
		Step F	65.7437	5259.50	11395.57	136746.90
		Step G	69.0309	5522.47	11965.36	143584.27



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514A	Principal Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47
5513A	Principal Planner-A	Step A	48.2529	3860.23	8363.84	100366.03
		Step B	50.6656	4053.25	8782.04	105384.45
		Step C	53.1988	4255.90	9221.13	110653.50
		Step D	55.8587	4468.70	9682.17	116186.10
		Step E	58.6517	4692.14	10166.29	121995.54
		Step F	61.5842	4926.74	10674.59	128095.14
		Step G	64.6636	5173.09	11208.36	134500.29



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1004A	Process Engineer-A	Step A	52.2508	4180.06	9056.81	108681.66
		Step B	54.8632	4389.06	9509.62	114115.46
		Step C	57.6065	4608.52	9985.13	119821.52
		Step D	60.4869	4838.95	10484.40	125812.75
		Step E	63.5113	5080.90	11008.63	132103.50
		Step F	66.6869	5334.95	11559.06	138708.75
		Step G	70.0209	5601.67	12136.96	145643.47
5565A	Public Information Officer-A	Step A	45.9360	3674.88	7962.24	95546.88
		Step B	48.2328	3858.62	8360.35	100324.22
		Step C	50.6445	4051.56	8778.38	105340.56
		Step D	53.1766	4254.13	9217.28	110607.33
		Step E	55.8354	4466.83	9678.14	116137.63
		Step F	58.6273	4690.18	10162.07	121944.78
		Step G	61.5586	4924.69	10670.16	128041.89



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635A	Public Works Director-A	Step A	74.6020	5968.16	12931.01	155172.16
		Step B	78.3321	6266.57	13577.56	162930.77
		Step C	82.2488	6579.90	14256.46	171077.50
		Step D	86.3612	6908.90	14969.27	179631.30
		Step E	90.6793	7254.34	15717.75	188612.94
		Step F	95.2132	7617.06	16503.62	198043.46
		Step G	99.9738	7997.90	17328.79	207945.50
5652A	Purchasing and Warehouse Manager-A	Step A	47.6408	3811.26	8257.74	99092.86
		Step B	50.0228	4001.82	8670.62	104047.42
		Step C	52.5239	4201.91	9104.14	109249.71
		Step D	55.1501	4412.01	9559.35	114712.21
		Step E	57.9076	4632.61	10037.32	120447.81
		Step F	60.8031	4864.25	10539.20	126470.45
		Step G	63.8432	5107.46	11066.15	132793.86



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544A	Recreation and Library Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
6231A	Refuse Superintendent-A	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235A	Refuse Supervisor-A	Step A	35.1230	2809.84	6087.99	73055.84
		Step B	36.8792	2950.34	6392.39	76708.74
		Step C	38.7233	3097.86	6712.04	80544.46
		Step D	40.6587	3252.70	7047.51	84570.10
		Step E	42.6916	3415.33	7399.88	88798.53
		Step F	44.8260	3586.08	7769.84	93238.08
		Step G	47.0675	3765.40	8158.37	97900.40
6244A	Refuse and Stormwater Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450A	Risk Manager-A	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	54.8678	4389.42	9510.42	114125.02
		Step C	57.6113	4608.90	9985.96	119831.50
		Step D	60.4919	4839.35	10485.26	125823.15
		Step E	63.5165	5081.32	11009.53	132114.32
		Step F	66.6923	5335.38	11560.00	138719.98
		Step G	70.0269	5602.15	12138.00	145655.95
6500A	Safety Coordinator-A	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.9683	3197.46	6927.84	83134.06
		Step C	41.9666	3357.33	7274.21	87290.53
		Step D	44.0650	3525.20	7637.93	91655.20
		Step E	46.2682	3701.46	8019.82	96237.86
		Step F	48.5816	3886.53	8420.81	101049.73
		Step G	51.0109	4080.87	8841.89	106102.67



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130A	Senior Business Systems Analyst-A	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.9793	3038.34	6583.08	78996.94
		Step C	39.8783	3190.26	6912.24	82946.86
		Step D	41.8722	3349.78	7257.85	87094.18
		Step E	43.9658	3517.26	7620.74	91448.86
		Step F	46.1641	3693.13	8001.78	96021.33
		Step G	48.4722	3877.78	8401.85	100822.18
7145A	Senior Database Analyst-A	Step A	39.7243	3177.94	6885.55	82626.54
		Step B	41.7106	3336.85	7229.84	86758.05
		Step C	43.7961	3503.69	7591.32	91095.89
		Step D	45.9858	3678.86	7970.87	95650.46
		Step E	48.2852	3862.82	8369.43	100433.22
		Step F	50.6994	4055.95	8787.90	105454.75
		Step G	53.2344	4258.75	9227.30	110727.55



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123A	Senior Deputy City Attorney-A	Step A	72.3926	5791.41	12548.05	150576.61
		Step B	76.0123	6080.98	13175.47	158105.58
		Step C	79.8130	6385.04	13834.25	166011.04
		Step D	83.8036	6704.29	14525.96	174311.49
		Step E	87.9938	7039.50	15252.26	183027.10
		Step F	92.3934	7391.47	16014.86	192178.27
		Step G	97.0131	7761.05	16815.60	201787.25
1281A	Senior Development Services Analyst-A	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	38.1415	3051.32	6611.19	79334.32
		Step C	40.0486	3203.89	6941.76	83301.09
		Step D	42.0511	3364.09	7288.86	87466.29
		Step E	44.1536	3532.29	7653.29	91839.49
		Step F	46.3613	3708.90	8035.96	96431.50
		Step G	48.6793	3894.34	8437.75	101252.94



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128A	Senior Electric Business Analyst-A	Step A	54.5605	4364.84	9457.15	113485.84
		Step B	57.2885	4583.08	9930.01	119160.08
		Step C	60.1530	4812.24	10426.52	125118.24
		Step D	63.1606	5052.85	10947.84	131374.05
		Step E	66.3186	5305.49	11495.22	137942.69
		Step F	69.6345	5570.76	12069.98	144839.76
		Step G	73.1164	5849.31	12673.51	152082.11
1023A	Senior Electric Technology Systems Analyst-A	Step A	51.4809	4118.47	8923.36	107080.27
		Step B	54.0549	4324.39	9369.52	112434.19
		Step C	56.7577	4540.62	9838.00	118056.02
		Step D	59.5956	4767.65	10329.90	123958.85
		Step E	62.5753	5006.02	10846.39	130156.62
		Step F	65.7041	5256.33	11388.71	136664.53
		Step G	68.9893	5519.14	11958.15	143497.74



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163A	Senior Energy Services Account Representative-A	Step A	53.1263	4250.10	9208.56	110502.70
		Step B	55.7827	4462.62	9669.00	116028.02
		Step C	58.5718	4685.74	10152.45	121829.34
		Step D	61.5004	4920.03	10660.07	127920.83
		Step E	64.5754	5166.03	11193.07	134316.83
		Step F	67.8042	5424.34	11752.73	141032.74
		Step G	71.1944	5695.55	12340.36	148084.35
7142A	Senior Engineer-A	Step A	46.6732	3733.86	8090.02	97080.26
		Step B	49.0070	3920.56	8494.55	101934.56
		Step C	51.4573	4116.58	8919.27	107031.18
		Step D	54.0303	4322.42	9365.25	112383.02
		Step E	56.7315	4538.52	9833.46	118001.52
		Step F	59.5683	4765.46	10325.17	123902.06
		Step G	62.5467	5003.74	10841.43	130097.14



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161A	Senior GIS Analyst-A	Step A	36.1680	2893.44	6269.12	75229.44
		Step B	37.9764	3038.11	6582.58	78990.91
		Step C	39.8752	3190.02	6911.70	82940.42
		Step D	41.8691	3349.53	7257.31	87087.73
		Step E	43.9625	3517.00	7620.17	91442.00
		Step F	46.1607	3692.86	8001.19	96014.26
		Step G	48.4686	3877.49	8401.22	100814.69
7150A	Senior Human Resources Analyst-A	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	41.9667	3357.34	7274.23	87290.74
		Step C	44.0652	3525.22	7637.97	91655.62
		Step D	46.2683	3701.46	8019.84	96238.06
		Step E	48.5818	3886.54	8420.85	101050.14
		Step F	51.0109	4080.87	8841.89	106102.67
		Step G	53.5613	4284.90	9283.96	111407.50



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194A	Senior Information Technology Analyst-A	Step A	37.9828	3038.62	6583.69	79004.22
		Step B	39.8820	3190.56	6912.88	82954.56
		Step C	41.8760	3350.08	7258.51	87102.08
		Step D	43.9699	3517.59	7621.45	91457.39
		Step E	46.1684	3693.47	8002.52	96030.27
		Step F	48.4768	3878.14	8402.65	100831.74
		Step G	50.9006	4072.05	8822.77	105873.25
7180A	Senior Planner-A	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	44.0580	3524.64	7636.72	91640.64
		Step C	46.2609	3700.87	8018.56	96222.67
		Step D	48.5739	3885.91	8419.48	101033.71
		Step E	51.0027	4080.22	8840.47	106085.62
		Step F	53.5529	4284.23	9282.50	111390.03
		Step G	56.2304	4498.43	9746.60	116959.23



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151A	Senior Power Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23
5555A	Senior Power Plant Engineer-A	Step A	66.2400	5299.20	11481.60	137779.20
		Step B	69.5519	5564.15	12055.66	144667.95
		Step C	73.0296	5842.37	12658.46	151901.57
		Step D	76.6811	6134.49	13291.39	159496.69
		Step E	80.5151	6441.21	13955.95	167471.41
		Step F	84.5408	6763.26	14653.74	175844.86
		Step G	88.7679	7101.43	15386.44	184637.23



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520A	Street Maintenance Superintendent-A	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	46.6637	3733.10	8088.37	97060.50
		Step C	48.9969	3919.75	8492.80	101913.55
		Step D	51.4469	4115.75	8917.46	107009.55
		Step E	54.0194	4321.55	9363.36	112360.35
		Step F	56.7204	4537.63	9831.54	117978.43
		Step G	59.5561	4764.49	10323.06	123876.69
7522A	Street Maintenance Supervisor-A	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	35.6477	2851.82	6178.93	74147.22
		Step C	37.4301	2994.41	6487.88	77854.61
		Step D	39.3016	3144.13	6812.28	81747.33
		Step E	41.2667	3301.34	7152.89	85834.74
		Step F	43.3301	3466.41	7510.55	90126.61
		Step G	45.4965	3639.72	7886.06	94632.72



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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762A	Urban Forester-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0646	3045.17	6597.86	79174.37
		Step C	39.9680	3197.44	6927.79	83133.44
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
1646A	Utility Government Relations Administrator-A	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	48.3263	3866.10	8376.56	100518.70
		Step C	50.7425	4059.40	8795.37	105544.40
		Step D	53.2797	4262.38	9235.15	110821.78
		Step E	55.9437	4475.50	9696.91	116362.90
		Step F	58.7409	4699.27	10181.76	122181.07
		Step G	61.6779	4934.23	10690.84	128290.03



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980A	Wastewater Collection Superintendent-A	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34
8978A	Wastewater Collection Supervisor-A	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0649	3525.19	7637.92	91654.99
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10



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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040A	Wastewater Treatment Plant Chief Operator-A	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	50.2436	4019.49	8708.89	104506.69
		Step C	52.7555	4220.44	9144.29	109731.44
		Step D	55.3935	4431.48	9601.54	115218.48
		Step E	58.1629	4653.03	10081.57	120978.83
		Step F	61.0712	4885.70	10585.67	127028.10
		Step G	64.1246	5129.97	11114.93	133379.17
9045A	Wastewater Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047A	Water Conservation Administrator-A	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	41.9906	3359.25	7278.37	87340.45
		Step C	44.0901	3527.21	7642.28	91707.41
		Step D	46.2946	3703.57	8024.40	96292.77
		Step E	48.6093	3888.74	8425.61	101107.34
		Step F	51.0401	4083.21	8846.95	106163.41
		Step G	53.5919	4287.35	9289.26	111471.15
9085A	Water Distribution Superintendent-A	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	46.6565	3732.52	8087.13	97045.52
		Step C	48.9893	3919.14	8491.48	101897.74
		Step D	51.4389	4115.11	8916.08	106992.91
		Step E	54.0108	4320.86	9361.87	112342.46
		Step F	56.7114	4536.91	9829.98	117959.71
		Step G	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084A	Water Distribution Supervisor-A	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	38.0647	3045.18	6597.88	79174.58
		Step C	39.9681	3197.45	6927.80	83133.65
		Step D	41.9664	3357.31	7274.18	87290.11
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	46.2679	3701.43	8019.77	96237.23
		Step G	48.5813	3886.50	8420.76	101049.10
9101A	Water Quality Lab Supervisor-A	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.9665	3197.32	6927.53	83130.32
		Step C	41.9649	3357.19	7273.92	87286.99
		Step D	44.0630	3525.04	7637.59	91651.04
		Step E	46.2663	3701.30	8019.49	96233.90
		Step F	48.5796	3886.37	8420.46	101045.57
		Step G	51.0084	4080.67	8841.46	106097.47



City of Roseville

Salary Schedule: Management-A

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175A	Water Treatment Plant Chief Operator-A	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	45.6759	3654.07	7917.16	95005.87
		Step C	47.9595	3836.76	8312.98	99755.76
		Step D	50.3577	4028.62	8728.67	104744.02
		Step E	52.8753	4230.02	9165.05	109980.62
		Step F	55.5193	4441.54	9623.35	115480.14
		Step G	58.2951	4663.61	10104.48	121253.81
9244A	Water Utility Manager-A	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	61.7232	4937.86	10698.69	128384.26
		Step C	64.8090	5184.72	11233.56	134802.72
		Step D	68.0497	5443.98	11795.28	141543.38
		Step E	71.4520	5716.16	12385.01	148620.16
		Step F	75.0245	6001.96	13004.25	156050.96
		Step G	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505B	AMI Project Manager-B	Step A	50.7919	4063.35	8803.93	105647.15
		Step B	52.0463	4163.70	9021.36	108256.30
		Step C	53.3316	4266.53	9244.14	110929.73
		Step D	54.6487	4371.90	9472.44	113669.30
		Step E	55.9983	4479.86	9706.37	116476.46
		Step F	57.3812	4590.50	9946.07	119352.90
		Step G	58.7983	4703.86	10191.71	122300.46
		Step H	60.2504	4820.03	10443.40	125320.83
		Step I	61.7383	4939.06	10701.31	128415.66
		Step J	63.2630	5061.04	10965.59	131587.04
		Step K	64.8253	5186.02	11236.39	134836.62
		Step L	66.4263	5314.10	11513.89	138166.70
		Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043B	Accounting Supervisor-B	Step A	44.4810	3558.48	7710.04	92520.48
		Step B	45.5795	3646.36	7900.45	94805.36
		Step C	46.7051	3736.41	8095.55	97146.61
		Step D	47.8586	3828.69	8295.49	99545.89
		Step E	49.0405	3923.24	8500.35	102004.24
		Step F	50.2516	4020.13	8710.28	104523.33
		Step G	51.4926	4119.41	8925.38	107104.61
		Step H	52.7642	4221.14	9145.79	109749.54
		Step I	54.0673	4325.38	9371.67	112459.98
		Step J	55.4026	4432.21	9603.12	115237.41
		Step K	56.7708	4541.66	9840.27	118083.26
		Step L	58.1728	4653.82	10083.29	120999.42
		Step M	59.6095	4768.76	10332.31	123987.76



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427B	Accounts Payable Supervisor-B	Step A	42.5513	3404.10	7375.56	88506.70
		Step B	43.6021	3488.17	7557.70	90692.37
		Step C	44.6789	3574.31	7744.34	92932.11
		Step D	45.7823	3662.58	7935.60	95227.18
		Step E	46.9130	3753.04	8131.59	97579.04
		Step F	48.0715	3845.72	8332.39	99988.72
		Step G	49.2587	3940.70	8538.17	102458.10
		Step H	50.4752	4038.02	8749.03	104988.42
		Step I	51.7217	4137.74	8965.09	107581.14
		Step J	52.9991	4239.93	9186.51	110238.13
		Step K	54.3079	4344.63	9413.37	112960.43
		Step L	55.6491	4451.93	9645.84	115750.13
		Step M	57.0234	4561.87	9884.06	118608.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0045B	Administrative Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050B	Administrative Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086B	Alternative Transportation Analyst I-B	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	35.9892	2879.14	6238.13	74857.54
		Step C	36.8781	2950.25	6392.20	76706.45
		Step D	37.7888	3023.10	6550.06	78600.70
		Step E	38.7221	3097.77	6711.83	80541.97
		Step F	39.6784	3174.27	6877.59	82531.07
		Step G	40.6583	3252.66	7047.44	84569.26
		Step H	41.6624	3332.99	7221.48	86657.79
		Step I	42.6912	3415.30	7399.81	88797.70
		Step J	43.7455	3499.64	7582.55	90990.64
		Step K	44.8259	3586.07	7769.82	93237.87
		Step L	45.9329	3674.63	7961.70	95540.43
		Step M	47.0672	3765.38	8158.31	97899.78



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088B	Alternative Transportation Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090B	Alternative Transportation Manager-B	Step A	56.6053	4528.42	9811.59	117739.02
		Step B	58.0032	4640.26	10053.89	120646.66
		Step C	59.4356	4754.85	10302.17	123626.05
		Step D	60.9035	4872.28	10556.61	126679.28
		Step E	62.4075	4992.60	10817.30	129807.60
		Step F	63.9488	5115.90	11084.46	133013.50
		Step G	65.5280	5242.24	11358.19	136298.24
		Step H	67.1464	5371.71	11638.71	139664.51
		Step I	68.8046	5504.37	11926.13	143113.57
		Step J	70.5038	5640.30	12220.66	146647.90
		Step K	72.2449	5779.59	12522.45	150269.39
		Step L	74.0291	5922.33	12831.71	153980.53
		Step M	75.8573	6068.58	13148.60	157783.18



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245B	Assistant City Attorney-B	Step A	83.2506	6660.05	14430.10	173161.25
		Step B	85.3067	6824.54	14786.49	177437.94
		Step C	87.4134	6993.07	15151.66	181819.87
		Step D	89.5721	7165.77	15525.83	186309.97
		Step E	91.7842	7342.74	15909.26	190911.14
		Step F	94.0509	7524.07	16302.16	195625.87
		Step G	96.3736	7709.89	16704.76	200457.09
		Step H	98.7537	7900.30	17117.31	205407.70
		Step I	101.1924	8095.39	17540.02	210480.19
		Step J	103.6915	8295.32	17973.19	215678.32
		Step K	106.2523	8500.18	18417.07	221004.78
		Step L	108.8762	8710.10	18871.87	226462.50
		Step M	111.5650	8925.20	19337.93	232055.20



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
0250B	Assistant City Clerk-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	44.0141	3521.13	7629.11	91549.33
Step B	45.1006	3608.05	7817.44	93809.25
Step C	46.2144	3697.15	8010.50	96125.95
Step D	47.3557	3788.46	8208.32	98499.86
Step E	48.5252	3882.02	8411.03	100932.42
Step F	49.7236	3977.89	8618.76	103425.09
Step G	50.9516	4076.13	8831.61	105979.33
Step H	52.2099	4176.79	9049.72	108596.59
Step I	53.4993	4279.94	9273.21	111278.54
Step J	54.8205	4385.64	9502.22	114026.64
Step K	56.1743	4493.94	9736.88	116842.54
Step L	57.5616	4604.93	9977.34	119728.13
Step M	58.9832	4718.66	10223.75	122685.06



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325B	Assistant City Manager-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1021B	Assistant City Manager/Chief Financial Officer-B	Step A	84.9734	6797.87	14728.72	176744.67
		Step B	87.0719	6965.75	15092.46	181109.55
		Step C	89.2223	7137.78	15465.20	185582.38
		Step D	91.4257	7314.06	15847.12	190165.46
		Step E	93.6835	7494.68	16238.47	194861.68
		Step F	95.9971	7679.77	16639.50	199673.97
		Step G	98.3679	7869.43	17050.44	204605.23
		Step H	100.7972	8063.78	17471.51	209658.18
		Step I	103.2864	8262.91	17902.98	214835.71
		Step J	105.8372	8466.98	18345.11	220141.38
		Step K	108.4510	8676.08	18798.17	225578.08
		Step L	111.1293	8890.34	19262.41	231148.94
		Step M	113.8737	9109.90	19738.11	236857.30



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0395B	Assistant Electric Utility Director-B	Step A	86.0804	6886.43	14920.60	179047.23
		Step B	88.2062	7056.50	15289.07	183468.90
		Step C	90.3846	7230.77	15666.66	187999.97
		Step D	92.6168	7409.34	16053.58	192642.94
		Step E	94.9040	7592.32	16450.03	197400.32
		Step F	97.2477	7779.82	16856.27	202275.22
		Step G	99.6494	7971.95	17272.56	207270.75
		Step H	102.1103	8168.82	17699.12	212389.42
		Step I	104.6321	8370.57	18136.23	217634.77
		Step J	107.2161	8577.29	18584.12	223009.49
		Step K	109.8639	8789.11	19043.08	228516.91
		Step L	112.5771	9006.17	19513.36	234160.37
		Step M	115.3573	9228.58	19995.27	239943.18



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411B	Assistant Environmental Utilities Director-B	Step A	66.3943	5311.54	11508.35	138100.14
		Step B	68.0340	5442.72	11792.56	141510.72
		Step C	69.7142	5577.14	12083.79	145005.54
		Step D	71.4359	5714.87	12382.22	148586.67
		Step E	73.1999	5855.99	12687.98	152255.79
		Step F	75.0077	6000.62	13001.33	156016.02
		Step G	76.8601	6148.81	13322.42	159869.01
		Step H	78.7582	6300.66	13651.42	163817.06
		Step I	80.7033	6456.26	13988.57	167862.86
		Step J	82.6963	6615.70	14334.03	172008.30
		Step K	84.7386	6779.09	14688.02	176256.29
		Step L	86.8313	6946.50	15050.76	180609.10
		Step M	88.9757	7118.06	15422.45	185069.46



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0480B	Assistant Fire Chief-B	Step A	63.7340	5098.72	11047.23	132566.72
		Step B	65.3073	5224.58	11319.93	135839.18
		Step C	66.9201	5353.61	11599.48	139193.81
		Step D	68.5728	5485.82	11885.95	142631.42
		Step E	70.2663	5621.30	12179.49	146153.90
		Step F	72.0015	5760.12	12480.26	149763.12
		Step G	73.7797	5902.38	12788.48	153461.78
		Step H	75.6017	6048.14	13104.29	157251.54
		Step I	77.4688	6197.50	13427.93	161135.10
		Step J	79.3821	6350.57	13759.56	165114.77
		Step K	81.3425	6507.40	14099.37	169192.40
		Step L	83.3513	6668.10	14447.56	173370.70
		Step M	85.4098	6832.78	14804.37	177652.38



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0484B	Assistant Human Resources Director-B	Step A	52.2551	4180.41	9057.55	108690.61
		Step B	53.5451	4283.61	9281.15	111373.81
		Step C	54.8674	4389.39	9510.35	114124.19
		Step D	56.2225	4497.80	9745.23	116942.80
		Step E	57.6109	4608.87	9985.89	119830.67
		Step F	59.0336	4722.69	10232.49	122789.89
		Step G	60.4916	4839.33	10485.21	125822.53
		Step H	61.9855	4958.84	10744.15	128929.84
		Step I	63.5162	5081.30	11009.47	132113.70
		Step J	65.0847	5206.78	11281.35	135376.18
		Step K	66.6920	5335.36	11559.95	138719.36
		Step L	68.3391	5467.13	11845.44	142145.33
		Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558B	Assistant Information Technology Director-B	Step A	54.5775	4366.20	9460.10	113521.20
		Step B	55.9247	4473.98	9693.61	116323.38
		Step C	57.3059	4584.47	9933.02	119196.27
		Step D	58.7211	4697.69	10178.32	122139.89
		Step E	60.1713	4813.70	10429.69	125156.30
		Step F	61.6573	4932.58	10687.27	128247.18
		Step G	63.1799	5054.39	10951.18	131414.19
		Step H	64.7402	5179.22	11221.63	134659.62
		Step I	66.3390	5307.12	11498.76	137985.12
		Step J	67.9774	5438.19	11782.75	141392.99
		Step K	69.6561	5572.49	12073.72	144884.69
		Step L	71.3764	5710.11	12371.91	148462.91
		Step M	73.1390	5851.12	12677.43	152129.12



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510B	Assistant Police Chief-B	Step A	70.7531	5660.25	12263.87	147166.45
		Step B	72.4996	5799.97	12566.60	150799.17
		Step C	74.2900	5943.20	12876.93	154523.20
		Step D	76.1247	6089.98	13194.95	158339.38
		Step E	78.0047	6240.38	13520.81	162249.78
		Step F	79.9311	6394.49	13854.72	166256.69
		Step G	81.9050	6552.40	14196.87	170362.40
		Step H	83.9278	6714.22	14547.49	174569.82
		Step I	86.0005	6880.04	14906.75	178881.04
		Step J	88.1244	7049.95	15274.90	183298.75
		Step K	90.3007	7224.06	15652.12	187825.46
		Step L	92.5308	7402.46	16038.67	192464.06
		Step M	94.8159	7585.27	16434.76	197217.07



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920B	Billing Services Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910B	Budget Analyst I-B	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	36.7087	2936.70	6362.84	76354.10
		Step C	37.6153	3009.22	6519.99	78239.82
		Step D	38.5443	3083.54	6681.01	80172.14
		Step E	39.4962	3159.70	6846.01	82152.10
		Step F	40.4715	3237.72	7015.06	84180.72
		Step G	41.4710	3317.68	7188.31	86259.68
		Step H	42.4952	3399.62	7365.83	88390.02
		Step I	43.5447	3483.58	7547.75	90572.98
		Step J	44.6200	3569.60	7734.13	92809.60
		Step K	45.7220	3657.76	7925.15	95101.76
		Step L	46.8511	3748.09	8120.86	97450.29
		Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
0915B	Budget Analyst II-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.8258	3106.06	6729.81	80757.66
Step B	39.7842	3182.74	6895.93	82751.14
Step C	40.7668	3261.34	7066.25	84794.94
Step D	41.7735	3341.88	7240.74	86888.88
Step E	42.8053	3424.42	7419.59	89035.02
Step F	43.8623	3508.98	7602.80	91233.58
Step G	44.9455	3595.64	7790.55	93486.64
Step H	46.0555	3684.44	7982.95	95795.44
Step I	47.1929	3775.43	8180.10	98161.23
Step J	48.3584	3868.67	8382.12	100585.47
Step K	49.5527	3964.22	8589.13	103069.62
Step L	50.7764	4062.11	8801.24	105614.91
Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930B	Budget Manager-B	Step A	52.2460	4179.68	9055.97	108671.68
		Step B	53.5362	4282.90	9279.61	111355.30
		Step C	54.8584	4388.67	9508.79	114105.47
		Step D	56.2132	4497.06	9743.62	116923.46
		Step E	57.6014	4608.11	9984.24	119810.91
		Step F	59.0239	4721.91	10230.81	122769.71
		Step G	60.4816	4838.53	10483.48	125801.73
		Step H	61.9753	4958.02	10742.39	128908.62
		Step I	63.5058	5080.46	11007.67	132092.06
		Step J	65.0741	5205.93	11279.51	135354.13
		Step K	66.6812	5334.50	11558.07	138696.90
		Step L	68.3279	5466.23	11843.50	142122.03
		Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017B	Building Inspection Supervisor-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
1043B	Building Official-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	53.7807	4302.46	9321.99	111863.86
Step B	55.1088	4408.70	9552.19	114626.30
Step C	56.4698	4517.58	9788.10	117457.18
Step D	57.8644	4629.15	10029.83	120357.95
Step E	59.2935	4743.48	10277.54	123330.48
Step F	60.7578	4860.62	10531.35	126376.22
Step G	62.2582	4980.66	10791.42	129497.06
Step H	63.7957	5103.66	11057.92	132695.06
Step I	65.3712	5229.70	11331.01	135972.10
Step J	66.9857	5358.86	11610.85	139330.26
Step K	68.6399	5491.19	11897.58	142770.99
Step L	70.3351	5626.81	12191.42	146297.01
Step M	72.0720	5765.76	12492.48	149909.76



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180B	Chief Information Officer-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220B	City Clerk-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368B	Code Enforcement Supervisor-B	Step A	40.8688	3269.50	7083.93	85007.10
		Step B	41.8781	3350.25	7258.87	87106.45
		Step C	42.9123	3432.98	7438.13	89257.58
		Step D	43.9721	3517.77	7621.83	91461.97
		Step E	45.0580	3604.64	7810.05	93720.64
		Step F	46.1707	3693.66	8002.92	96035.06
		Step G	47.3109	3784.87	8200.56	98406.67
		Step H	48.4794	3878.35	8403.10	100837.15
		Step I	49.6767	3974.14	8610.63	103327.54
		Step J	50.9034	4072.27	8823.26	105879.07
		Step K	52.1606	4172.85	9041.17	108494.05
		Step L	53.4487	4275.90	9264.44	111173.30
		Step M	54.7687	4381.50	9493.24	113918.90



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1370B	Controller-B	Step A	54.8583	4388.66	9508.77	114105.26
		Step B	56.2131	4497.05	9743.60	116923.25
		Step C	57.6013	4608.10	9984.23	119810.70
		Step D	59.0238	4721.90	10230.79	122769.50
		Step E	60.4815	4838.52	10483.46	125801.52
		Step F	61.9751	4958.01	10742.35	128908.21
		Step G	63.5056	5080.45	11007.64	132091.65
		Step H	65.0740	5205.92	11279.49	135353.92
		Step I	66.6811	5334.49	11558.06	138696.69
		Step J	68.3278	5466.22	11843.49	142121.82
		Step K	70.0153	5601.22	12135.99	145631.82
		Step L	71.7443	5739.54	12435.68	149228.14
		Step M	73.5162	5881.30	12742.81	152913.70



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1025B	Custodian Supervisor-B	Step A	22.1664	1773.31	3842.18	46106.11
		Step B	22.7138	1817.10	3937.06	47244.70
		Step C	23.2747	1861.98	4034.28	48411.38
		Step D	23.8495	1907.96	4133.91	49606.96
		Step E	24.4385	1955.08	4236.01	50832.08
		Step F	25.0420	2003.36	4340.61	52087.36
		Step G	25.6605	2052.84	4447.82	53373.84
		Step H	26.2942	2103.54	4557.66	54691.94
		Step I	26.9435	2155.48	4670.21	56042.48
		Step J	27.6089	2208.71	4785.54	57426.51
		Step K	28.2908	2263.26	4903.74	58844.86
		Step L	28.9894	2319.15	5024.83	60297.95
		Step M	29.7054	2376.43	5148.94	61787.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561B	Data Management System Administrator-B	Step A	45.2100	3616.80	7836.40	94036.80
		Step B	46.3261	3706.09	8029.86	96358.29
		Step C	47.4701	3797.61	8228.15	98737.81
		Step D	48.6424	3891.39	8431.35	101176.19
		Step E	49.8437	3987.50	8639.57	103674.90
		Step F	51.0746	4085.97	8852.93	106235.17
		Step G	52.3360	4186.88	9071.57	108858.88
		Step H	53.6285	4290.28	9295.61	111547.28
		Step I	54.9529	4396.23	9525.17	114302.03
		Step J	56.3101	4504.81	9760.42	117125.01
		Step K	57.7006	4616.05	10001.44	120017.25
		Step L	59.1257	4730.06	10248.45	122981.46
		Step M	60.5858	4846.86	10501.54	126018.46



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645B	Department Public Information Officer-B	Step A	41.6838	3334.70	7225.19	86702.30
		Step B	42.7132	3417.06	7403.62	88843.46
		Step C	43.7681	3501.45	7586.47	91037.65
		Step D	44.8490	3587.92	7773.83	93285.92
		Step E	45.9566	3676.53	7965.81	95589.73
		Step F	47.0915	3767.32	8162.53	97950.32
		Step G	48.2545	3860.36	8364.11	100369.36
		Step H	49.4462	3955.70	8570.67	102848.10
		Step I	50.6673	4053.38	8782.33	105387.98
		Step J	51.9186	4153.49	8999.22	107990.69
		Step K	53.2008	4256.06	9221.47	110657.66
		Step L	54.5146	4361.17	9449.20	113390.37
		Step M	55.8609	4468.87	9682.56	116190.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655B	Deputy City Attorney I-B	Step A	59.8281	4786.25	10370.20	124442.45
		Step B	61.3055	4904.44	10626.29	127515.44
		Step C	62.8196	5025.57	10888.73	130664.77
		Step D	64.3710	5149.68	11157.64	133891.68
		Step E	65.9606	5276.85	11433.17	137198.05
		Step F	67.5896	5407.17	11715.53	140586.37
		Step G	69.2588	5540.70	12004.86	144058.30
		Step H	70.9693	5677.54	12301.35	147616.14
		Step I	72.7219	5817.75	12605.13	151261.55
		Step J	74.5178	5961.42	12916.42	154997.02
		Step K	76.3582	6108.66	13235.42	158825.06
		Step L	78.2439	6259.51	13562.28	162747.31
		Step M	80.1762	6414.10	13897.21	166766.50



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658B	Deputy City Attorney II-B	Step A	65.8109	5264.87	11407.22	136886.67
		Step B	67.4362	5394.90	11688.94	140267.30
		Step C	69.1015	5528.12	11977.59	143731.12
		Step D	70.8081	5664.65	12273.40	147280.85
		Step E	72.5568	5804.54	12576.51	150918.14
		Step F	74.3486	5947.89	12887.09	154645.09
		Step G	76.1848	6094.78	13205.37	158464.38
		Step H	78.0661	6245.29	13531.46	162377.49
		Step I	79.9941	6399.53	13865.64	166387.73
		Step J	81.9697	6557.58	14208.08	170496.98
		Step K	83.9940	6719.52	14558.96	174707.52
		Step L	86.0683	6885.46	14918.51	179022.06
		Step M	88.1938	7055.50	15286.93	183443.10



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1659B	Deputy City Manager-B	Step A	68.2212	5457.70	11825.01	141900.10
		Step B	69.9060	5592.48	12117.04	145404.48
		Step C	71.6324	5730.59	12416.28	148995.39
		Step D	73.4014	5872.11	12722.91	152674.91
		Step E	75.2141	6017.13	13037.11	156445.33
		Step F	77.0716	6165.73	13359.08	160308.93
		Step G	78.9749	6317.99	13688.98	164267.79
		Step H	80.9253	6474.02	14027.05	168324.62
		Step I	82.9238	6633.90	14373.46	172481.50
		Step J	84.9717	6797.74	14728.43	176741.14
		Step K	87.0702	6965.62	15092.17	181106.02
		Step L	89.2205	7137.64	15464.89	185578.64
		Step M	91.4239	7313.91	15846.81	190161.71



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
1674B	Development Analyst I-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	34.6046	2768.37	5998.13	71977.57
Step B	35.4588	2836.70	6146.19	73754.30
Step C	36.3345	2906.76	6297.98	75575.76
Step D	37.2318	2978.54	6453.51	77442.14
Step E	38.1513	3052.10	6612.89	79354.70
Step F	39.0935	3127.48	6776.21	81314.48
Step G	40.0590	3204.72	6943.56	83322.72
Step H	41.0482	3283.86	7115.02	85380.26
Step I	42.0620	3364.96	7290.75	87488.96
Step J	43.1007	3448.06	7470.79	89649.46
Step K	44.1651	3533.21	7655.28	91863.41
Step L	45.2559	3620.47	7844.36	94132.27
Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name
1675B	Development Analyst II-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0652	3045.22	6597.97	79175.62
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280B	Development Services Administrator-B	Step A	41.9600	3356.80	7273.07	87276.80
		Step B	42.9958	3439.66	7452.61	89431.26
		Step C	44.0576	3524.61	7636.65	91639.81
		Step D	45.1458	3611.66	7825.27	93903.26
		Step E	46.2606	3700.85	8018.50	96222.05
		Step F	47.4030	3792.24	8216.52	98598.24
		Step G	48.5738	3885.90	8419.46	101033.50
		Step H	49.7733	3981.86	8627.37	103528.46
		Step I	51.0024	4080.19	8840.42	106084.99
		Step J	52.2621	4180.97	9058.76	108705.17
		Step K	53.5527	4284.22	9282.47	111389.62
		Step L	54.8752	4390.02	9511.70	114140.42
		Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676B	Development Services Director-B	Step A	75.4120	6032.96	13071.41	156856.96
		Step B	77.2743	6181.94	13394.21	160730.54
		Step C	79.1826	6334.61	13724.98	164699.81
		Step D	81.1382	6491.06	14063.95	168767.46
		Step E	83.1419	6651.35	14411.26	172935.15
		Step F	85.1952	6815.62	14767.17	177206.02
		Step G	87.2992	6983.94	15131.86	181582.34
		Step H	89.4552	7156.42	15505.57	186066.82
		Step I	91.6644	7333.15	15888.50	190661.95
		Step J	93.9281	7514.25	16280.87	195370.45
		Step K	96.2477	7699.82	16682.93	200195.22
		Step L	98.6246	7889.97	17094.93	205139.17
		Step M	101.0603	8084.82	17517.12	210205.42



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695B	Development Services Manager-B	Step A	49.9305	3994.44	8654.62	103855.44
		Step B	51.1636	4093.09	8868.36	106420.29
		Step C	52.4271	4194.17	9087.36	109048.37
		Step D	53.7218	4297.74	9311.78	111741.34
		Step E	55.0485	4403.88	9541.74	114500.88
		Step F	56.4080	4512.64	9777.39	117328.64
		Step G	57.8011	4624.09	10018.86	120226.29
		Step H	59.2286	4738.29	10266.29	123195.49
		Step I	60.6913	4855.30	10519.83	126237.90
		Step J	62.1901	4975.21	10779.62	129355.41
		Step K	63.7260	5098.08	11045.84	132550.08
		Step L	65.2997	5223.98	11318.61	135823.38
		Step M	66.9124	5352.99	11598.15	139177.79



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2415B	EMS Quality Assurance Coordinator-B	Step A	47.0174	3761.39	8149.68	97796.19
		Step B	48.1780	3854.24	8350.85	100210.24
		Step C	49.3678	3949.42	8557.09	102685.02
		Step D	50.5872	4046.98	8768.45	105221.38
		Step E	51.8365	4146.92	8984.99	107819.92
		Step F	53.1166	4249.33	9206.88	110482.53
		Step G	54.4283	4354.26	9434.24	113210.86
		Step H	55.7724	4461.79	9667.22	116006.59
		Step I	57.1498	4571.98	9905.97	118871.58
		Step J	58.5612	4684.90	10150.61	121807.30
		Step K	60.0074	4800.59	10401.28	124815.39
		Step L	61.4893	4919.14	10658.15	127897.74
		Step M	63.0079	5040.63	10921.37	131056.43



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
6520B	ERP Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	50.7919	4063.35	8803.93	105647.15
Step B	52.0463	4163.70	9021.36	108256.30
Step C	53.3316	4266.53	9244.14	110929.73
Step D	54.6487	4371.90	9472.44	113669.30
Step E	55.9983	4479.86	9706.37	116476.46
Step F	57.3812	4590.50	9946.07	119352.90
Step G	58.7983	4703.86	10191.71	122300.46
Step H	60.2504	4820.03	10443.40	125320.83
Step I	61.7383	4939.06	10701.31	128415.66
Step J	63.2630	5061.04	10965.59	131587.04
Step K	64.8253	5186.02	11236.39	134836.62
Step L	66.4263	5314.10	11513.89	138166.70
Step M	68.0668	5445.34	11798.25	141578.94



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1710B	Economic Development Director-B	Step A	67.2729	5381.83	11660.64	139927.63
		Step B	68.9338	5514.70	11948.53	143382.30
		Step C	70.6362	5650.90	12243.61	146923.30
		Step D	72.3806	5790.45	12545.97	150551.65
		Step E	74.1681	5933.45	12855.80	154269.65
		Step F	75.9998	6079.98	13173.30	158079.58
		Step G	77.8767	6230.14	13498.63	161983.54
		Step H	79.7999	6383.99	13831.98	165983.79
		Step I	81.7707	6541.66	14173.59	170083.06
		Step J	83.7900	6703.20	14523.60	174283.20
		Step K	85.8594	6868.75	14882.30	178587.55
		Step L	87.9797	7038.38	15249.81	182997.78
		Step M	90.1524	7212.19	15626.42	187516.99



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1001B	Economic Development Project Manager-B	Step A	46.4724	3717.79	8055.22	96662.59
		Step B	47.6201	3809.61	8254.15	99049.81
		Step C	48.7961	3903.69	8457.99	101495.89
		Step D	50.0012	4000.10	8666.87	104002.50
		Step E	51.2360	4098.88	8880.91	106570.88
		Step F	52.5013	4200.10	9100.23	109202.70
		Step G	53.7979	4303.83	9324.97	111899.63
		Step H	55.1265	4410.12	9555.26	114663.12
		Step I	56.4879	4519.03	9791.24	117494.83
		Step J	57.8829	4630.63	10033.04	120396.43
		Step K	59.3123	4744.98	10280.80	123369.58
		Step L	60.7772	4862.18	10534.71	126416.58
		Step M	62.2781	4982.25	10794.87	129538.45



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310B	Electric Business Analyst I-B	Step A	45.0863	3606.90	7814.96	93779.50
		Step B	46.1997	3695.98	8007.95	96095.38
		Step C	47.3406	3787.25	8205.70	98468.45
		Step D	48.5097	3880.78	8408.35	100900.18
		Step E	49.7077	3976.62	8616.00	103392.02
		Step F	50.9353	4074.82	8828.79	105945.42
		Step G	52.1932	4175.46	9046.82	108561.86
		Step H	53.4822	4278.58	9270.25	111242.98
		Step I	54.8030	4384.24	9499.19	113990.24
		Step J	56.1564	4492.51	9733.78	116805.31
		Step K	57.5433	4603.46	9974.17	119690.06
		Step L	58.9644	4717.15	10220.50	122645.95
		Step M	60.4205	4833.64	10472.89	125674.64



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312B	Electric Business Analyst II-B	Step A	49.5995	3967.96	8597.25	103166.96
		Step B	50.8244	4065.95	8809.56	105714.75
		Step C	52.0795	4166.36	9027.11	108325.36
		Step D	53.3656	4269.25	9250.04	111000.45
		Step E	54.6836	4374.69	9478.49	113741.89
		Step F	56.0340	4482.72	9712.56	116550.72
		Step G	57.4179	4593.43	9952.44	119429.23
		Step H	58.8359	4706.87	10198.22	122378.67
		Step I	60.2889	4823.11	10450.08	125400.91
		Step J	61.7778	4942.22	10708.15	128497.82
		Step K	63.3034	5064.27	10972.59	131671.07
		Step L	64.8668	5189.34	11243.58	134922.94
		Step M	66.4687	5317.50	11521.24	138254.90



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335B	Electric Compliance Analyst-B	Step A	49.5165	3961.32	8582.86	102994.32
		Step B	50.7393	4059.14	8794.81	105537.74
		Step C	51.9924	4159.39	9012.02	108144.19
		Step D	53.2764	4262.11	9234.58	110814.91
		Step E	54.5921	4367.37	9462.63	113551.57
		Step F	55.9404	4475.23	9696.34	116356.03
		Step G	57.3218	4585.74	9935.78	119229.34
		Step H	58.7374	4698.99	10181.15	122173.79
		Step I	60.1880	4815.04	10432.59	125191.04
		Step J	61.6744	4933.95	10690.23	128282.75
		Step K	63.1975	5055.80	10954.23	131450.80
		Step L	64.7583	5180.66	11224.77	134697.26
		Step M	66.3575	5308.60	11501.97	138023.60



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285B	Electric Customer Programs Supervisor-B	Step A	61.0898	4887.18	10588.90	127066.78
		Step B	62.5984	5007.87	10850.39	130204.67
		Step C	64.1443	5131.54	11118.35	133420.14
		Step D	65.7284	5258.27	11392.92	136715.07
		Step E	67.3517	5388.14	11674.29	140091.54
		Step F	69.0150	5521.20	11962.60	143551.20
		Step G	70.7194	5657.55	12258.03	147096.35
		Step H	72.4658	5797.26	12560.74	150728.86
		Step I	74.2555	5940.44	12870.95	154451.44
		Step J	76.0894	6087.15	13188.83	158265.95
		Step K	77.9684	6237.47	13514.52	162174.27
		Step L	79.8940	6391.52	13848.29	166179.52
		Step M	81.8670	6549.36	14190.28	170283.36



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284B	Electric Engineering Technician Supervisor-B	Step A	52.9918	4239.34	9185.25	110222.94
		Step B	54.3005	4344.04	9412.09	112945.04
		Step C	55.6415	4451.32	9644.53	115734.32
		Step D	57.0155	4561.24	9882.69	118592.24
		Step E	58.4236	4673.89	10126.76	121521.09
		Step F	59.8665	4789.32	10376.86	124522.32
		Step G	61.3450	4907.60	10633.13	127597.60
		Step H	62.8599	5028.79	10895.72	130748.59
		Step I	64.4123	5152.98	11164.80	133977.58
		Step J	66.0031	5280.25	11440.54	137286.45
		Step K	67.6330	5410.64	11723.05	140676.64
		Step L	69.3033	5544.26	12012.57	144150.86
		Step M	71.0149	5681.19	12309.25	147710.99



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338B	Electric Operations Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management						
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339B	Electric Operations Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314B	Electric Resources Analyst I-B	Step A	51.3629	4109.03	8902.90	106834.83
		Step B	52.6313	4210.50	9122.76	109473.10
		Step C	53.9311	4314.49	9348.06	112176.69
		Step D	55.2629	4421.03	9578.90	114946.83
		Step E	56.6277	4530.22	9815.47	117785.62
		Step F	58.0262	4642.10	10057.87	120694.50
		Step G	59.4592	4756.74	10306.26	123675.14
		Step H	60.9276	4874.21	10560.78	126729.41
		Step I	62.4323	4994.58	10821.60	129859.18
		Step J	63.9741	5117.93	11088.84	133066.13
		Step K	65.5540	5244.32	11362.69	136352.32
		Step L	67.1730	5373.84	11643.32	139719.84
		Step M	68.8319	5506.55	11930.86	143170.35



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316B	Electric Resources Analyst II-B	Step A	56.4991	4519.93	9793.18	117518.13
		Step B	57.8944	4631.55	10035.03	120420.35
		Step C	59.3242	4745.94	10282.86	123394.34
		Step D	60.7893	4863.14	10536.81	126441.74
		Step E	62.2905	4983.24	10797.02	129564.24
		Step F	63.8288	5106.30	11063.66	132763.90
		Step G	65.4052	5232.42	11336.90	136042.82
		Step H	67.0204	5361.63	11616.87	139402.43
		Step I	68.6755	5494.04	11903.75	142845.04
		Step J	70.3716	5629.73	12197.74	146372.93
		Step K	72.1095	5768.76	12498.98	149987.76
		Step L	73.8903	5911.22	12807.65	153691.82
		Step M	75.7151	6057.21	13123.95	157487.41



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216B	Electric Risk and Compliance Supervisor-B	Step A	62.1710	4973.68	10776.31	129315.68
		Step B	63.7064	5096.51	11042.44	132509.31
		Step C	65.2797	5222.38	11315.15	135781.78
		Step D	66.8918	5351.34	11594.58	139134.94
		Step E	68.5438	5483.50	11880.93	142571.10
		Step F	70.2365	5618.92	12174.33	146091.92
		Step G	71.9711	5757.69	12474.99	149699.89
		Step H	73.7485	5899.88	12783.07	153396.88
		Step I	75.5698	6045.58	13098.77	157185.18
		Step J	77.4361	6194.89	13422.26	161067.09
		Step K	79.3484	6347.87	13753.72	165044.67
		Step L	81.3081	6504.65	14093.40	169120.85
		Step M	83.3160	6665.28	14441.44	173297.28



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2352B	Electric Safety Coordinator-B	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319B	Electric Substation Supervisor-B	Step A	66.6859	5334.87	11558.89	138706.67
		Step B	68.3327	5466.62	11844.33	142132.02
		Step C	70.0203	5601.62	12136.85	145642.22
		Step D	71.7495	5739.96	12436.58	149238.96
		Step E	73.5214	5881.71	12743.71	152924.51
		Step F	75.3371	6026.97	13058.43	156701.17
		Step G	77.1976	6175.81	13380.92	160571.01
		Step H	79.1042	6328.34	13711.39	164536.74
		Step I	81.0577	6484.62	14050.00	168600.02
		Step J	83.0595	6644.76	14396.98	172763.76
		Step K	85.1108	6808.86	14752.54	177030.46
		Step L	87.2126	6977.01	15116.85	181402.21
		Step M	89.3664	7149.31	15490.18	185882.11



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560B	Electric Technology Systems Administrator-B	Step A	62.7447	5019.58	10875.75	130508.98
		Step B	64.2935	5143.48	11144.21	133730.48
		Step C	65.8813	5270.50	11419.43	137033.10
		Step D	67.5083	5400.66	11701.44	140417.26
		Step E	69.1755	5534.04	11990.42	143885.04
		Step F	70.8839	5670.71	12286.54	147438.51
		Step G	72.6344	5810.75	12589.96	151079.55
		Step H	74.4281	5954.25	12900.87	154810.45
		Step I	76.2663	6101.30	13219.49	158633.90
		Step J	78.1497	6251.98	13545.95	162551.38
		Step K	80.0797	6406.38	13880.48	166565.78
		Step L	82.0574	6564.59	14223.28	170679.39
		Step M	84.0838	6726.70	14574.53	174894.30



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320B	Electric Utility Director-B	Step A	107.5005	8600.04	18633.42	223601.04
		Step B	110.1554	8812.43	19093.60	229123.23
		Step C	112.8757	9030.06	19565.12	234781.46
		Step D	115.6633	9253.06	20048.31	240579.66
		Step E	118.5198	9481.58	20543.43	246521.18
		Step F	121.4467	9715.74	21050.76	252609.14
		Step G	124.4460	9955.68	21570.64	258847.68
		Step H	127.5192	10201.54	22103.33	265239.94
		Step I	130.6685	10453.48	22649.21	271790.48
		Step J	133.8955	10711.64	23208.55	278502.64
		Step K	137.2022	10976.18	23781.71	285380.58
		Step L	140.5905	11247.24	24369.02	292428.24
		Step M	144.0625	11525.00	24970.83	299650.00



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215B	Electric Utility Financial Administrator-B	Step A	61.1071	4888.57	10591.90	127102.77
		Step B	62.6162	5009.30	10853.47	130241.70
		Step C	64.1626	5133.01	11121.52	133458.21
		Step D	65.7471	5259.77	11396.16	136753.97
		Step E	67.3709	5389.67	11677.62	140131.47
		Step F	69.0347	5522.78	11966.01	143592.18
		Step G	70.7395	5659.16	12261.51	147138.16
		Step H	72.4865	5798.92	12564.33	150771.92
		Step I	74.2767	5942.14	12874.63	154495.54
		Step J	76.1110	6088.88	13192.57	158310.88
		Step K	77.9906	6239.25	13518.37	162220.45
		Step L	79.9167	6393.34	13852.23	166226.74
		Step M	81.8903	6551.22	14194.32	170331.82



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378B	Electronic Maintenance Coordinator-B	Step A	36.7224	2937.79	6365.22	76382.59
		Step B	37.6294	3010.35	6522.43	78269.15
		Step C	38.5586	3084.69	6683.49	80201.89
		Step D	39.5108	3160.86	6848.54	82182.46
		Step E	40.4866	3238.93	7017.68	84212.13
		Step F	41.4864	3318.91	7190.98	86291.71
		Step G	42.5110	3400.88	7368.57	88422.88
		Step H	43.5609	3484.87	7550.56	90606.67
		Step I	44.6367	3570.94	7737.03	92844.34
		Step J	45.7390	3659.12	7928.09	95137.12
		Step K	46.8685	3749.48	8123.87	97486.48
		Step L	48.0260	3842.08	8324.51	99894.08
		Step M	49.2121	3936.97	8530.10	102361.17



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2500B	Energy Services Account Representative I-B	Step A	43.9034	3512.27	7609.92	91319.07
		Step B	44.9876	3599.01	7797.85	93574.21
		Step C	46.0986	3687.89	7990.42	95885.09
		Step D	47.2371	3778.97	8187.76	98253.17
		Step E	48.4036	3872.29	8389.96	100679.49
		Step F	49.5990	3967.92	8597.16	103165.92
		Step G	50.8239	4065.91	8809.48	105713.71
		Step H	52.0790	4166.32	9027.03	108324.32
		Step I	53.3652	4269.22	9249.97	110999.62
		Step J	54.6831	4374.65	9478.40	113740.85
		Step K	56.0336	4482.69	9712.49	116549.89
		Step L	57.4174	4593.39	9952.35	119428.19
		Step M	58.8353	4706.82	10198.12	122377.42



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501B	Energy Services Account Representative II-B	Step A	48.2938	3863.50	8370.93	100451.10
		Step B	49.4865	3958.92	8577.66	102931.92
		Step C	50.7086	4056.69	8789.49	105473.89
		Step D	51.9609	4156.87	9006.56	108078.67
		Step E	53.2441	4259.53	9228.98	110747.73
		Step F	54.5590	4364.72	9456.89	113482.72
		Step G	55.9064	4472.51	9690.44	116285.31
		Step H	57.2871	4582.97	9929.76	119157.17
		Step I	58.7019	4696.15	10175.00	122099.95
		Step J	60.1515	4812.12	10426.26	125115.12
		Step K	61.6371	4930.97	10683.76	128205.17
		Step L	63.1593	5052.74	10947.61	131371.34
		Step M	64.7190	5177.52	11217.96	134615.52



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
1277B	Engineering Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	58.7839	4702.71	10189.21	122270.51
Step B	60.2347	4818.78	10440.68	125288.18
Step C	61.7223	4937.78	10698.53	128382.38
Step D	63.2466	5059.73	10962.74	131552.93
Step E	64.8085	5184.68	11233.47	134801.68
Step F	66.4091	5312.73	11510.91	138130.93
Step G	68.0491	5443.93	11795.18	141542.13
Step H	69.7296	5578.37	12086.46	145037.57
Step I	71.4517	5716.14	12384.96	148619.54
Step J	73.2164	5857.31	12690.84	152290.11
Step K	75.0244	6001.95	13004.23	156050.75
Step L	76.8772	6150.18	13325.38	159904.58
Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540B	Environmental Coordinator-B	Step A	43.7750	3502.00	7587.67	91052.00
		Step B	44.8557	3588.46	7774.99	93299.86
		Step C	45.9634	3677.07	7966.99	95603.87
		Step D	47.0986	3767.89	8163.76	97965.09
		Step E	48.2618	3860.94	8365.38	100384.54
		Step F	49.4536	3956.29	8571.96	102863.49
		Step G	50.6748	4053.98	8783.63	105403.58
		Step H	51.9263	4154.10	9000.56	108006.70
		Step I	53.2088	4256.70	9222.86	110674.30
		Step J	54.5227	4361.82	9450.60	113407.22
		Step K	55.8692	4469.54	9683.99	116207.94
		Step L	57.2490	4579.92	9923.16	119077.92
		Step M	58.6628	4693.02	10168.22	122018.62



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548B	Environmental Utilities Business Administrator-B	Step A	44.6497	3571.98	7739.28	92871.38
		Step B	45.7518	3660.14	7930.31	95163.74
		Step C	46.8818	3750.54	8126.18	97514.14
		Step D	48.0396	3843.17	8326.86	99922.37
		Step E	49.2260	3938.08	8532.51	102390.08
		Step F	50.4417	4035.34	8743.23	104918.74
		Step G	51.6873	4134.98	8959.13	107509.58
		Step H	52.9638	4237.10	9180.39	110164.70
		Step I	54.2718	4341.74	9407.11	112885.34
		Step J	55.6122	4448.98	9639.45	115673.38
		Step K	56.9856	4558.85	9877.50	118530.05
		Step L	58.3928	4671.42	10121.42	121457.02
		Step M	59.8349	4786.79	10371.38	124456.59



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684B	Environmental Utilities Director-B	Step A	83.0899	6647.19	14402.25	172826.99
		Step B	85.1419	6811.35	14757.93	177095.15
		Step C	87.2446	6979.57	15122.40	181468.77
		Step D	89.3992	7151.94	15495.86	185950.34
		Step E	91.6070	7328.56	15878.55	190542.56
		Step F	93.8694	7509.55	16270.70	195248.35
		Step G	96.1875	7695.00	16672.50	200070.00
		Step H	98.5630	7885.04	17084.25	205011.04
		Step I	100.9971	8079.77	17506.16	210073.97
		Step J	103.4913	8279.30	17938.49	215261.90
		Step K	106.0471	8483.77	18381.50	220577.97
		Step L	108.6661	8693.29	18835.46	226025.49
		Step M	111.3497	8907.98	19300.61	231607.38



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1024B	Environmental Utilities Maintenance Superintendent-B	Step A	51.3496	4107.97	8900.60	106807.17
		Step B	52.6177	4209.42	9120.40	109444.82
		Step C	53.9171	4313.37	9345.63	112147.57
		Step D	55.2487	4419.90	9576.44	114917.30
		Step E	56.6131	4529.05	9812.94	117755.25
		Step F	58.0112	4640.90	10055.27	120663.30
		Step G	59.4439	4755.51	10303.61	123643.31
		Step H	60.9119	4872.95	10558.06	126696.75
		Step I	62.4162	4993.30	10818.81	129825.70
		Step J	63.9576	5116.61	11085.98	133031.81
		Step K	65.5371	5242.97	11359.76	136317.17
		Step L	67.1556	5372.45	11640.30	139683.65
		Step M	68.8141	5505.13	11927.78	143133.33



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546B	Environmental Utilities Rate Analyst I-B	Step A	35.8245	2865.96	6209.58	74514.96
		Step B	36.7087	2936.70	6362.84	76354.10
		Step C	37.6153	3009.22	6519.99	78239.82
		Step D	38.5443	3083.54	6681.01	80172.14
		Step E	39.4962	3159.70	6846.01	82152.10
		Step F	40.4715	3237.72	7015.06	84180.72
		Step G	41.4710	3317.68	7188.31	86259.68
		Step H	42.4952	3399.62	7365.83	88390.02
		Step I	43.5447	3483.58	7547.75	90572.98
		Step J	44.6200	3569.60	7734.13	92809.60
		Step K	45.7220	3657.76	7925.15	95101.76
		Step L	46.8511	3748.09	8120.86	97450.29
		Step M	48.0082	3840.66	8321.42	99857.06



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547B	Environmental Utilities Rate Analyst II-B	Step A	38.8258	3106.06	6729.81	80757.66
		Step B	39.7842	3182.74	6895.93	82751.14
		Step C	40.7668	3261.34	7066.25	84794.94
		Step D	41.7735	3341.88	7240.74	86888.88
		Step E	42.8053	3424.42	7419.59	89035.02
		Step F	43.8623	3508.98	7602.80	91233.58
		Step G	44.9455	3595.64	7790.55	93486.64
		Step H	46.0555	3684.44	7982.95	95795.44
		Step I	47.1929	3775.43	8180.10	98161.23
		Step J	48.3584	3868.67	8382.12	100585.47
		Step K	49.5527	3964.22	8589.13	103069.62
		Step L	50.7764	4062.11	8801.24	105614.91
		Step M	52.0304	4162.43	9018.60	108223.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541B	Environmental Utility Compliance Administrator-B	Step A	43.7730	3501.84	7587.32	91047.84
		Step B	44.8533	3588.26	7774.57	93294.86
		Step C	45.9610	3676.88	7966.57	95598.88
		Step D	47.0961	3767.69	8163.32	97959.89
		Step E	48.2592	3860.74	8364.93	100379.14
		Step F	49.4510	3956.08	8571.51	102858.08
		Step G	50.6722	4053.78	8783.18	105398.18
		Step H	51.9236	4153.89	9000.09	108001.09
		Step I	53.2060	4256.48	9222.37	110668.48
		Step J	54.5200	4361.60	9450.13	113401.60
		Step K	55.8663	4469.30	9683.49	116201.90
		Step L	57.2460	4579.68	9922.64	119071.68
		Step M	58.6597	4692.78	10167.68	122012.18



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565B	Equipment Maintenance Supervisor-B	Step A	34.4640	2757.12	5973.76	71685.12
		Step B	35.3151	2825.21	6121.28	73455.41
		Step C	36.1872	2894.98	6272.45	75269.38
		Step D	37.0809	2966.47	6427.36	77128.27
		Step E	37.9967	3039.74	6586.09	79033.14
		Step F	38.9351	3114.81	6748.75	80985.01
		Step G	39.8966	3191.73	6915.41	82984.93
		Step H	40.8818	3270.54	7086.18	85034.14
		Step I	41.8915	3351.32	7261.19	87134.32
		Step J	42.9260	3434.08	7440.51	89286.08
		Step K	43.9861	3518.89	7624.26	91491.09
		Step L	45.0724	3605.79	7812.55	93750.59
		Step M	46.1855	3694.84	8005.49	96065.84



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3395B	Facilities Manager-B	Step A	44.9852	3598.82	7797.43	93569.22
		Step B	46.0961	3687.69	7989.99	95879.89
		Step C	47.2346	3778.77	8187.33	98247.97
		Step D	48.4010	3872.08	8389.51	100674.08
		Step E	49.5963	3967.70	8596.69	103160.30
		Step F	50.8212	4065.70	8809.01	105708.10
		Step G	52.0762	4166.10	9026.54	108318.50
		Step H	53.3623	4268.98	9249.47	110993.58
		Step I	54.6802	4374.42	9477.90	113734.82
		Step J	56.0305	4482.44	9711.95	116543.44
		Step K	57.4143	4593.14	9951.81	119421.74
		Step L	58.8322	4706.58	10197.58	122370.98
		Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321B	Facilities Supervisor-B	Step A	32.7688	2621.50	5679.93	68159.10
		Step B	33.5780	2686.24	5820.19	69842.24
		Step C	34.4072	2752.58	5963.91	71566.98
		Step D	35.2570	2820.56	6111.21	73334.56
		Step E	36.1276	2890.21	6262.12	75145.41
		Step F	37.0199	2961.59	6416.78	77001.39
		Step G	37.9342	3034.74	6575.26	78903.14
		Step H	38.8709	3109.67	6737.62	80851.47
		Step I	39.8310	3186.48	6904.04	82848.48
		Step J	40.8145	3265.16	7074.51	84894.16
		Step K	41.8225	3345.80	7249.23	86990.80
		Step L	42.8554	3428.43	7428.27	89139.23
		Step M	43.9137	3513.10	7611.71	91340.50



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name
2900B	Finance Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2460	4179.68	9055.97	108671.68
Step B	53.5362	4282.90	9279.61	111355.30
Step C	54.8584	4388.67	9508.79	114105.47
Step D	56.2132	4497.06	9743.62	116923.46
Step E	57.6014	4608.11	9984.24	119810.91
Step F	59.0239	4721.91	10230.81	122769.71
Step G	60.4816	4838.53	10483.48	125801.73
Step H	61.9753	4958.02	10742.39	128908.62
Step I	63.5058	5080.46	11007.67	132092.06
Step J	65.0741	5205.93	11279.51	135354.13
Step K	66.6812	5334.50	11558.07	138696.90
Step L	68.3279	5466.23	11843.50	142122.03
Step M	70.0154	5601.23	12136.00	145632.03



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3310B	Finance Supervisor-B	Step A	38.6792	3094.34	6704.39	80452.74
		Step B	39.6344	3170.75	6869.96	82439.55
		Step C	40.6132	3249.06	7039.62	84475.46
		Step D	41.6162	3329.30	7213.47	86561.70
		Step E	42.6439	3411.51	7391.61	88699.31
		Step F	43.6971	3495.77	7574.16	90889.97
		Step G	44.7762	3582.10	7761.21	93134.50
		Step H	45.8820	3670.56	7952.88	95434.56
		Step I	47.0151	3761.21	8149.28	97791.41
		Step J	48.1762	3854.10	8350.54	100206.50
		Step K	49.3659	3949.27	8556.76	102681.07
		Step L	50.5850	4046.80	8768.07	105216.80
		Step M	51.8343	4146.74	8984.61	107815.34



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905ZB	Fire Battalion Chief 8Hr-ZB	Step A	52.6723	4213.78	9129.87	109558.38
		Step B	53.9726	4317.81	9355.25	112263.01
		Step C	55.3054	4424.43	9586.27	115035.23
		Step D	56.6714	4533.71	9823.04	117876.51
		Step E	58.0710	4645.68	10065.64	120787.68
		Step F	59.5051	4760.41	10314.22	123770.61
		Step G	60.9744	4877.95	10568.90	126826.75
		Step H	62.4803	4998.42	10829.92	129959.02
		Step I	64.0233	5121.86	11097.37	133168.46
		Step J	65.6045	5248.36	11371.45	136457.36
		Step K	67.2249	5377.99	11652.32	139827.79
		Step L	68.8850	5510.80	11940.07	143280.80
		Step M	70.5861	5646.89	12234.92	146819.09



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905B	Fire Battalion Chief-B	Step A	37.6231	4213.79	9129.87	109558.47
		Step B	38.5519	4317.81	9355.26	112263.13
		Step C	39.5039	4424.44	9586.28	115035.36
		Step D	40.4796	4533.72	9823.05	117876.60
		Step E	41.4793	4645.68	10065.64	120787.72
		Step F	42.5037	4760.41	10314.23	123770.77
		Step G	43.5532	4877.96	10568.91	126826.92
		Step H	44.6288	4998.43	10829.92	129959.07
		Step I	45.7310	5121.87	11097.39	133168.67
		Step J	46.8604	5248.36	11371.46	136457.48
		Step K	48.0178	5377.99	11652.32	139827.83
		Step L	49.2036	5510.80	11940.07	143280.88
		Step M	50.4187	5646.89	12234.94	146819.25



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330B	Fire Chief-B	Step A	75.7064	6056.51	13122.44	157469.31
		Step B	77.5751	6206.01	13446.35	161356.21
		Step C	79.4909	6359.27	13778.42	165341.07
		Step D	81.4540	6516.32	14118.69	169424.32
		Step E	83.4656	6677.25	14467.37	173608.45
		Step F	85.5268	6842.14	14824.65	177895.74
		Step G	87.6391	7011.13	15190.78	182289.33
		Step H	89.8034	7184.27	15565.92	186791.07
		Step I	92.0212	7361.70	15950.34	191404.10
		Step J	94.2936	7543.49	16344.22	196130.69
		Step K	96.6224	7729.79	16747.88	200974.59
		Step L	99.0086	7920.69	17161.49	205937.89
		Step M	101.4537	8116.30	17585.31	211023.70



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332B	Fire Division Chief-B	Step A	57.9400	4635.20	10042.93	120515.20
		Step B	59.3702	4749.62	10290.83	123490.02
		Step C	60.8364	4866.91	10544.98	126539.71
		Step D	62.3389	4987.11	10805.41	129664.91
		Step E	63.8784	5110.27	11072.26	132867.07
		Step F	65.4559	5236.47	11345.69	136148.27
		Step G	67.0724	5365.79	11625.88	139510.59
		Step H	68.7288	5498.30	11912.99	142955.90
		Step I	70.4262	5634.10	12207.21	146486.50
		Step J	72.1655	5773.24	12508.69	150104.24
		Step K	73.9476	5915.81	12817.58	153811.01
		Step L	75.7738	6061.90	13134.13	157609.50
		Step M	77.6451	6211.61	13458.48	161501.81



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332ZB	Fire Divison Chief 24Hr-ZB	Step A	41.3857	4635.20	10042.93	120515.16
		Step B	42.4072	4749.61	10290.81	123489.77
		Step C	43.4545	4866.90	10544.96	126539.50
		Step D	44.5277	4987.10	10805.39	129664.66
		Step E	45.6273	5110.26	11072.22	132866.70
		Step F	46.7542	5236.47	11345.69	136148.23
		Step G	47.9088	5365.79	11625.87	139510.43
		Step H	49.0920	5498.30	11912.99	142955.90
		Step I	50.3043	5634.08	12207.18	146486.12
		Step J	51.5467	5773.23	12508.67	150103.99
		Step K	52.8197	5915.81	12817.58	153810.97
		Step L	54.1241	6061.90	13134.11	157609.38
		Step M	55.4607	6211.60	13458.46	161501.56



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
3392B	Fleet Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	44.9852	3598.82	7797.43	93569.22
Step B	46.0961	3687.69	7989.99	95879.89
Step C	47.2346	3778.77	8187.33	98247.97
Step D	48.4010	3872.08	8389.51	100674.08
Step E	49.5963	3967.70	8596.69	103160.30
Step F	50.8212	4065.70	8809.01	105708.10
Step G	52.0762	4166.10	9026.54	108318.50
Step H	53.3623	4268.98	9249.47	110993.58
Step I	54.6802	4374.42	9477.90	113734.82
Step J	56.0305	4482.44	9711.95	116543.44
Step K	57.4143	4593.14	9951.81	119421.74
Step L	58.8322	4706.58	10197.58	122370.98
Step M	60.2851	4822.81	10449.42	125393.01



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451B	Government Relations Administrator-B	Step A	49.8797	3990.38	8645.81	103749.78
		Step B	51.1114	4088.91	8859.31	106311.71
		Step C	52.3737	4189.90	9078.11	108937.30
		Step D	53.6671	4293.37	9302.30	111627.57
		Step E	54.9925	4399.40	9532.03	114384.40
		Step F	56.3506	4508.05	9767.44	117209.25
		Step G	57.7423	4619.38	10008.67	120103.98
		Step H	59.1682	4733.46	10255.82	123069.86
		Step I	60.6295	4850.36	10509.11	126109.36
		Step J	62.1268	4970.14	10768.65	129223.74
		Step K	63.6611	5092.89	11034.59	132415.09
		Step L	65.2332	5218.66	11307.09	135685.06
		Step M	66.8442	5347.54	11586.33	139035.94



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1647B	Government Relations Representative I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648B	Government Relations Representative II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589B	Housing Manager-B	Step A	45.1981	3615.85	7834.34	94012.05
		Step B	46.3156	3705.25	8028.04	96336.45
		Step C	47.4594	3796.75	8226.30	98715.55
		Step D	48.6316	3890.53	8429.48	101153.73
		Step E	49.8327	3986.62	8637.67	103652.02
		Step F	51.0632	4085.06	8850.95	106211.46
		Step G	52.3243	4185.94	9069.55	108834.54
		Step H	53.6165	4289.32	9293.53	111522.32
		Step I	54.9405	4395.24	9523.02	114276.24
		Step J	56.2974	4503.79	9758.22	117098.59
		Step K	57.6878	4615.02	9999.22	119990.62
		Step L	59.1123	4728.98	10246.13	122953.58
		Step M	60.5722	4845.78	10499.18	125990.18



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590B	Housing Supervisor-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594B	Human Resources Analyst I-B	Step A	34.1660	2733.28	5922.11	71065.28
		Step B	35.0097	2800.78	6068.35	72820.18
		Step C	35.8744	2869.95	6218.23	74618.75
		Step D	36.7603	2940.82	6371.79	76461.42
		Step E	37.6681	3013.45	6529.14	78349.65
		Step F	38.5984	3087.87	6690.39	80284.67
		Step G	39.5516	3164.13	6855.61	82267.33
		Step H	40.5284	3242.27	7024.92	84299.07
		Step I	41.5293	3322.34	7198.41	86380.94
		Step J	42.5549	3404.39	7376.18	88514.19
		Step K	43.6059	3488.47	7558.36	90700.27
		Step L	44.6827	3574.62	7745.00	92940.02
		Step M	45.7862	3662.90	7936.27	95235.30



City of Roseville

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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596B	Human Resources Analyst II-B	Step A	37.5826	3006.61	6514.32	78171.81
		Step B	38.5108	3080.86	6675.21	80102.46
		Step C	39.4618	3156.94	6840.05	82080.54
		Step D	40.4363	3234.90	7008.96	84107.50
		Step E	41.4350	3314.80	7182.07	86184.80
		Step F	42.4583	3396.66	7359.44	88313.26
		Step G	43.5068	3480.54	7541.18	90494.14
		Step H	44.5812	3566.50	7727.41	92728.90
		Step I	45.6822	3654.58	7918.25	95018.98
		Step J	46.8104	3744.83	8113.80	97365.63
		Step K	47.9664	3837.31	8314.18	99770.11
		Step L	49.1510	3932.08	8519.51	102234.08
		Step M	50.3648	4029.18	8729.90	104758.78



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598B	Human Resources Director-B	Step A	70.0500	5604.00	12142.00	145704.00
		Step B	71.7799	5742.39	12441.85	149302.19
		Step C	73.5526	5884.21	12749.12	152989.41
		Step D	75.3690	6029.52	13063.96	156767.52
		Step E	77.2304	6178.43	13386.60	160639.23
		Step F	79.1376	6331.01	13717.18	164606.21
		Step G	81.0920	6487.36	14055.95	168671.36
		Step H	83.0947	6647.58	14403.08	172836.98
		Step I	85.1468	6811.74	14758.78	177105.34
		Step J	87.2496	6979.97	15123.26	181479.17
		Step K	89.4042	7152.34	15496.73	185960.74
		Step L	91.6122	7328.98	15879.45	190553.38
		Step M	93.8747	7509.98	16271.61	195259.38



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599B	Human Resources Manager-B	Step A	43.3517	3468.14	7514.29	90171.54
		Step B	44.4220	3553.76	7699.81	92397.76
		Step C	45.5191	3641.53	7889.98	94679.73
		Step D	46.6431	3731.45	8084.80	97017.65
		Step E	47.7951	3823.61	8284.48	99413.81
		Step F	48.9755	3918.04	8489.09	101869.04
		Step G	50.1850	4014.80	8698.73	104384.80
		Step H	51.4243	4113.94	8913.55	106962.54
		Step I	52.6944	4215.55	9133.70	109604.35
		Step J	53.9957	4319.66	9359.25	112311.06
		Step K	55.3291	4426.33	9590.38	115084.53
		Step L	56.6955	4535.64	9827.22	117926.64
		Step M	58.0957	4647.66	10069.92	120839.06



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name
1002B	Hydrogeologist-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625B	Information Security Administrator-B	Step A	45.0483	3603.86	7808.37	93700.46
		Step B	46.1608	3692.86	8001.21	96014.46
		Step C	47.3007	3784.06	8198.79	98385.46
		Step D	48.4689	3877.51	8401.28	100815.31
		Step E	49.6659	3973.27	8608.76	103305.07
		Step F	50.8924	4071.39	8821.35	105856.19
		Step G	52.1493	4171.94	9039.21	108470.54
		Step H	53.4371	4274.97	9262.43	111149.17
		Step I	54.7568	4380.54	9491.18	113894.14
		Step J	56.1091	4488.73	9725.58	116706.93
		Step K	57.4948	4599.58	9965.77	119589.18
		Step L	58.9146	4713.17	10211.86	122542.37
		Step M	60.3697	4829.58	10464.08	125568.98



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542B	Information Technology Client Services Supervisor-B	Step A	39.5497	3163.98	6855.28	82263.38
		Step B	40.5260	3242.08	7024.51	84294.08
		Step C	41.5268	3322.14	7197.98	86375.74
		Step D	42.5524	3404.19	7375.75	88508.99
		Step E	43.6033	3488.26	7557.91	90694.86
		Step F	44.6801	3574.41	7744.55	92934.61
		Step G	45.7836	3662.69	7935.82	95229.89
		Step H	46.9142	3753.14	8131.79	97581.54
		Step I	48.0728	3845.82	8332.62	99991.42
		Step J	49.2600	3940.80	8538.40	102460.80
		Step K	50.4765	4038.12	8749.26	104991.12
		Step L	51.7231	4137.85	8965.34	107584.05
		Step M	53.0005	4240.04	9186.75	110241.04



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602B	Information Technology Program Manager-B	Step A	46.2616	3700.93	8018.68	96224.13
		Step B	47.4042	3792.34	8216.73	98600.74
		Step C	48.5748	3885.98	8419.63	101035.58
		Step D	49.7744	3981.95	8627.56	103530.75
		Step E	51.0037	4080.30	8840.64	106087.70
		Step F	52.2633	4181.06	9058.97	108707.66
		Step G	53.5539	4284.31	9282.68	111392.11
		Step H	54.8765	4390.12	9511.93	114143.12
		Step I	56.2318	4498.54	9746.85	116962.14
		Step J	57.6204	4609.63	9987.54	119850.43
		Step K	59.0434	4723.47	10234.19	122810.27
		Step L	60.5015	4840.12	10486.93	125843.12
		Step M	61.9957	4959.66	10745.92	128951.06



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management						
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3740B	Interpretive Services Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810B	Key Accounts Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name
4449B	Management Analyst-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	39.9684	3197.47	6927.86	83134.27
Step B	40.9549	3276.39	7098.85	85186.19
Step C	41.9662	3357.30	7274.14	87289.70
Step D	43.0027	3440.22	7453.80	89445.62
Step E	44.0648	3525.18	7637.90	91654.78
Step F	45.1529	3612.23	7826.50	93918.03
Step G	46.2680	3701.44	8019.79	96237.44
Step H	47.4107	3792.86	8217.85	98614.26
Step I	48.5815	3886.52	8420.79	101049.52
Step J	49.7814	3982.51	8628.78	103545.31
Step K	51.0107	4080.86	8841.85	106102.26
Step L	52.2705	4181.64	9060.22	108722.64
Step M	53.5613	4284.90	9283.96	111407.50



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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020B	Park Development Analyst I-B	Step A	34.6046	2768.37	5998.13	71977.57
		Step B	35.4588	2836.70	6146.19	73754.30
		Step C	36.3345	2906.76	6297.98	75575.76
		Step D	37.2318	2978.54	6453.51	77442.14
		Step E	38.1513	3052.10	6612.89	79354.70
		Step F	39.0935	3127.48	6776.21	81314.48
		Step G	40.0590	3204.72	6943.56	83322.72
		Step H	41.0482	3283.86	7115.02	85380.26
		Step I	42.0620	3364.96	7290.75	87488.96
		Step J	43.1007	3448.06	7470.79	89649.46
		Step K	44.1651	3533.21	7655.28	91863.41
		Step L	45.2559	3620.47	7844.36	94132.27
		Step M	46.3735	3709.88	8038.07	96456.88



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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5022B	Park Development Analyst II-B	Step A	38.0652	3045.22	6597.97	79175.62
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024B	Parks Planning and Development Superintendent-B	Step A	46.1363	3690.90	7996.96	95963.50
		Step B	47.2758	3782.06	8194.47	98333.66
		Step C	48.4433	3875.46	8396.84	100762.06
		Step D	49.6396	3971.17	8604.20	103250.37
		Step E	50.8655	4069.24	8816.69	105800.24
		Step F	52.1217	4169.74	9034.43	108413.14
		Step G	53.4089	4272.71	9257.54	111090.51
		Step H	54.7278	4378.22	9486.15	113833.82
		Step I	56.0794	4486.35	9720.43	116645.15
		Step J	57.4643	4597.14	9960.48	119525.74
		Step K	58.8836	4710.69	10206.49	122477.89
		Step L	60.3377	4827.02	10458.53	125502.42
		Step M	61.8279	4946.23	10716.84	128602.03



City of Roseville

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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082B	Parks Recreation and Libraries Director-B	Step A	75.4652	6037.22	13080.63	156967.62
		Step B	77.3289	6186.31	13403.68	160844.11
		Step C	79.2386	6339.09	13734.69	164816.29
		Step D	81.1955	6495.64	14073.89	168886.64
		Step E	83.2006	6656.05	14421.44	173057.25
		Step F	85.2555	6820.44	14777.62	177331.44
		Step G	87.3609	6988.87	15142.56	181710.67
		Step H	89.5183	7161.46	15516.51	186198.06
		Step I	91.7290	7338.32	15899.69	190796.32
		Step J	93.9945	7519.56	16292.38	195508.56
		Step K	96.3157	7705.26	16694.72	200336.66
		Step L	98.6943	7895.54	17107.01	205284.14
		Step M	101.1317	8090.54	17529.49	210353.94



City of Roseville

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Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547B	Parks Recreation and Libraries Manager-B	Step A	48.2600	3860.80	8365.07	100380.80
		Step B	49.4519	3956.15	8571.66	102859.95
		Step C	50.6731	4053.85	8783.34	105400.05
		Step D	51.9246	4153.97	9000.26	108003.17
		Step E	53.2068	4256.54	9222.51	110670.14
		Step F	54.5209	4361.67	9450.29	113403.47
		Step G	55.8673	4469.38	9683.67	116203.98
		Step H	57.2470	4579.76	9922.81	119073.76
		Step I	58.6608	4692.86	10167.87	122014.46
		Step J	60.1095	4808.76	10418.98	125027.76
		Step K	61.5940	4927.52	10676.29	128115.52
		Step L	63.1151	5049.21	10939.95	131279.41
		Step M	64.6738	5173.90	11210.13	134521.50



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546B	Parks Recreation and Libraries Superintendent-B	Step A	41.9421	3355.37	7269.96	87239.57
		Step B	42.9780	3438.24	7449.52	89394.24
		Step C	44.0394	3523.15	7633.50	91601.95
		Step D	45.1269	3610.15	7822.00	93863.95
		Step E	46.2413	3699.30	8015.16	96181.90
		Step F	47.3834	3790.67	8213.12	98557.47
		Step G	48.5536	3884.29	8415.96	100991.49
		Step H	49.7526	3980.21	8623.78	103485.41
		Step I	50.9813	4078.50	8836.76	106041.10
		Step J	52.2403	4179.22	9054.99	108659.82
		Step K	53.5305	4282.44	9278.62	111343.44
		Step L	54.8524	4388.19	9507.75	114092.99
		Step M	56.2071	4496.57	9742.56	116910.77



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069B	Parks Supervisor-B	Step A	31.2209	2497.67	5411.62	64939.47
		Step B	31.9920	2559.36	5545.28	66543.36
		Step C	32.7820	2622.56	5682.21	68186.56
		Step D	33.5917	2687.34	5822.56	69870.74
		Step E	34.4213	2753.70	5966.36	71596.30
		Step F	35.2713	2821.70	6113.69	73364.30
		Step G	36.1424	2891.39	6264.68	75176.19
		Step H	37.0349	2962.79	6419.38	77032.59
		Step I	37.9496	3035.97	6577.93	78935.17
		Step J	38.8867	3110.94	6740.36	80884.34
		Step K	39.8472	3187.78	6906.85	82882.18
		Step L	40.8312	3266.50	7077.41	84928.90
		Step M	41.8395	3347.16	7252.18	87026.16



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9428B	Payroll Supervisor-B	Step A	42.5513	3404.10	7375.56	88506.70
		Step B	43.6021	3488.17	7557.70	90692.37
		Step C	44.6789	3574.31	7744.34	92932.11
		Step D	45.7823	3662.58	7935.60	95227.18
		Step E	46.9130	3753.04	8131.59	97579.04
		Step F	48.0715	3845.72	8332.39	99988.72
		Step G	49.2587	3940.70	8538.17	102458.10
		Step H	50.4752	4038.02	8749.03	104988.42
		Step I	51.7217	4137.74	8965.09	107581.14
		Step J	52.9991	4239.93	9186.51	110238.13
		Step K	54.3079	4344.63	9413.37	112960.43
		Step L	55.6491	4451.93	9645.84	115750.13
		Step M	57.0234	4561.87	9884.06	118608.67



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Appendix:H
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MGMT Management

Grade Code	Grade Name
1501B	Permits Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	38.0652	3045.22	6597.97	79175.62
Step B	39.0048	3120.38	6760.83	81129.98
Step C	39.9679	3197.43	6927.77	83133.23
Step D	40.9550	3276.40	7098.87	85186.40
Step E	41.9664	3357.31	7274.18	87290.11
Step F	43.0029	3440.23	7453.84	89446.03
Step G	44.0649	3525.19	7637.92	91654.99
Step H	45.1531	3612.25	7826.54	93918.45
Step I	46.2682	3701.46	8019.82	96237.86
Step J	47.4109	3792.87	8217.89	98614.67
Step K	48.5816	3886.53	8420.81	101049.73
Step L	49.7815	3982.52	8628.79	103545.52
Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name
5309B	Planning Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	57.7618	4620.94	10012.05	120144.54
Step B	59.1877	4735.02	10259.20	123110.42
Step C	60.6495	4851.96	10512.58	126150.96
Step D	62.1472	4971.78	10772.18	129266.18
Step E	63.6820	5094.56	11038.21	132458.56
Step F	65.2547	5220.38	11310.81	135729.78
Step G	66.8663	5349.30	11590.16	139081.90
Step H	68.5175	5481.40	11876.37	142516.40
Step I	70.2097	5616.78	12169.68	146036.18
Step J	71.9436	5755.49	12470.22	149642.69
Step K	73.7203	5897.62	12778.19	153338.22
Step L	75.5409	6043.27	13093.76	157125.07
Step M	77.4064	6192.51	13417.11	161005.31



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400B	Police Captain-B	Step A	63.5101	5080.81	11008.42	132101.01
		Step B	65.0786	5206.29	11280.29	135363.49
		Step C	66.6858	5334.86	11558.87	138706.46
		Step D	68.3326	5466.61	11844.32	142131.81
		Step E	70.0202	5601.62	12136.83	145642.02
		Step F	71.7494	5739.95	12436.56	149238.75
		Step G	73.5213	5881.70	12743.69	152924.30
		Step H	75.3370	6026.96	13058.41	156700.96
		Step I	77.1975	6175.80	13380.90	160570.80
		Step J	79.1040	6328.32	13711.36	164536.32
		Step K	81.0576	6484.61	14049.98	168599.81
		Step L	83.0594	6644.75	14396.96	172763.55
		Step M	85.1106	6808.85	14752.50	177030.05



City of Roseville

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Appendix:H
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MGMT Management

Grade Code Grade Name

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410B	Police Chief-B	Step A	84.8565	6788.52	14708.46	176501.52
		Step B	86.9521	6956.17	15071.70	180860.37
		Step C	89.0995	7127.96	15443.91	185326.96
		Step D	91.2999	7303.99	15825.32	189903.79
		Step E	93.5547	7484.38	16216.15	194593.78
		Step F	95.8651	7669.21	16616.62	199399.41
		Step G	98.2326	7858.61	17026.98	204323.81
		Step H	100.6585	8052.68	17447.47	209369.68
		Step I	103.1444	8251.55	17878.36	214540.35
		Step J	105.6916	8455.33	18319.88	219838.53
		Step K	108.3018	8664.14	18772.31	225267.74
		Step L	110.9764	8878.11	19235.91	230830.91
		Step M	113.7171	9097.37	19710.96	236531.57



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420B	Police Lieutenant-B	Step A	55.8477	4467.82	9680.27	116163.22
		Step B	57.2263	4578.10	9919.23	119030.70
		Step C	58.6396	4691.17	10164.20	121970.37
		Step D	60.0877	4807.02	10415.20	124982.42
		Step E	61.5717	4925.74	10672.43	128069.14
		Step F	63.0923	5047.38	10936.00	131231.98
		Step G	64.6504	5172.03	11206.07	134472.83
		Step H	66.2470	5299.76	11482.81	137793.76
		Step I	67.8831	5430.65	11766.40	141196.85
		Step J	69.5595	5564.76	12056.98	144683.76
		Step K	71.2773	5702.18	12354.73	148256.78
		Step L	73.0376	5843.01	12659.85	151918.21
		Step M	74.8413	5987.30	12972.49	155669.90



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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489B	Police Services Administrator-B	Step A	47.5664	3805.31	8244.84	98938.11
		Step B	48.7411	3899.29	8448.46	101381.49
		Step C	49.9449	3995.59	8657.12	103885.39
		Step D	51.1782	4094.26	8870.89	106450.66
		Step E	52.4421	4195.37	9089.96	109079.57
		Step F	53.7373	4298.98	9314.47	111773.58
		Step G	55.0643	4405.14	9544.48	114533.74
		Step H	56.4242	4513.94	9780.19	117362.34
		Step I	57.8177	4625.42	10021.73	120260.82
		Step J	59.2455	4739.64	10269.22	123230.64
		Step K	60.7086	4856.69	10522.82	126273.89
		Step L	62.2079	4976.63	10782.70	129392.43
		Step M	63.7443	5099.54	11049.01	132588.14



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Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5485B	Police Social Services Administrator-B	Step A	45.6780	3654.24	7917.52	95010.24
		Step B	46.8055	3744.44	8112.95	97355.44
		Step C	47.9614	3836.91	8313.31	99759.71
		Step D	49.1457	3931.66	8518.59	102223.06
		Step E	50.3595	4028.76	8728.98	104747.76
		Step F	51.6032	4128.26	8944.55	107334.66
		Step G	52.8776	4230.21	9165.45	109985.41
		Step H	54.1835	4334.68	9391.81	112701.68
		Step I	55.5215	4441.72	9623.73	115484.72
		Step J	56.8927	4551.42	9861.40	118336.82
		Step K	58.2977	4663.82	10104.93	121259.22
		Step L	59.7375	4779.00	10354.50	124254.00
		Step M	61.2127	4897.02	10610.20	127322.42



City of Roseville

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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5505B	Power Engineering Manager-B	Step A	74.8525	5988.20	12974.43	155693.20
		Step B	76.7010	6136.08	13294.84	159538.08
		Step C	78.5952	6287.62	13623.17	163478.02
		Step D	80.5362	6442.90	13959.61	167515.30
		Step E	82.5252	6602.02	14304.37	171652.42
		Step F	84.5632	6765.06	14657.62	175891.46
		Step G	86.6516	6932.13	15019.61	180235.33
		Step H	88.7915	7103.32	15390.53	184686.32
		Step I	90.9842	7278.74	15770.59	189247.14
		Step J	93.2312	7458.50	16160.07	193920.90
		Step K	95.5337	7642.70	16559.17	198710.10
		Step L	97.8930	7831.44	16968.12	203617.44
		Step M	100.3105	8024.84	17387.15	208645.84



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Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600B	Power Generation Superintendent-B	Step A	71.1470	5691.76	12332.15	147985.76
		Step B	72.9041	5832.33	12636.71	151640.53
		Step C	74.7046	5976.37	12948.80	155385.57
		Step D	76.5495	6123.96	13268.58	159222.96
		Step E	78.4399	6275.19	13596.25	163154.99
		Step F	80.3770	6430.16	13932.01	167184.16
		Step G	82.3620	6588.96	14276.08	171312.96
		Step H	84.3960	6751.68	14628.64	175543.68
		Step I	86.4803	6918.42	14989.92	179879.02
		Step J	88.6160	7089.28	15360.11	184321.28
		Step K	90.8045	7264.36	15739.45	188873.36
		Step L	93.0470	7443.76	16128.15	193537.76
		Step M	95.3449	7627.59	16526.45	198317.39



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530B	Power Plant Operations and Maintenance Supervisor-B	Step A	67.7541	5420.33	11744.04	140928.53
		Step B	69.4273	5554.18	12034.07	144408.78
		Step C	71.1419	5691.35	12331.26	147975.15
		Step D	72.8989	5831.91	12635.81	151629.71
		Step E	74.6991	5975.93	12947.84	155374.13
		Step F	76.5439	6123.51	13267.61	159211.31
		Step G	78.4342	6274.74	13595.26	163143.14
		Step H	80.3712	6429.70	13931.01	167172.10
		Step I	82.3561	6588.49	14275.06	171300.69
		Step J	84.3899	6751.19	14627.58	175530.99
		Step K	86.4741	6917.93	14988.84	179866.13
		Step L	88.6096	7088.77	15359.00	184307.97
		Step M	90.7979	7263.83	15738.30	188859.63



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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535B	Power Supply and Portfolio Administrator-B	Step A	73.6034	5888.27	12757.92	153095.07
		Step B	75.4211	6033.69	13072.99	156875.89
		Step C	77.2837	6182.70	13395.84	160750.10
		Step D	79.1923	6335.38	13726.67	164719.98
		Step E	81.1480	6491.84	14065.65	168787.84
		Step F	83.1521	6652.17	14413.03	172956.37
		Step G	85.2056	6816.45	14768.97	177227.65
		Step H	87.3098	6984.78	15133.70	181604.38
		Step I	89.4660	7157.28	15507.44	186089.28
		Step J	91.6755	7334.04	15890.42	190685.04
		Step K	93.9395	7515.16	16282.85	195394.16
		Step L	96.2594	7700.75	16684.96	200219.55
		Step M	98.6367	7890.94	17097.03	205164.34



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5519B	Preventative Maintenance Supervisor-B	Step A	46.6815	3734.52	8091.46	97097.52
		Step B	47.8343	3826.74	8291.28	99495.34
		Step C	49.0156	3921.25	8496.04	101952.45
		Step D	50.2261	4018.09	8705.86	104470.29
		Step E	51.4665	4117.32	8920.86	107050.32
		Step F	52.7375	4219.00	9141.17	109694.00
		Step G	54.0400	4323.20	9366.93	112403.20
		Step H	55.3745	4429.96	9598.25	115178.96
		Step I	56.7420	4539.36	9835.28	118023.36
		Step J	58.1433	4651.46	10078.17	120938.06
		Step K	59.5792	4766.34	10327.06	123924.74
		Step L	61.0506	4884.05	10582.10	126985.25
		Step M	62.5583	5004.66	10843.44	130121.26



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
5514B	Principal Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5513B	Principal Planner-B	Step A	48.2529	3860.23	8363.84	100366.03
		Step B	49.4440	3955.52	8570.29	102843.52
		Step C	50.6651	4053.21	8781.95	105383.41
		Step D	51.9163	4153.30	8998.83	107985.90
		Step E	53.1985	4255.88	9221.07	110652.88
		Step F	54.5122	4360.98	9448.78	113385.38
		Step G	55.8585	4468.68	9682.14	116185.68
		Step H	57.2380	4579.04	9921.25	119055.04
		Step I	58.6515	4692.12	10166.26	121995.12
		Step J	60.1000	4808.00	10417.33	125008.00
		Step K	61.5842	4926.74	10674.59	128095.14
		Step L	63.1051	5048.41	10938.22	131258.61
		Step M	64.6636	5173.09	11208.36	134500.29



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
1004B	Process Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2508	4180.06	9056.81	108681.66
Step B	53.5405	4283.24	9280.35	111364.24
Step C	54.8627	4389.02	9509.53	114114.42
Step D	56.2177	4497.42	9744.40	116932.82
Step E	57.6060	4608.48	9985.04	119820.48
Step F	59.0286	4722.29	10231.62	122779.49
Step G	60.4865	4838.92	10484.33	125811.92
Step H	61.9803	4958.42	10743.25	128919.02
Step I	63.5109	5080.87	11008.56	132102.67
Step J	65.0792	5206.34	11280.39	135364.74
Step K	66.6864	5334.91	11558.98	138707.71
Step L	68.3334	5466.67	11844.46	142133.47
Step M	70.0209	5601.67	12136.96	145643.47



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
5565B	Public Information Officer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	45.9355	3674.84	7962.15	95545.84
Step B	47.0699	3765.59	8158.78	97905.39
Step C	48.2323	3858.58	8360.27	100323.18
Step D	49.4235	3953.88	8566.74	102800.88
Step E	50.6441	4051.53	8778.31	105339.73
Step F	51.8948	4151.58	8995.10	107941.18
Step G	53.1764	4254.11	9217.24	110606.91
Step H	54.4896	4359.17	9444.86	113338.37
Step I	55.8353	4466.82	9678.12	116137.42
Step J	57.2142	4577.14	9917.13	119005.54
Step K	58.6272	4690.18	10162.05	121944.58
Step L	60.0750	4806.00	10413.00	124956.00
Step M	61.5586	4924.69	10670.16	128041.89



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5635B	Public Works Director-B	Step A	74.6012	5968.10	12930.87	155170.50
		Step B	76.4435	6115.48	13250.21	159002.48
		Step C	78.3315	6266.52	13577.46	162929.52
		Step D	80.2659	6421.27	13912.76	166953.07
		Step E	82.2482	6579.86	14256.35	171076.26
		Step F	84.2794	6742.35	14608.43	175301.15
		Step G	86.3607	6908.86	14969.19	179630.26
		Step H	88.4934	7079.47	15338.86	184066.27
		Step I	90.6789	7254.31	15717.68	188612.11
		Step J	92.9183	7433.46	16105.84	193270.06
		Step K	95.2130	7617.04	16503.59	198043.04
		Step L	97.5644	7805.15	16911.16	202933.95
		Step M	99.9738	7997.90	17328.79	207945.50



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652B	Purchasing and Warehouse Manager-B	Step A	47.6403	3811.22	8257.65	99091.82
		Step B	48.8168	3905.34	8461.58	101538.94
		Step C	50.0224	4001.79	8670.55	104046.59
		Step D	51.2577	4100.62	8884.67	106616.02
		Step E	52.5236	4201.89	9104.09	109249.09
		Step F	53.8207	4305.66	9328.92	111947.06
		Step G	55.1499	4411.99	9559.32	114711.79
		Step H	56.5119	4520.95	9795.40	117544.75
		Step I	57.9075	4632.60	10037.30	120447.60
		Step J	59.3375	4747.00	10285.17	123422.00
		Step K	60.8030	4864.24	10539.19	126470.24
		Step L	62.3045	4984.36	10799.45	129593.36
		Step M	63.8432	5107.46	11066.15	132793.86



City of Roseville

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Appendix:H
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MGMT Management						
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544B	Recreation and Library Supervisor-B	Step A	32.4924	2599.39	5632.02	67584.19
		Step B	33.2948	2663.58	5771.10	69253.18
		Step C	34.1170	2729.36	5913.61	70963.36
		Step D	34.9596	2796.77	6059.66	72715.97
		Step E	35.8230	2865.84	6209.32	74511.84
		Step F	36.7076	2936.61	6362.65	76351.81
		Step G	37.6143	3009.14	6519.81	78237.74
		Step H	38.5431	3083.45	6680.80	80169.65
		Step I	39.4950	3159.60	6845.80	82149.60
		Step J	40.4704	3237.63	7014.87	84178.43
		Step K	41.4699	3317.59	7188.12	86257.39
		Step L	42.4940	3399.52	7365.63	88387.52
		Step M	43.5434	3483.47	7547.52	90570.27



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231B	Refuse Superintendent-B	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1988	4015.90	8701.13	104413.50
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name
6235B	Refuse Supervisor-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	35.1230	2809.84	6087.99	73055.84
Step B	35.9894	2879.15	6238.16	74857.95
Step C	36.8783	2950.26	6392.24	76706.86
Step D	37.7890	3023.12	6550.09	78601.12
Step E	38.7223	3097.78	6711.87	80542.38
Step F	39.6787	3174.30	6877.64	82531.70
Step G	40.6585	3252.68	7047.47	84569.68
Step H	41.6626	3333.01	7221.52	86658.21
Step I	42.6915	3415.32	7399.86	88798.32
Step J	43.7457	3499.66	7582.59	90991.06
Step K	44.8261	3586.09	7769.86	93238.29
Step L	45.9332	3674.66	7961.75	95541.06
Step M	47.0675	3765.40	8158.37	97900.40



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244B	Refuse and Stormwater Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name
6450B	Risk Manager-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	52.2551	4180.41	9057.55	108690.61
Step B	53.5451	4283.61	9281.15	111373.81
Step C	54.8674	4389.39	9510.35	114124.19
Step D	56.2225	4497.80	9745.23	116942.80
Step E	57.6109	4608.87	9985.89	119830.67
Step F	59.0336	4722.69	10232.49	122789.89
Step G	60.4916	4839.33	10485.21	125822.53
Step H	61.9855	4958.84	10744.15	128929.84
Step I	63.5162	5081.30	11009.47	132113.70
Step J	65.0847	5206.78	11281.35	135376.18
Step K	66.6920	5335.36	11559.95	138719.36
Step L	68.3391	5467.13	11845.44	142145.33
Step M	70.0269	5602.15	12138.00	145655.95



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6500B	Safety Coordinator-B	Step A	38.0651	3045.21	6597.95	79175.41
		Step B	39.0048	3120.38	6760.83	81129.98
		Step C	39.9679	3197.43	6927.77	83133.23
		Step D	40.9550	3276.40	7098.87	85186.40
		Step E	41.9664	3357.31	7274.18	87290.11
		Step F	43.0029	3440.23	7453.84	89446.03
		Step G	44.0649	3525.19	7637.92	91654.99
		Step H	45.1531	3612.25	7826.54	93918.45
		Step I	46.2682	3701.46	8019.82	96237.86
		Step J	47.4109	3792.87	8217.89	98614.67
		Step K	48.5816	3886.53	8420.81	101049.73
		Step L	49.7815	3982.52	8628.79	103545.52
		Step M	51.0109	4080.87	8841.89	106102.67



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7130B	Senior Business Systems Analyst-B	Step A	36.1708	2893.66	6269.61	75235.26
		Step B	37.0636	2965.09	6424.36	77092.29
		Step C	37.9789	3038.31	6583.01	78996.11
		Step D	38.9168	3113.34	6745.58	80946.94
		Step E	39.8779	3190.23	6912.17	82946.03
		Step F	40.8627	3269.02	7082.87	84994.42
		Step G	41.8719	3349.75	7257.80	87093.55
		Step H	42.9059	3432.47	7437.02	89244.27
		Step I	43.9656	3517.25	7620.70	91448.45
		Step J	45.0513	3604.10	7808.89	93706.70
		Step K	46.1638	3693.10	8001.73	96020.70
		Step L	47.3039	3784.31	8199.34	98392.11
		Step M	48.4722	3877.78	8401.85	100822.18



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145B	Senior Database Analyst-B	Step A	37.4271	2994.17	6487.36	77848.37
		Step B	38.3513	3068.10	6647.56	79770.70
		Step C	39.2985	3143.88	6811.74	81740.88
		Step D	40.2690	3221.52	6979.96	83759.52
		Step E	41.2635	3301.08	7152.34	85828.08
		Step F	42.2825	3382.60	7328.97	87947.60
		Step G	43.3268	3466.14	7509.98	90119.74
		Step H	44.3968	3551.74	7695.45	92345.34
		Step I	45.4932	3639.46	7885.49	94625.86
		Step J	46.6167	3729.34	8080.23	96962.74
		Step K	47.7679	3821.43	8279.77	99357.23
		Step L	48.9476	3915.81	8484.25	101811.01
		Step M	50.1564	4012.51	8693.78	104325.31



City of Roseville

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Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123B	Senior Deputy City Attorney-B	Step A	72.3919	5791.35	12547.93	150575.15
		Step B	74.1796	5934.37	12857.80	154293.57
		Step C	76.0116	6080.93	13175.34	158104.13
		Step D	77.8888	6231.10	13500.73	162008.70
		Step E	79.8123	6384.98	13834.13	166009.58
		Step F	81.7834	6542.67	14175.79	170109.47
		Step G	83.8031	6704.25	14525.87	174310.45
		Step H	85.8728	6869.82	14884.62	178615.42
		Step I	87.9935	7039.48	15252.21	183026.48
		Step J	90.1666	7213.33	15628.88	187546.53
		Step K	92.3933	7391.46	16014.84	192178.06
		Step L	94.6751	7574.01	16410.35	196924.21
		Step M	97.0131	7761.05	16815.60	201787.25



City of Roseville

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Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281B	Senior Development Services Analyst-B	Step A	36.3253	2906.02	6296.39	75556.62
		Step B	37.2220	2977.76	6451.81	77421.76
		Step C	38.1412	3051.30	6611.14	79333.70
		Step D	39.0831	3126.65	6774.40	81292.85
		Step E	40.0483	3203.86	6941.71	83300.46
		Step F	41.0374	3282.99	7113.15	85357.79
		Step G	42.0508	3364.06	7288.81	87465.66
		Step H	43.0893	3447.14	7468.81	89625.74
		Step I	44.1534	3532.27	7653.26	91839.07
		Step J	45.2439	3619.51	7842.28	94107.31
		Step K	46.3612	3708.90	8035.94	96431.30
		Step L	47.5061	3800.49	8234.39	98812.69
		Step M	48.6793	3894.34	8437.75	101252.94



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7128B	Senior Electric Business Analyst-B	Step A	54.5599	4364.79	9457.05	113484.59
		Step B	55.9073	4472.58	9690.60	116287.18
		Step C	57.2881	4583.05	9929.94	119159.25
		Step D	58.7029	4696.23	10175.17	122102.03
		Step E	60.1526	4812.21	10426.45	125117.41
		Step F	61.6380	4931.04	10683.92	128207.04
		Step G	63.1602	5052.82	10947.77	131373.22
		Step H	64.7201	5177.61	11218.15	134617.81
		Step I	66.3184	5305.47	11495.19	137942.27
		Step J	67.9562	5436.50	11779.07	141348.90
		Step K	69.6344	5570.75	12069.96	144839.55
		Step L	71.3541	5708.33	12368.04	148416.53
		Step M	73.1164	5849.31	12673.51	152082.11



City of Roseville

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Appendix:H
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MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1023B	Senior Electric Technology Systems Analyst-B	Step A	51.4809	4118.47	8923.36	107080.27
		Step B	52.7517	4220.14	9143.63	109723.54
		Step C	54.0544	4324.35	9369.43	112433.15
		Step D	55.3894	4431.15	9600.83	115209.95
		Step E	56.7573	4540.58	9837.93	118055.18
		Step F	58.1589	4652.71	10080.88	120970.51
		Step G	59.5952	4767.62	10329.83	123958.02
		Step H	61.0670	4885.36	10584.95	127019.36
		Step I	62.5751	5006.01	10846.35	130156.21
		Step J	64.1205	5129.64	11114.22	133370.64
		Step K	65.7040	5256.32	11388.69	136664.32
		Step L	67.3266	5386.13	11669.94	140039.33
		Step M	68.9893	5519.14	11958.15	143497.74



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163B	Senior Energy Services Account Representative-B	Step A	53.1258	4250.06	9208.47	110501.66
		Step B	54.4378	4355.02	9435.89	113230.62
		Step C	55.7822	4462.58	9668.91	116026.98
		Step D	57.1598	4572.78	9907.70	118892.38
		Step E	58.5714	4685.71	10152.38	121828.51
		Step F	60.0179	4801.43	10403.10	124837.23
		Step G	61.5001	4920.01	10660.02	127920.21
		Step H	63.0189	5041.51	10923.28	131079.31
		Step I	64.5752	5166.02	11193.03	134316.42
		Step J	66.1700	5293.60	11469.47	137633.60
		Step K	67.8041	5424.33	11752.71	141032.53
		Step L	69.4786	5558.29	12042.96	144515.49
		Step M	71.1944	5695.55	12340.36	148084.35



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
7142B	Senior Engineer-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	46.6732	3733.86	8090.02	97080.26
Step B	47.8254	3826.03	8289.74	99476.83
Step C	49.0064	3920.51	8494.44	101933.31
Step D	50.2167	4017.34	8704.23	104450.74
Step E	51.4569	4116.55	8919.20	107030.35
Step F	52.7276	4218.21	9139.45	109673.41
Step G	54.0299	4322.39	9365.18	112382.19
Step H	55.3642	4429.14	9596.46	115157.54
Step I	56.7314	4538.51	9833.44	118001.31
Step J	58.1325	4650.60	10076.30	120915.60
Step K	59.5682	4765.46	10325.15	123901.86
Step L	61.0392	4883.14	10580.13	126961.54
Step M	62.5467	5003.74	10841.43	130097.14



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161B	Senior GIS Analyst-B	Step A	36.1680	2893.44	6269.12	75229.44
		Step B	37.0608	2964.86	6423.87	77086.46
		Step C	37.9761	3038.09	6582.52	78990.29
		Step D	38.9140	3113.12	6745.09	80941.12
		Step E	39.8749	3189.99	6911.65	82939.79
		Step F	40.8598	3268.78	7082.37	84988.38
		Step G	41.8689	3349.51	7257.28	87087.31
		Step H	42.9028	3432.22	7436.49	89237.82
		Step I	43.9624	3516.99	7620.15	91441.79
		Step J	45.0480	3603.84	7808.32	93699.84
		Step K	46.1606	3692.85	8001.17	96014.05
		Step L	47.3005	3784.04	8198.75	98385.04
		Step M	48.4686	3877.49	8401.22	100814.69



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150B	Senior Human Resources Analyst-B	Step A	39.9684	3197.47	6927.86	83134.27
		Step B	40.9549	3276.39	7098.85	85186.19
		Step C	41.9662	3357.30	7274.14	87289.70
		Step D	43.0027	3440.22	7453.80	89445.62
		Step E	44.0648	3525.18	7637.90	91654.78
		Step F	45.1529	3612.23	7826.50	93918.03
		Step G	46.2680	3701.44	8019.79	96237.44
		Step H	47.4107	3792.86	8217.85	98614.26
		Step I	48.5815	3886.52	8420.79	101049.52
		Step J	49.7814	3982.51	8628.78	103545.31
		Step K	51.0107	4080.86	8841.85	106102.26
		Step L	52.2705	4181.64	9060.22	108722.64
		Step M	53.5613	4284.90	9283.96	111407.50



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194B	Senior Information Technology Analyst-B	Step A	37.9824	3038.59	6583.62	79003.39
		Step B	38.9204	3113.63	6746.20	80954.43
		Step C	39.8815	3190.52	6912.79	82953.52
		Step D	40.8665	3269.32	7083.53	85002.32
		Step E	41.8757	3350.06	7258.45	87101.46
		Step F	42.9100	3432.80	7437.73	89252.80
		Step G	43.9696	3517.57	7621.40	91456.77
		Step H	45.0554	3604.43	7809.60	93715.23
		Step I	46.1682	3693.46	8002.49	96029.86
		Step J	47.3083	3784.66	8200.11	98401.26
		Step K	48.4767	3878.14	8402.63	100831.54
		Step L	49.6738	3973.90	8610.13	103321.50
		Step M	50.9006	4072.05	8822.77	105873.25



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name
7180B	Senior Planner-B

Step Name	Hourly	Bi-Weekly	Monthly	Annual
Step A	41.9600	3356.80	7273.07	87276.80
Step B	42.9958	3439.66	7452.61	89431.26
Step C	44.0576	3524.61	7636.65	91639.81
Step D	45.1458	3611.66	7825.27	93903.26
Step E	46.2606	3700.85	8018.50	96222.05
Step F	47.4030	3792.24	8216.52	98598.24
Step G	48.5738	3885.90	8419.46	101033.50
Step H	49.7733	3981.86	8627.37	103528.46
Step I	51.0024	4080.19	8840.42	106084.99
Step J	52.2621	4180.97	9058.76	108705.17
Step K	53.5527	4284.22	9282.47	111389.62
Step L	54.8752	4390.02	9511.70	114140.42
Step M	56.2304	4498.43	9746.60	116959.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151B	Senior Power Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5555B	Senior Power Plant Engineer-B	Step A	66.2392	5299.14	11481.46	137777.54
		Step B	67.8751	5430.01	11765.02	141180.21
		Step C	69.5513	5564.10	12055.56	144666.70
		Step D	71.2690	5701.52	12353.29	148239.52
		Step E	73.0291	5842.33	12658.38	151900.53
		Step F	74.8326	5986.61	12970.98	155651.81
		Step G	76.6807	6134.46	13291.32	159495.86
		Step H	78.5744	6285.95	13619.56	163434.75
		Step I	80.5148	6441.18	13955.90	167470.78
		Step J	82.5032	6600.26	14300.55	171606.66
		Step K	84.5407	6763.26	14653.72	175844.66
		Step L	86.6286	6930.29	15015.62	180187.49
		Step M	88.7679	7101.43	15386.44	184637.23



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520B	Street Maintenance Superintendent-B	Step A	44.4419	3555.35	7703.26	92439.15
		Step B	45.5387	3643.10	7893.37	94720.50
		Step C	46.6633	3733.06	8088.31	97059.66
		Step D	47.8157	3825.26	8288.05	99456.66
		Step E	48.9966	3919.73	8492.74	101912.93
		Step F	50.2066	4016.53	8702.48	104429.73
		Step G	51.4465	4115.72	8917.39	107008.72
		Step H	52.7170	4217.36	9137.61	109651.36
		Step I	54.0189	4321.51	9363.28	112359.31
		Step J	55.3530	4428.24	9594.52	115134.24
		Step K	56.7199	4537.59	9831.45	117977.39
		Step L	58.1208	4649.66	10074.27	120891.26
		Step M	59.5561	4764.49	10323.06	123876.69



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7522B	Street Maintenance Supervisor-B	Step A	33.9502	2716.02	5884.70	70616.42
		Step B	34.7883	2783.06	6029.97	72359.66
		Step C	35.6474	2851.79	6178.88	74146.59
		Step D	36.5278	2922.22	6331.49	75977.82
		Step E	37.4299	2994.39	6487.85	77854.19
		Step F	38.3542	3068.34	6648.06	79776.74
		Step G	39.3014	3144.11	6812.24	81746.91
		Step H	40.2720	3221.76	6980.48	83765.76
		Step I	41.2666	3301.33	7152.88	85834.53
		Step J	42.2857	3382.86	7329.52	87954.26
		Step K	43.3300	3466.40	7510.53	90126.40
		Step L	44.4000	3552.00	7696.00	92352.00
		Step M	45.4965	3639.72	7886.06	94632.72



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762B	Urban Forester-B	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1646B	Utility Government Relations Administrator-B	Step A	46.0250	3682.00	7977.67	95732.00
		Step B	47.1611	3772.89	8174.59	98095.09
		Step C	48.3258	3866.06	8376.47	100517.66
		Step D	49.5193	3961.54	8583.35	103000.14
		Step E	50.7422	4059.38	8795.31	105543.78
		Step F	51.9954	4159.63	9012.54	108150.43
		Step G	53.2794	4262.35	9235.10	110821.15
		Step H	54.5952	4367.62	9463.17	113558.02
		Step I	55.9435	4475.48	9696.87	116362.48
		Step J	57.3251	4586.01	9936.35	119236.21
		Step K	58.7408	4699.26	10181.74	122180.86
		Step L	60.1915	4815.32	10433.19	125198.32
		Step M	61.6779	4934.23	10690.84	128290.03



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980B	Wastewater Collection Superintendent-B	Step A	44.4348	3554.78	7702.03	92424.38
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1988	4015.90	8701.13	104413.50
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8978B	Wastewater Collection Supervisor-B	Step A	36.2523	2900.18	6283.73	75404.78
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:H
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MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040B	Wastewater Treatment Plant Chief Operator-B	Step A	47.8509	3828.07	8294.16	99529.87
		Step B	49.0320	3922.56	8498.88	101986.56
		Step C	50.2428	4019.42	8708.75	104505.02
		Step D	51.4836	4118.69	8923.82	107085.89
		Step E	52.7551	4220.41	9144.22	109730.61
		Step F	54.0579	4324.63	9370.04	112440.43
		Step G	55.3929	4431.43	9601.44	115217.23
		Step H	56.7609	4540.87	9838.56	118062.67
		Step I	58.1627	4653.02	10081.53	120978.42
		Step J	59.5991	4767.93	10330.51	123966.13
		Step K	61.0709	4885.67	10585.62	127027.47
		Step L	62.5792	5006.34	10847.06	130164.74
		Step M	64.1246	5129.97	11114.93	133379.17



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045B	Wastewater Utility Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047B	Water Conservation Administrator-B	Step A	39.9910	3199.28	6931.77	83181.28
		Step B	40.9782	3278.26	7102.89	85234.66
		Step C	41.9903	3359.22	7278.32	87339.82
		Step D	43.0272	3442.18	7458.05	89496.58
		Step E	44.0899	3527.19	7642.25	91706.99
		Step F	45.1787	3614.30	7830.97	93971.70
		Step G	46.2944	3703.55	8024.36	96292.35
		Step H	47.4377	3795.02	8222.53	98670.42
		Step I	48.6092	3888.74	8425.59	101107.14
		Step J	49.8097	3984.78	8633.68	103604.18
		Step K	51.0398	4083.18	8846.90	106162.78
		Step L	52.3002	4184.02	9065.37	108784.42
		Step M	53.5919	4287.35	9289.26	111471.15



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085B	Water Distribution Superintendent-B	Step A	43.7794	3502.35	7588.43	91061.15
		Step B	45.5316	3642.53	7892.14	94705.73
		Step C	46.6561	3732.49	8087.06	97044.69
		Step D	47.8083	3824.66	8286.77	99441.26
		Step E	48.9889	3919.11	8491.41	101896.91
		Step F	50.1987	4015.90	8701.11	104413.30
		Step G	51.4384	4115.07	8915.99	106991.87
		Step H	52.7088	4216.70	9136.19	109634.30
		Step I	54.0106	4320.85	9361.84	112342.05
		Step J	55.3443	4427.54	9593.01	115116.14
		Step K	56.7111	4536.89	9829.92	117959.09
		Step L	58.1117	4648.94	10072.69	120872.34
		Step M	59.5468	4763.74	10321.45	123857.34



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT	Management					
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084B	Water Distribution Supervisor-B	Step A	36.2522	2900.18	6283.71	75404.58
		Step B	37.1470	2971.76	6438.81	77265.76
		Step C	38.0643	3045.14	6597.81	79173.74
		Step D	39.0044	3120.35	6760.76	81129.15
		Step E	39.9676	3197.41	6927.72	83132.61
		Step F	40.9547	3276.38	7098.81	85185.78
		Step G	41.9661	3357.29	7274.12	87289.49
		Step H	43.0025	3440.20	7453.77	89445.20
		Step I	44.0646	3525.17	7637.86	91654.37
		Step J	45.1528	3612.22	7826.49	93917.82
		Step K	46.2679	3701.43	8019.77	96237.23
		Step L	47.4105	3792.84	8217.82	98613.84
		Step M	48.5813	3886.50	8420.76	101049.10



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management						
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9101B	Water Quality Lab Supervisor-B	Step A	38.0634	3045.07	6597.66	79171.87
		Step B	39.0028	3120.22	6760.49	81125.82
		Step C	39.9660	3197.28	6927.44	83129.28
		Step D	40.9531	3276.25	7098.54	85182.45
		Step E	41.9644	3357.15	7273.83	87285.95
		Step F	43.0007	3440.06	7453.45	89441.46
		Step G	44.0626	3525.01	7637.52	91650.21
		Step H	45.1510	3612.08	7826.17	93914.08
		Step I	46.2659	3701.27	8019.42	96233.07
		Step J	47.4085	3792.68	8217.47	98609.68
		Step K	48.5794	3886.35	8420.43	101045.15
		Step L	49.7790	3982.32	8628.36	103540.32
		Step M	51.0084	4080.67	8841.46	106097.47



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175B	Water Treatment Plant Chief Operator-B	Step A	43.5007	3480.06	7540.12	90481.46
		Step B	44.5746	3565.97	7726.26	92715.17
		Step C	45.6753	3654.02	7917.05	95004.62
		Step D	46.8033	3744.26	8112.57	97350.86
		Step E	47.9591	3836.73	8312.91	99754.93
		Step F	49.1436	3931.49	8518.22	102218.69
		Step G	50.3572	4028.58	8728.58	104742.98
		Step H	51.6008	4128.06	8944.14	107329.66
		Step I	52.8751	4230.01	9165.02	109980.21
		Step J	54.1809	4334.47	9391.36	112696.27
		Step K	55.5191	4441.53	9623.31	115479.73
		Step L	56.8901	4551.21	9860.95	118331.41
		Step M	58.2951	4663.61	10104.48	121253.81



City of Roseville

Salary Schedule: Management-B

Appendix:H
Effective Date:02/29/2020

MGMT Management

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244B	Water Utility Manager-B	Step A	58.7839	4702.71	10189.21	122270.51
		Step B	60.2347	4818.78	10440.68	125288.18
		Step C	61.7223	4937.78	10698.53	128382.38
		Step D	63.2466	5059.73	10962.74	131552.93
		Step E	64.8085	5184.68	11233.47	134801.68
		Step F	66.4091	5312.73	11510.91	138130.93
		Step G	68.0491	5443.93	11795.18	141542.13
		Step H	69.7296	5578.37	12086.46	145037.57
		Step I	71.4517	5716.14	12384.96	148619.54
		Step J	73.2164	5857.31	12690.84	152290.11
		Step K	75.0244	6001.95	13004.23	156050.75
		Step L	76.8772	6150.18	13325.38	159904.58
		Step M	78.7758	6302.06	13654.47	163853.66



Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
CAO220245001	Assistant City Attorney	Assistant City Attorney	1.000
CAO221200001	City Attorney	City Attorney	1.000
CAO224096002	Legal Clerk I/II	Legal Clerk II	1.000
CAO224096001	Legal Clerk I/II	Legal Clerk II	1.000
CAO225015001	Paralegal	Paralegal	1.000
CAO227123004	Senior Deputy City Attorney	Senior Deputy City Attorney	1.000
CAO227123003	Senior Deputy City Attorney	Senior Deputy City Attorney	1.000
CAO227123002	Senior Deputy City Attorney	Senior Deputy City Attorney	1.000
CAO227123001	Senior Deputy City Attorney	Senior Deputy City Attorney	1.000
Total for Department:		CAO City Attorney	9.000



Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
CCD360250001	Assistant City Clerk	Assistant City Clerk	1.000
CCD361220001	City Clerk	City Clerk	1.000
CCD361227004	City Clerk Technician I/II	City Clerk Technician II	1.000
CCD361227003	City Clerk Technician I/II	City Clerk Technician II	1.000
CCD361227002	City Clerk Technician I/II	City Clerk Technician II	1.000
CCD361227001	City Clerk Technician I/II	City Clerk Technician II	1.000
CCD361665003	Deputy City Clerk I/II	Deputy City Clerk II	1.000
CCD361665002	Deputy City Clerk I/II	Deputy City Clerk II	1.000
CCD361665001	Deputy City Clerk I/II	Deputy City Clerk II	1.000
CCD369548006	Passport/Livescan Agent	Passport/Livescan Agent	0.500
CCD369548005	Passport/Livescan Agent	Passport/Livescan Agent	0.500
CCD369548004	Passport/Livescan Agent	Passport/Livescan Agent	0.500
CCD369548003	Passport/Livescan Agent	Passport/Livescan Agent	0.500
CCD369548002	Passport/Livescan Agent	Passport/Livescan Agent	0.500
CCD369548001	Passport/Livescan Agent	Passport/Livescan Agent	0.500
Total for Department:		CCD City Clerk Department	12.000



Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
CMO140325002	Assistant City Manager	Assistant City Manager	1.000
CMO140325001	Assistant City Manager	Assistant City Manager	1.000
CMO141240001	City Manager	City Manager	1.000
CMO142540001	Environmental Coordinator	Environmental Coordinator	1.000
CMO142551001	Executive Assistant	Executive Assistant	1.000
CMO144457001	Management Assistant I/II	Management Assistant II	1.000
Total for Department:		CMO City Manager	6.000



Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
DSD660050001	Administrative Analyst I/II	Administrative Analyst II	1.000
DSD660071001	Administrative Assistant	Administrative Assistant	1.000
DSD660084001	Administrative Technician	Administrative Technician	1.000
DSD661005005	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
DSD661005004	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
DSD661005003	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
DSD661005002	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
DSD661005001	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
DSD660820003	Associate Engineer	Associate Engineer	1.000
DSD660820001	Associate Engineer	Associate Engineer	1.000
DSD660900006	Associate/Assistant Planner	Associate Planner	1.000
DSD660900005	Associate/Assistant Planner	Associate Planner	1.000
DSD660900004	Associate/Assistant Planner	Associate Planner	1.000
DSD660900003	Associate/Assistant Planner	Associate Planner	1.000
DSD660900002	Associate/Assistant Planner	Associate Planner	1.000
DSD660900001	Associate/Assistant Planner	Associate Planner	1.000
DSD661017001	Building Inspection Supervisor	Building Inspection Supervisor	1.000
DSD661019006	Building Inspector I/II	Building Inspector II	1.000
DSD661019005	Building Inspector I/II	Building Inspector II	1.000
DSD661019004	Building Inspector I/II	Building Inspector II	1.000
DSD661019003	Building Inspector I/II	Building Inspector II	1.000
DSD661019002	Building Inspector I/II	Building Inspector II	1.000
DSD661019001	Building Inspector I/II	Building Inspector II	1.000
DSD661043001	Building Official	Building Official	1.000
DSD661047004	Building Plans Examiner I/II	Building Plans Examiner II	1.000
DSD661047003	Building Plans Examiner I/II	Building Plans Examiner II	1.000
DSD661047002	Building Plans Examiner I/II	Building Plans Examiner II	1.000
DSD661047001	Building Plans Examiner I/II	Building Plans Examiner II	1.000
DSD661369003	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000
DSD661369002	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000



Report as of Date:

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DSD661369001	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000
DSD661368001	Code Enforcement Supervisor	Code Enforcement Supervisor	1.000
DSD661248001	Construction Inspection Supervisor	Construction Inspection Supervisor	1.000
DSD661434006	Construction Inspector I/II	Construction Inspector II	1.000
DSD661434005	Construction Inspector I/II	Construction Inspector II	1.000
DSD661434004	Construction Inspector I/II	Construction Inspector II	1.000
DSD661434003	Construction Inspector I/II	Construction Inspector II	1.000
DSD661434002	Construction Inspector I/II	Construction Inspector II	1.000
DSD661434001	Construction Inspector I/II	Construction Inspector II	1.000
DSD661280001	Development Services Administrator	Development Services Administrator	1.000
DSD661282001	Development Services Analyst	Development Services Analyst	1.000
DSD661676001	Development Services Director	Development Services Director	1.000
DSD661695001	Development Services Manager	Development Services Manager	1.000
DSD661672003	Development Technician I/II	Development Technician II	1.000
DSD661672002	Development Technician I/II	Development Technician II	1.000
DSD661672001	Development Technician I/II	Development Technician II	1.000
DSD661277001	Engineering Manager	Engineering Manager	1.000
DSD663412001	GIS Analyst I/II	GIS Analyst II	1.000
DSD662214001	GIS Technician I/II	GIS Technician II	1.000
DSD664957002	Office Assistant I/II	Office Assistant II	1.000
DSD664957001	Office Assistant I/II	Office Assistant II	1.000
DSD665279003	Permit Technician I/II	Permit Technician II	1.000
DSD665279002	Permit Technician I/II	Permit Technician II	1.000
DSD665279001	Permit Technician I/II	Permit Technician II	1.000
DSD661501001	Permits Supervisor	Permits Supervisor	2.000
DSD665309001	Planning Manager	Planning Manager	1.000
DSD665514001	Principal Engineer	Principal Engineer	1.000
DSD667117001	Senior Building Inspector	Senior Building Inspector	1.000
DSD667195001	Senior Building Plans Examiner	Senior Building Plans Examiner	1.000
DSD667121002	Senior Construction Inspector	Senior Construction Inspector	1.000
DSD667121001	Senior Construction Inspector	Senior Construction Inspector	1.000
DSD661281001	Senior Development Services Analyst	Senior Development Services Analyst	1.000
DSD667142003	Senior Engineer	Senior Engineer	1.000



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DSD667142002	Senior Engineer	Senior Engineer	1.000
DSD667142001	Senior Engineer	Senior Engineer	1.000
DSD661502001	Senior Permits Technician	Senior Permits Technician	1.000
DSD667180002	Senior Planner	Senior Planner	1.000
DSD667180001	Senior Planner	Senior Planner	1.000
Total for Department:		DSD Development Services Department	69.000



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Position Code	Position Title	Job Name	Allocated FTE
EDD540050001	Administrative Analyst I/II	Administrative Analyst II	1.000
EDD541675001	Development Analyst I/II	Development Analyst II	1.000
EDD541710001	Economic Development Director	Economic Development Director	1.000
EDD541001002	Economic Development Project Manager	Economic Development Project Manager	1.000
EDD541001001	Economic Development Project Manager	Economic Development Project Manager	1.000
EDD542551001	Executive Assistant	Executive Assistant	1.000
EDD543402003	Housing Analyst I/II	Housing Analyst II	1.000
EDD543402002	Housing Analyst I/II	Housing Analyst II	1.000
EDD543402001	Housing Analyst I/II	Housing Analyst II	1.000
EDD543589001	Housing Manager	Housing Manager	1.000
EDD543592003	Housing Technician I/II	Housing Technician II	1.000
EDD543592002	Housing Technician I/II	Housing Technician II	1.000
EDD543592001	Housing Technician I/II	Housing Technician II	1.000
EDD544957001	Office Assistant I/II	Office Assistant II	1.000
EDD547148001	Senior Housing Technician	Senior Housing Technician	1.000
Total for Department:		EDD Economic Development Department	15.000



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Position Code	Position Title	Job Name	Allocated FTE
ELE700071001	Administrative Assistant	Administrative Assistant	1.000
ELE700084004	Administrative Technician	Administrative Technician	1.000
ELE700084003	Administrative Technician	Administrative Technician	1.000
ELE700084002	Administrative Technician	Administrative Technician	1.000
ELE700084001	Administrative Technician	Administrative Technician	1.000
ELE701505001	AMI Project Manager	AMI Project Manager	1.000
ELE700395003	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000
ELE700395002	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000
ELE700395001	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000
ELE701548002	Data Management Specialist I/II	Data Management Specialist II	1.000
ELE701548001	Data Management Specialist I/II	Data Management Specialist II	1.000
ELE701645001	Department Public Information Officer	Department Public Information Officer	1.000
ELE701312006	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE701312005	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE701312004	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE701312003	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE701312002	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE701312001	Electric Business Analyst I/II	Electric Business Analyst II	1.000
ELE702335003	Electric Compliance Analyst	Electric Compliance Analyst	1.000
ELE702335002	Electric Compliance Analyst	Electric Compliance Analyst	1.000
ELE702335001	Electric Compliance Analyst	Electric Compliance Analyst	1.000
ELE706285001	Electric Customer Programs Supervisor	Electric Customer Programs Supervisor	1.000
ELE702330002	Electric Drafting Technician I/II	Electric Drafting Technician II	1.000
ELE702330001	Electric Drafting Technician I/II	Electric Drafting Technician II	1.000
ELE702345005	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000
ELE702345004	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000
ELE702345003	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000
ELE702345002	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000
ELE702345001	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000
ELE702284001	Electric Engineering Technician Supervisor	Electric Engineering Technician Supervisor	1.000



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ELE702286003	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000
ELE702286002	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000
ELE702286001	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000
ELE702212004	Electric Materials Technician I/II	Electric Materials Technician II	1.000
ELE702212003	Electric Materials Technician I/II	Electric Materials Technician II	1.000
ELE702212002	Electric Materials Technician I/II	Electric Materials Technician II	1.000
ELE702212001	Electric Materials Technician I/II	Electric Materials Technician II	1.000
ELE702338001	Electric Operations Manager	Electric Operations Manager	1.000
ELE702339002	Electric Operations Supervisor	Electric Operations Supervisor	1.000
ELE702339001	Electric Operations Supervisor	Electric Operations Supervisor	1.000
ELE702254001	Electric Preventive Data System Technician	Electric Preventive Data System Technician	1.000
ELE702316005	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000
ELE702316004	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000
ELE702316003	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000
ELE702316002	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000
ELE702316001	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000
ELE702216001	Electric Risk and Compliance Supervisor	Electric Risk and Compliance Supervisor	1.000
ELE702352001	Electric Safety Coordinator	Electric Safety Coordinator	1.000
ELE702319001	Electric Substation Supervisor	Electric Substation Supervisor	1.000
ELE702350003	Electric System Dispatcher	Electric System Dispatcher	1.000
ELE702350002	Electric System Dispatcher	Electric System Dispatcher	1.000
ELE702350001	Electric System Dispatcher	Electric System Dispatcher	1.000
ELE702359003	Electric Technology System Technician	Electric Technology System Technician	1.000
ELE702359002	Electric Technology System Technician	Electric Technology System Technician	1.000
ELE702359001	Electric Technology System Technician	Electric Technology System Technician	1.000
ELE709560001	Electric Technology Systems Administrator	Electric Technology Systems Administrator	1.000
ELE702320001	Electric Utility Director	Electric Utility Director	1.000
ELE702215001	Electric Utility Financial Administrator	Electric Utility Financial Administrator	1.000
ELE709250002	Electric Utility Inspection Technician	Electric Utility Inspection Technician	1.000
ELE709250001	Electric Utility Inspection Technician	Electric Utility Inspection Technician	1.000
ELE702362017	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362016	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362015	Electric Utility Technician I/II	Electric Utility Technician II	1.000



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ELE702362014	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362013	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362012	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362011	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362010	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362009	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362008	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362007	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362006	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362005	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362004	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362003	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362002	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702362001	Electric Utility Technician I/II	Electric Utility Technician II	1.000
ELE702285015	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285014	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285013	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285012	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285011	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285010	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285009	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285008	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285007	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285006	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285005	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285004	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285003	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285002	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702285001	Electric/Apprentice Line Technician	Electric Line Technician	1.000
ELE702466004	Energy Program Technician	Energy Program Technician	1.000
ELE702466003	Energy Program Technician	Energy Program Technician	1.000
ELE702466002	Energy Program Technician	Energy Program Technician	1.000
ELE702466001	Energy Program Technician	Energy Program Technician	1.000



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ELE702501002	Energy Services Account Representative I/II	Energy Services Account Representative II	1.000
ELE702501001	Energy Services Account Representative I/II	Energy Services Account Representative II	1.000
ELE703412001	GIS Analyst I/II	GIS Analyst II	1.000
ELE701648001	Government Relations Representative I/II	Government Relations Representative II	1.000
ELE703608003	Instrument and Control Technician	Instrument and Control Technician	1.000
ELE703608002	Instrument and Control Technician	Instrument and Control Technician	1.000
ELE703608001	Instrument and Control Technician	Instrument and Control Technician	1.000
ELE704517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
ELE704957004	Office Assistant I/II	Office Assistant II	1.000
ELE704957003	Office Assistant I/II	Office Assistant II	1.000
ELE704957002	Office Assistant I/II	Office Assistant II	1.000
ELE704957001	Office Assistant I/II	Office Assistant II	1.000
ELE705596004	Power Engineer I/II	Power Engineer II	1.000
ELE705596003	Power Engineer I/II	Power Engineer II	1.000
ELE705596002	Power Engineer I/II	Power Engineer II	1.000
ELE705596001	Power Engineer I/II	Power Engineer II	1.000
ELE705505001	Power Engineering Manager	Power Engineering Manager	1.000
ELE705600001	Power Generation Superintendent	Power Generation Superintendent	1.000
ELE705591001	Power Plant Engineer I/II	Power Plant Engineer II	1.000
ELE705526003	Power Plant Mechanic	Power Plant Mechanic	1.000
ELE705526002	Power Plant Mechanic	Power Plant Mechanic	1.000
ELE705526001	Power Plant Mechanic	Power Plant Mechanic	1.000
ELE705530002	Power Plant Operations and Maintenance Supervisor	Power Plant Operations & Maintenance Supervisor	1.000
ELE705530001	Power Plant Operations and Maintenance Supervisor	Power Plant Operations & Maintenance Supervisor	1.000
ELE705523008	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523007	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523006	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523005	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523004	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523003	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523002	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705523001	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000
ELE705535001	Power Supply and Portfolio Administrator	Power Supply and Portfolio Administrator	1.000



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ELE707128003	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000
ELE707128002	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000
ELE707128001	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000
ELE707118005	Senior Electric Line Technician	Senior Electric Line Technician	1.000
ELE707118004	Senior Electric Line Technician	Senior Electric Line Technician	1.000
ELE707118003	Senior Electric Line Technician	Senior Electric Line Technician	1.000
ELE707118002	Senior Electric Line Technician	Senior Electric Line Technician	1.000
ELE707118001	Senior Electric Line Technician	Senior Electric Line Technician	1.000
ELE707169001	Senior Electric Materials Technician	Senior Electric Materials Technician	1.000
ELE707124001	Senior Electric Metering Technician	Senior Electric Metering Technician	1.000
ELE707126003	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000
ELE707126002	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000
ELE707126001	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000
ELE707168001	Senior Electric System Dispatcher	Senior Electric System Dispatcher	1.000
ELE701023001	Senior Electric Technology Systems Analyst	Senior Electric Technology Systems Analyst	1.000
ELE707163002	Senior Energy Services Account Representative	Senior Energy Services Account Representative	1.000
ELE707163001	Senior Energy Services Account Representative	Senior Energy Services Account Representative	1.000
ELE707151002	Senior Power Engineer	Senior Power Engineer	1.000
ELE707151001	Senior Power Engineer	Senior Power Engineer	1.000
ELE705555001	Senior Power Plant Engineer	Senior Power Plant Engineer	1.000
ELE707152004	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000
ELE707152003	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000
ELE707152002	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000
ELE707152001	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000
ELE701646001	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000
Total for Department:		ELE Electric Department	154.000



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Position Code	Position Title	Job Name	Allocated FTE
EUD740071001	Administrative Assistant	Administrative Assistant	1.000
EUD741003001	Administrative Supervisor	Administrative Supervisor	1.000
EUD740084004	Administrative Technician	Administrative Technician	1.000
EUD740084002	Administrative Technician	Administrative Technician	1.000
EUD740084001	Administrative Technician	Administrative Technician	1.000
EUD740411003	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000
EUD740411002	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000
EUD740411001	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000
EUD741005001	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
EUD740820002	Associate Engineer	Associate Engineer	1.000
EUD740820001	Associate Engineer	Associate Engineer	1.000
EUD741548002	Data Management Specialist I/II	Data Management Specialist II	1.000
EUD741548001	Data Management Specialist I/II	Data Management Specialist II	1.000
EUD749561001	Data Management System Administrator	Data Management System Administrator	1.000
EUD741645001	Department Public Information Officer	Department Public Information Officer	1.000
EUD741672001	Development Technician I/II	Development Technician II	1.000
EUD742385005	Electronics Technician I/II	Electronics Technician II	1.000
EUD742385004	Electronics Technician I/II	Electronics Technician II	1.000
EUD742385003	Electronics Technician I/II	Electronics Technician II	1.000
EUD742385002	Electronics Technician I/II	Electronics Technician II	1.000
EUD742385001	Electronics Technician I/II	Electronics Technician II	1.000
EUD741350002	Engineering Technician I/II	Engineering Technician II	1.000
EUD741350001	Engineering Technician I/II	Engineering Technician II	1.000
EUD742544002	Environmental Compliance Specialist I/II	Environmental Compliance Specialist II	1.000
EUD742544001	Environmental Compliance Specialist I/II	Environmental Compliance Specialist II	1.000
EUD742548001	Environmental Utilities Business Administrator	Environmental Utilities Business Administrator	1.000
EUD741684001	Environmental Utilities Director	Environmental Utilities Director	1.000
EUD741024001	Environmental Utilities Maintenance Superintendent	Environmental Utilities Maintenance Superintendent	1.000
EUD742547004	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000



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EUD742547003	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000
EUD742547002	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000
EUD742547001	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000
EUD742541001	Environmental Utility Compliance Administrator	Environmental Utility Compliance Administrator	1.000
EUD749550001	ERP Business Analyst I/II	ERP Business Analyst II	1.000
EUD743335002	Finance Clerk I/II	Finance Clerk II	1.000
EUD743335001	Finance Clerk I/II	Finance Clerk II	1.000
EUD743412003	GIS Analyst I/II	GIS Analyst II	1.000
EUD743412002	GIS Analyst I/II	GIS Analyst II	1.000
EUD743412001	GIS Analyst I/II	GIS Analyst II	1.000
EUD743451001	Government Relations Administrator	Government Relations Administrator	1.000
EUD741002001	Hydrogeologist	Hydrogeologist	1.000
EUD743604002	Industrial Waste Specialist	Industrial Waste Specialist	1.000
EUD743604001	Industrial Waste Specialist	Industrial Waste Specialist	1.000
EUD743610002	Industrial Waste Technician	Industrial Waste Technician	1.000
EUD743732001	Interpretive Services Specialist I/II	Interpretive Services Specialist II	1.000
EUD743740001	Interpretive Services Supervisor	Interpretive Services Supervisor	1.000
EUD744020005	Laboratory Technician I/II	Laboratory Technician II	1.000
EUD744020004	Laboratory Technician I/II	Laboratory Technician II	1.000
EUD744020003	Laboratory Technician I/II	Laboratory Technician II	1.000
EUD744020002	Laboratory Technician I/II	Laboratory Technician II	1.000
EUD744020001	Laboratory Technician I/II	Laboratory Technician II	1.000
EUD744517002	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
EUD744517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
EUD744520001	Materials Technician	Materials Technician	1.000
EUD744957012	Office Assistant I/II	Office Assistant II	1.000
EUD744957011	Office Assistant I/II	Office Assistant II	1.000
EUD744957010	Office Assistant I/II	Office Assistant II	0.750
EUD744957009	Office Assistant I/II	Office Assistant II	1.000
EUD744957008	Office Assistant I/II	Office Assistant II	1.000
EUD744957007	Office Assistant I/II	Office Assistant II	1.000
EUD744957006	Office Assistant I/II	Office Assistant II	1.000
EUD744957005	Office Assistant I/II	Office Assistant II	1.000



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EUD744957004	Office Assistant I/II	Office Assistant II	1.000
EUD744957003	Office Assistant I/II	Office Assistant II	1.000
EUD744957002	Office Assistant I/II	Office Assistant II	1.000
EUD744957001	Office Assistant I/II	Office Assistant II	1.000
EUD745319002	Plant and Equipment Maintenance Worker I/II	Plant and Equipment Maintenance Worker II	1.000
EUD745319001	Plant and Equipment Maintenance Worker I/II	Plant and Equipment Maintenance Worker II	1.000
EUD745328006	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745328005	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745328004	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745328003	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745328002	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745328001	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000
EUD745402001	Predictive Maintenance Technician I/II	Predictive Maintenance Technician II	1.000
EUD745533002	Preventative Maintenance Coordinator	Preventative Maintenance Coordinator	1.000
EUD745533001	Preventative Maintenance Coordinator	Preventative Maintenance Coordinator	1.000
EUD745519002	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000
EUD745519001	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000
EUD745502003	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000
EUD745502002	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000
EUD745502001	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000
EUD745514002	Principal Engineer	Principal Engineer	1.000
EUD745514001	Principal Engineer	Principal Engineer	1.000
EUD741004001	Process Engineer	Process Engineer	1.000
EUD746150001	Recycling and Organics Coordinator	Recycling and Organics Coordinator	1.000
EUD746244001	Refuse and Stormwater Manager	Refuse and Stormwater Manager	1.000
EUD746226004	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000
EUD746226003	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000
EUD746226002	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000
EUD746226001	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000
EUD746231001	Refuse Superintendent	Refuse Superintendent	1.000
EUD746235002	Refuse Supervisor	Refuse Supervisor	1.000
EUD746235001	Refuse Supervisor	Refuse Supervisor	1.000
EUD746304036	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000



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EUD746304035	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304034	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304033	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304032	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304031	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304030	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304029	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304028	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304027	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304026	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304025	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304024	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304023	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304022	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304021	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304020	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304019	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304018	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304017	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304016	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304015	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304014	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304013	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304012	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304011	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304010	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304009	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304008	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304007	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304006	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304005	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304004	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304003	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000



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EUD746304002	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746304001	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000
EUD746500002	Safety Coordinator	Safety Coordinator	1.000
EUD746500001	Safety Coordinator	Safety Coordinator	1.000
EUD747020002	SCADA System Technician	SCADA System Technician	1.000
EUD747020001	SCADA System Technician	SCADA System Technician	1.000
EUD747142004	Senior Engineer	Senior Engineer	1.000
EUD747142003	Senior Engineer	Senior Engineer	1.000
EUD747142002	Senior Engineer	Senior Engineer	1.000
EUD747162001	Senior Engineering Technician	Senior Engineering Technician	1.000
EUD747161001	Senior GIS Analyst	Senior GIS Analyst	1.000
EUD743733001	Senior Interpretive Services Specialist	Senior Interpretive Services Specialist	1.000
EUD747205001	Senior Plant and Equipment Mechanic	Senior Plant and Equipment Mechanic	1.000
EUD747284002	Senior Preventative Maintenance Technician	Senior Preventative Maintenance Technician	1.000
EUD747284001	Senior Preventative Maintenance Technician	Senior Preventative Maintenance Technician	1.000
EUD747129006	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD747129005	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD747129004	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD747129003	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD747129002	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD747129001	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000
EUD749559001	Senior SCADA System Technician	Senior SCADA System Technician	1.000
EUD741279001	Senior Solid Waste Billing Technician	Senior Solid Waste Billing Technician	1.000
EUD747202004	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000
EUD747202003	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000
EUD747202002	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000
EUD747202001	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000
EUD747204005	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000
EUD747204004	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000
EUD747204003	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000
EUD747204002	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000
EUD747204001	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000
EUD747324001	Solid Waste Billing Technician	Solid Waste Billing Technician	1.000



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EUD741646002	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000
EUD741646001	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000
EUD748978002	Wastewater Collection Supervisor	Wastewater Collection Supervisor	1.000
EUD748980001	Wastewater Collection Superintendent	Wastewater Collection Superintendent	1.000
EUD748978001	Wastewater Collection Supervisor	Wastewater Collection Supervisor	1.000
EUD749040001	Wastewater Treatment Plant Chief Operator	Wastewater Treatment Plant Chief Operator	1.000
EUD749010006	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749010005	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749010004	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749010003	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749010002	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749010001	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000
EUD749020004	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000
EUD749020003	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000
EUD749020002	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000
EUD749020001	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000
EUD749025004	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000
EUD749025003	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000
EUD749025002	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000
EUD749025001	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000
EUD749030001	Wastewater Treatment Plant Operator Grade IV	Wastewater Treatment Plant Operator Grade IV	1.000
EUD749029022	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029021	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029020	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029019	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029018	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029017	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029016	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029015	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029014	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029013	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029012	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029011	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000



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EUD749029010	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029009	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029008	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029007	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029006	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029005	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029004	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029003	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029002	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029001	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749029023	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000
EUD749047001	Water Conservation Administrator	Water Conservation Administrator	1.000
EUD749078001	Water Conservation Specialist	Water Conservation Specialist	1.000
EUD749051004	Water Conservation Worker I/II	Water Conservation Worker II	1.000
EUD749051003	Water Conservation Worker I/II	Water Conservation Worker II	1.000
EUD749051002	Water Conservation Worker I/II	Water Conservation Worker II	1.000
EUD749051001	Water Conservation Worker I/II	Water Conservation Worker II	1.000
EUD749085001	Water Distribution Superintendent	Water Distribution Superintendent	1.000
EUD749084004	Water Distribution Supervisor	Water Distribution Supervisor	1.000
EUD749084003	Water Distribution Supervisor	Water Distribution Supervisor	1.000
EUD749084002	Water Distribution Supervisor	Water Distribution Supervisor	1.000
EUD749084001	Water Distribution Supervisor	Water Distribution Supervisor	1.000
EUD749248022	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248021	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248020	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248019	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248018	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248017	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248016	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248015	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248014	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248013	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248012	Water Distribution Worker I/II	Water Distribution Worker II	1.000



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EUD749248011	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248010	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248009	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248008	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248007	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248006	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248005	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248004	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248003	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248002	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749248001	Water Distribution Worker I/II	Water Distribution Worker II	1.000
EUD749101001	Water Quality Lab Supervisor	Water Quality Lab Supervisor	1.000
EUD749175001	Water Treatment Plant Chief Operator	Water Treatment Plant Chief Operator	1.000
EUD749234001	Water Treatment Plant Operator Grade I/II 24Hr	Water Treatment Plant Operator Grade II 24Hr	1.000
EUD749230005	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000
EUD749230004	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000
EUD749230003	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000
EUD749230002	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000
EUD749230001	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000
Total for Department:		EUD Environmental Utilities Department	245.750



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Position Code	Position Title	Job Name	Allocated FTE
FIN240040002	Accountant I/II	Accountant II	1.000
FIN240040001	Accountant I/II	Accountant II	1.000
FIN240043001	Accounting Supervisor	Accounting Supervisor	1.000
FIN249427001	Accounts Payable Supervisor	Accounts Payable Supervisor	1.000
FIN240050001	Administrative Analyst I/II	Administrative Analyst II	1.000
FIN240071001	Administrative Assistant	Administrative Assistant	1.000
FIN240084001	Administrative Technician	Administrative Technician	1.000
FIN241021001	Assistant City Manager/Chief Financial Officer	Assistant City Manager/Chief Financial Officer	1.000
FIN240920001	Billing Services Manager	Billing Services Manager	1.000
FIN240915003	Budget Analyst I/II	Budget Analyst II	0.750
FIN240915002	Budget Analyst I/II	Budget Analyst II	1.000
FIN240915001	Budget Analyst I/II	Budget Analyst II	1.000
FIN240930001	Budget Manager	Budget Manager	1.000
FIN241060003	Buyer I/II	Buyer II	1.000
FIN241060002	Buyer I/II	Buyer II	1.000
FIN241060001	Buyer I/II	Buyer II	1.000
FIN241370001	Controller	Controller	1.000
FIN241450001	Courier	Courier	1.000
FIN249550003	ERP Business Analyst I/II	ERP Business Analyst II	1.000
FIN249550002	ERP Business Analyst I/II	ERP Business Analyst II	1.000
FIN249550001	ERP Business Analyst I/II	ERP Business Analyst II	1.000
FIN246520001	ERP Manager	ERP Manager	1.000
FIN243335018	Finance Clerk I/II	Finance Clerk II	0.750
FIN243335017	Finance Clerk I/II	Finance Clerk II	0.500
FIN243335016	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335015	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335014	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335013	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335012	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335011	Finance Clerk I/II	Finance Clerk II	1.000



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FIN243335010	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335009	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335008	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335007	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335006	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335005	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335004	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335003	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335002	Finance Clerk I/II	Finance Clerk II	1.000
FIN243335001	Finance Clerk I/II	Finance Clerk II	1.000
FIN242900001	Finance Manager	Finance Manager	1.000
FIN243310002	Finance Supervisor	Finance Supervisor	1.000
FIN243310001	Finance Supervisor	Finance Supervisor	1.000
FIN243326007	Finance Technician I/II	Finance Technician II	0.500
FIN243326006	Finance Technician I/II	Finance Technician II	1.000
FIN243326005	Finance Technician I/II	Finance Technician II	1.000
FIN243326004	Finance Technician I/II	Finance Technician II	1.000
FIN243326003	Finance Technician I/II	Finance Technician II	1.000
FIN243326002	Finance Technician I/II	Finance Technician II	1.000
FIN243326001	Finance Technician I/II	Finance Technician II	1.000
FIN243315003	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000
FIN243315002	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000
FIN243315001	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000
FIN243318003	Financial Analyst I/II	Financial Analyst II	1.000
FIN243318002	Financial Analyst I/II	Financial Analyst II	1.000
FIN243318001	Financial Analyst I/II	Financial Analyst II	1.000
FIN244517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	0.500
FIN244540003	Meter Reader	Meter Reader	1.000
FIN244540002	Meter Reader	Meter Reader	1.000
FIN244540001	Meter Reader	Meter Reader	1.000
FIN244534001	Meter Service Worker	Meter Service Worker	1.000
FIN244957001	Office Assistant I/II	Office Assistant II	0.625
FIN245103002	Payroll Clerk I/II	Payroll Clerk II	1.000



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FIN245103001	Payroll Clerk I/II	Payroll Clerk II	0.600
FIN249428001	Payroll Supervisor	Payroll Supervisor	1.000
FIN245101002	Payroll Technician I/II	Payroll Technician II	1.000
FIN245101001	Payroll Technician I/II	Payroll Technician II	1.000
FIN245652001	Purchasing and Warehouse Manager	Purchasing and Warehouse Manager	1.000
FIN247139001	Senior Buyer	Senior Buyer	1.000
FIN247147002	Senior Finance Technician	Senior Finance Technician	1.000
FIN247147001	Senior Finance Technician	Senior Finance Technician	1.000
FIN247200001	Senior Meter Service Worker	Senior Meter Service Worker	1.000
FIN247203001	Senior Warehouse Worker	Senior Warehouse Worker	1.000
FIN248952001	Warehouse Worker I/II	Warehouse Worker II	1.000
Total for Department:		FIN Finance Department	71.225



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Position Code	Position Title	Job Name	Allocated FTE
FIR480050001	Administrative Analyst I/II	Administrative Analyst II	1.000
FIR480071001	Administrative Assistant	Administrative Assistant	1.000
FIR480084001	Administrative Technician	Administrative Technician	1.000
FIR480480002	Assistant Fire Chief	Assistant Fire Chief	1.000
FIR480480001	Assistant Fire Chief	Assistant Fire Chief	1.000
FIR481645001	Department Public Information Officer	Department Public Information Officer	1.000
FIR482415001	EMS Quality Assurance Coordinator	EMS Quality Assurance Coordinator	1.000
FIR481022001	Fire and Environmental Inspection Supervisor	Fire and Environmental Inspection Supervisor	1.000
FIR483377004	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000
FIR483377003	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000
FIR483377002	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000
FIR483377001	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000
FIR480905006	Fire Battalion Chief	Fire Battalion Chief	1.000
FIR480905004	Fire Battalion Chief	Fire Battalion Chief	1.000
FIR480905003	Fire Battalion Chief	Fire Battalion Chief	1.000
FIR480905002	Fire Battalion Chief	Fire Battalion Chief	1.000
FIR480905005	Fire Battalion Chief	Fire Battalion Chief	1.000
FIR483320030	Fire Captain	Fire Captain	1.000
FIR483320029	Fire Captain	Fire Captain	1.000
FIR483320028	Fire Captain	Fire Captain	1.000
FIR483320027	Fire Captain	Fire Captain	1.000
FIR483320026	Fire Captain	Fire Captain	1.000
FIR483320025	Fire Captain	Fire Captain	1.000
FIR483320024	Fire Captain	Fire Captain	1.000
FIR483320023	Fire Captain	Fire Captain	1.000
FIR483320022	Fire Captain	Fire Captain	1.000
FIR483320021	Fire Captain	Fire Captain	1.000
FIR483320020	Fire Captain	Fire Captain	1.000
FIR483320019	Fire Captain	Fire Captain	1.000
FIR483320018	Fire Captain	Fire Captain	1.000



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FIR483320017	Fire Captain	Fire Captain	1.000
FIR483320016	Fire Captain	Fire Captain	1.000
FIR483320015	Fire Captain	Fire Captain	1.000
FIR483320014	Fire Captain	Fire Captain	1.000
FIR483320013	Fire Captain	Fire Captain	1.000
FIR483320012	Fire Captain	Fire Captain	1.000
FIR483320011	Fire Captain	Fire Captain	1.000
FIR483320010	Fire Captain	Fire Captain	1.000
FIR483320009	Fire Captain	Fire Captain	1.000
FIR483320008	Fire Captain	Fire Captain	1.000
FIR483320007	Fire Captain	Fire Captain	1.000
FIR483320006	Fire Captain	Fire Captain	1.000
FIR483320005	Fire Captain	Fire Captain	1.000
FIR483320004	Fire Captain	Fire Captain	1.000
FIR483320003	Fire Captain	Fire Captain	1.000
FIR483320002	Fire Captain	Fire Captain	1.000
FIR483320001	Fire Captain	Fire Captain	1.000
FIR483330001	Fire Chief	Fire Chief	1.000
FIR483332002	Fire Division Chief	Fire Division Chief	1.000
FIR483332001	Fire Division Chief	Fire Division Chief	1.000
FIR483340030	Fire Engineer	Fire Engineer	1.000
FIR483340029	Fire Engineer	Fire Engineer	1.000
FIR483340028	Fire Engineer	Fire Engineer	1.000
FIR483340027	Fire Engineer	Fire Engineer	1.000
FIR483340026	Fire Engineer	Fire Engineer	1.000
FIR483340025	Fire Engineer	Fire Engineer	1.000
FIR483340024	Fire Engineer	Fire Engineer	1.000
FIR483340023	Fire Engineer	Fire Engineer	1.000
FIR483340022	Fire Engineer	Fire Engineer	1.000
FIR483340021	Fire Engineer	Fire Engineer	1.000
FIR483340020	Fire Engineer	Fire Engineer	1.000
FIR483340019	Fire Engineer	Fire Engineer	1.000
FIR483340018	Fire Engineer	Fire Engineer	1.000



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FIR483340017	Fire Engineer	Fire Engineer	1.000
FIR483340016	Fire Engineer	Fire Engineer	1.000
FIR483340015	Fire Engineer	Fire Engineer	1.000
FIR483340014	Fire Engineer	Fire Engineer	1.000
FIR483340013	Fire Engineer	Fire Engineer	1.000
FIR483340012	Fire Engineer	Fire Engineer	1.000
FIR483340011	Fire Engineer	Fire Engineer	1.000
FIR483340010	Fire Engineer	Fire Engineer	1.000
FIR483340009	Fire Engineer	Fire Engineer	1.000
FIR483340008	Fire Engineer	Fire Engineer	1.000
FIR483340007	Fire Engineer	Fire Engineer	1.000
FIR483340006	Fire Engineer	Fire Engineer	1.000
FIR483340005	Fire Engineer	Fire Engineer	1.000
FIR483340004	Fire Engineer	Fire Engineer	1.000
FIR483340003	Fire Engineer	Fire Engineer	1.000
FIR483340002	Fire Engineer	Fire Engineer	1.000
FIR483340001	Fire Engineer	Fire Engineer	1.000
FIR483385001	Fire Inspector I/II	Fire Inspector II	1.000
FIR483355036	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355035	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355034	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355033	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355032	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355031	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355030	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355029	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355028	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355027	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355026	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355025	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355024	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355023	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355022	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000



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FIR483355021	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355020	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355019	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355018	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355017	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355016	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355015	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355014	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355013	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355012	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355011	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355010	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355009	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355008	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355007	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355006	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355005	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355004	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355003	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355002	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483355001	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000
FIR483412001	GIS Analyst I/II	GIS Analyst II	1.000
FIR484957001	Office Assistant I/II	Office Assistant II	1.000

Total for Department:	FIR Fire Department	119.000
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Position Code	Position Title	Job Name	Allocated FTE
HRD280071001	Administrative Assistant	Administrative Assistant	1.000
HRD280484001	Assistant Human Resources Director	Assistant Human Resources Director	1.000
HRD283596002	Human Resources Analyst I/II	Human Resources Analyst II	1.000
HRD283596001	Human Resources Analyst I/II	Human Resources Analyst II	1.000
HRD283598001	Human Resources Director	Human Resources Director	1.000
HRD283599001	Human Resources Manager	Human Resources Manager	1.000
HRD285235006	Human Resources Technician	Human Resources Technician	1.000
HRD285235005	Human Resources Technician	Human Resources Technician	1.000
HRD285235004	Human Resources Technician	Human Resources Technician	1.000
HRD285235003	Human Resources Technician	Human Resources Technician	1.000
HRD285235002	Human Resources Technician	Human Resources Technician	1.000
HRD285235001	Human Resources Technician	Human Resources Technician	1.000
HRD286450001	Risk Manager	Risk Manager	1.000
HRD287178002	Senior Human Resources Technician	Senior Human Resources Technician	1.000
HRD287178001	Senior Human Resources Technician	Senior Human Resources Technician	1.000
Total for Department:		HRD Human Resources Department	15.000



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Position Code	Position Title	Job Name	Allocated FTE
ITD320084001	Administrative Technician	Administrative Technician	1.000
ITD329558002	Assistant Information Technology Director	Assistant Information Technology Director	1.000
ITD329558001	Assistant Information Technology Director	Assistant Information Technology Director	1.000
ITD321362012	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362011	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362010	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362009	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362008	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362007	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362006	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362005	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362004	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362003	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362002	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321362001	Business Systems Analyst I/II	Business Systems Analyst II	1.000
ITD321180001	Chief Information Officer	Chief Information Officer	1.000
ITD321552003	Database Analyst I/II	Database Analyst II	1.000
ITD321552002	Database Analyst I/II	Database Analyst II	1.000
ITD321552001	Database Analyst I/II	Database Analyst II	1.000
ITD323625001	Information Security Administrator	Information Security Administrator	1.000
ITD323794010	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794009	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794008	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794007	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794006	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794005	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794004	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794003	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794002	Information Technology Analyst I/II	Information Technology Analyst II	1.000
ITD323794001	Information Technology Analyst I/II	Information Technology Analyst II	1.000



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ITD329542001	Information Technology Client Services Supervisor	Information Technology Client Services Supervisor	1.000
ITD323602005	Information Technology Program Manager	Information Technology Program Manager	1.000
ITD323602004	Information Technology Program Manager	Information Technology Program Manager	1.000
ITD323602003	Information Technology Program Manager	Information Technology Program Manager	1.000
ITD323602002	Information Technology Program Manager	Information Technology Program Manager	1.000
ITD323602001	Information Technology Program Manager	Information Technology Program Manager	1.000
ITD323618003	Information Technology Technician I/II	Information Technology Technician II	1.000
ITD323618002	Information Technology Technician I/II	Information Technology Technician II	1.000
ITD323618001	Information Technology Technician I/II	Information Technology Technician II	1.000
ITD327130004	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000
ITD327130003	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000
ITD327130002	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000
ITD327130001	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000
ITD327145001	Senior Database Analyst	Senior Database Analyst	1.000
ITD327149003	Senior Information Technology Technician	Senior Information Technology Technician	1.000
ITD327149002	Senior Information Technology Technician	Senior Information Technology Technician	1.000
ITD327149001	Senior Information Technology Technician	Senior Information Technology Technician	1.000
Total for Department:		ITD Information Technology Department	47.000



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Position Code	Position Title	Job Name	Allocated FTE
PAC181645001	Department Public Information Officer	Department Public Information Officer	1.000
PAC181659001	Deputy City Manager	Deputy City Manager	1.000
PAC184517002	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
PAC184517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
PAC185565001	Public Information Officer	Public Information Officer	1.000
PAC188426001	Video and Multimedia Technician	Video & Multimedia Technician	1.000
Total for Department:		PAC Public Affairs and Communications	6.000



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Position Code	Position Title	Job Name	Allocated FTE
POL440050001	Administrative Analyst I/II	Administrative Analyst II	1.000
POL440071001	Administrative Assistant	Administrative Assistant	1.000
POL440100002	Animal Control Officer	Animal Control Officer	1.000
POL440100001	Animal Control Officer	Animal Control Officer	1.000
POL440110001	Animal Control Supervisor	Animal Control Supervisor	1.000
POL441430003	Communications Supervisor	Communications Supervisor	1.000
POL441430002	Communications Supervisor	Communications Supervisor	1.000
POL441430001	Communications Supervisor	Communications Supervisor	1.000
POL441380009	Community Services Officer I/II	Community Services Officer II	1.000
POL441380008	Community Services Officer I/II	Community Services Officer II	1.000
POL441380007	Community Services Officer I/II	Community Services Officer II	1.000
POL441380006	Community Services Officer I/II	Community Services Officer II	1.000
POL441380005	Community Services Officer I/II	Community Services Officer II	1.000
POL441380004	Community Services Officer I/II	Community Services Officer II	1.000
POL441380003	Community Services Officer I/II	Community Services Officer II	1.000
POL441380002	Community Services Officer I/II	Community Services Officer II	1.000
POL441380001	Community Services Officer I/II	Community Services Officer II	1.000
POL441475002	Crime Analyst	Crime Analyst	1.000
POL441475001	Crime Analyst	Crime Analyst	1.000
POL441645001	Department Public Information Officer	Department Public Information Officer	1.000
POL441700020	Dispatcher I/II	Dispatcher II	1.000
POL441700019	Dispatcher I/II	Dispatcher II	1.000
POL441700018	Dispatcher I/II	Dispatcher II	1.000
POL441700017	Dispatcher I/II	Dispatcher II	1.000
POL441700016	Dispatcher I/II	Dispatcher II	1.000
POL441700015	Dispatcher I/II	Dispatcher II	1.000
POL441700014	Dispatcher I/II	Dispatcher II	1.000
POL441700013	Dispatcher I/II	Dispatcher II	1.000
POL441700012	Dispatcher I/II	Dispatcher II	1.000
POL441700011	Dispatcher I/II	Dispatcher II	1.000



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POL441700010	Dispatcher I/II	Dispatcher II	1.000
POL441700009	Dispatcher I/II	Dispatcher II	1.000
POL441700008	Dispatcher I/II	Dispatcher II	1.000
POL441700007	Dispatcher I/II	Dispatcher II	1.000
POL441700006	Dispatcher I/II	Dispatcher II	1.000
POL441700005	Dispatcher I/II	Dispatcher II	1.000
POL441700004	Dispatcher I/II	Dispatcher II	1.000
POL441700003	Dispatcher I/II	Dispatcher II	1.000
POL441700002	Dispatcher I/II	Dispatcher II	1.000
POL441700001	Dispatcher I/II	Dispatcher II	1.000
POL445400003	Police Captain	Police Captain	1.000
POL445400002	Police Captain	Police Captain	1.000
POL445400001	Police Captain	Police Captain	1.000
POL445410001	Police Chief	Police Chief	1.000
POL445420007	Police Lieutenant	Police Lieutenant	1.000
POL445420006	Police Lieutenant	Police Lieutenant	1.000
POL445420005	Police Lieutenant	Police Lieutenant	1.000
POL445420004	Police Lieutenant	Police Lieutenant	1.000
POL445420003	Police Lieutenant	Police Lieutenant	1.000
POL445420002	Police Lieutenant	Police Lieutenant	1.000
POL445420001	Police Lieutenant	Police Lieutenant	1.000
POL445430110	Police Officer/Police Trainee	Police Officer	1.000
POL445430109	Police Officer/Police Trainee	Police Officer	1.000
POL445430108	Police Officer/Police Trainee	Police Officer	1.000
POL445430107	Police Officer/Police Trainee	Police Officer	1.000
POL445430106	Police Officer/Police Trainee	Police Officer	1.000
POL445430105	Police Officer/Police Trainee	Police Officer	1.000
POL445430104	Police Officer/Police Trainee	Police Officer	1.000
POL445430103	Police Officer/Police Trainee	Police Officer	1.000
POL445430102	Police Officer/Police Trainee	Police Officer	1.000
POL445430101	Police Officer/Police Trainee	Police Officer	1.000
POL445430100	Police Officer/Police Trainee	Police Officer	1.000
POL445430099	Police Officer/Police Trainee	Police Officer	1.000



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POL445430098	Police Officer/Police Trainee	Police Officer	1.000
POL445430097	Police Officer/Police Trainee	Police Officer	1.000
POL445430096	Police Officer/Police Trainee	Police Officer	1.000
POL445430095	Police Officer/Police Trainee	Police Officer	1.000
POL445430094	Police Officer/Police Trainee	Police Officer	1.000
POL445430093	Police Officer/Police Trainee	Police Officer	1.000
POL445430092	Police Officer/Police Trainee	Police Officer	1.000
POL445430091	Police Officer/Police Trainee	Police Officer	1.000
POL445430090	Police Officer/Police Trainee	Police Officer	1.000
POL445430089	Police Officer/Police Trainee	Police Officer	1.000
POL445430088	Police Officer/Police Trainee	Police Officer	1.000
POL445430087	Police Officer/Police Trainee	Police Officer	1.000
POL445430086	Police Officer/Police Trainee	Police Officer	1.000
POL445430085	Police Officer/Police Trainee	Police Officer	1.000
POL445430084	Police Officer/Police Trainee	Police Officer	1.000
POL445430083	Police Officer/Police Trainee	Police Officer	1.000
POL445430082	Police Officer/Police Trainee	Police Officer	1.000
POL445430081	Police Officer/Police Trainee	Police Officer	1.000
POL445430080	Police Officer/Police Trainee	Police Officer	1.000
POL445430079	Police Officer/Police Trainee	Police Officer	1.000
POL445430078	Police Officer/Police Trainee	Police Officer	1.000
POL445430077	Police Officer/Police Trainee	Police Officer	1.000
POL445430076	Police Officer/Police Trainee	Police Officer	1.000
POL445430075	Police Officer/Police Trainee	Police Officer	1.000
POL445430074	Police Officer/Police Trainee	Police Officer	1.000
POL445430073	Police Officer/Police Trainee	Police Officer	1.000
POL445430072	Police Officer/Police Trainee	Police Officer	1.000
POL445430071	Police Officer/Police Trainee	Police Officer	1.000
POL445430070	Police Officer/Police Trainee	Police Officer	1.000
POL445430069	Police Officer/Police Trainee	Police Officer	1.000
POL445430068	Police Officer/Police Trainee	Police Officer	1.000
POL445430067	Police Officer/Police Trainee	Police Officer	1.000
POL445430066	Police Officer/Police Trainee	Police Officer	1.000



Report as of Date:

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POL445430065	Police Officer/Police Trainee	Police Officer	1.000
POL445430064	Police Officer/Police Trainee	Police Officer	1.000
POL445430063	Police Officer/Police Trainee	Police Officer	1.000
POL445430062	Police Officer/Police Trainee	Police Officer	1.000
POL445430061	Police Officer/Police Trainee	Police Officer	1.000
POL445430060	Police Officer/Police Trainee	Police Officer	1.000
POL445430059	Police Officer/Police Trainee	Police Officer	1.000
POL445430058	Police Officer/Police Trainee	Police Officer	1.000
POL445430057	Police Officer/Police Trainee	Police Officer	1.000
POL445430056	Police Officer/Police Trainee	Police Officer	1.000
POL445430055	Police Officer/Police Trainee	Police Officer	1.000
POL445430054	Police Officer/Police Trainee	Police Officer	1.000
POL445430053	Police Officer/Police Trainee	Police Officer	1.000
POL445430052	Police Officer/Police Trainee	Police Officer	1.000
POL445430051	Police Officer/Police Trainee	Police Officer	1.000
POL445430050	Police Officer/Police Trainee	Police Officer	1.000
POL445430049	Police Officer/Police Trainee	Police Officer	1.000
POL445430048	Police Officer/Police Trainee	Police Officer	1.000
POL445430047	Police Officer/Police Trainee	Police Officer	1.000
POL445430046	Police Officer/Police Trainee	Police Officer	1.000
POL445430045	Police Officer/Police Trainee	Police Officer	1.000
POL445430044	Police Officer/Police Trainee	Police Officer	1.000
POL445430043	Police Officer/Police Trainee	Police Officer	1.000
POL445430042	Police Officer/Police Trainee	Police Officer	1.000
POL445430041	Police Officer/Police Trainee	Police Officer	1.000
POL445430040	Police Officer/Police Trainee	Police Officer	1.000
POL445430039	Police Officer/Police Trainee	Police Officer	1.000
POL445430038	Police Officer/Police Trainee	Police Officer	1.000
POL445430037	Police Officer/Police Trainee	Police Officer	1.000
POL445430036	Police Officer/Police Trainee	Police Officer	1.000
POL445430035	Police Officer/Police Trainee	Police Officer	1.000
POL445430034	Police Officer/Police Trainee	Police Officer	1.000
POL445430033	Police Officer/Police Trainee	Police Officer	1.000



Report as of Date:

2/29/2020

POL445430032	Police Officer/Police Trainee	Police Officer	1.000
POL445430031	Police Officer/Police Trainee	Police Officer	1.000
POL445430030	Police Officer/Police Trainee	Police Officer	1.000
POL445430029	Police Officer/Police Trainee	Police Officer	1.000
POL445430028	Police Officer/Police Trainee	Police Officer	1.000
POL445430027	Police Officer/Police Trainee	Police Officer	1.000
POL445430026	Police Officer/Police Trainee	Police Officer	1.000
POL445430025	Police Officer/Police Trainee	Police Officer	1.000
POL445430024	Police Officer/Police Trainee	Police Officer	1.000
POL445430023	Police Officer/Police Trainee	Police Officer	1.000
POL445430022	Police Officer/Police Trainee	Police Officer	1.000
POL445430021	Police Officer/Police Trainee	Police Officer	1.000
POL445430020	Police Officer/Police Trainee	Police Officer	1.000
POL445430019	Police Officer/Police Trainee	Police Officer	1.000
POL445430018	Police Officer/Police Trainee	Police Officer	1.000
POL445430017	Police Officer/Police Trainee	Police Officer	1.000
POL445430016	Police Officer/Police Trainee	Police Officer	1.000
POL445430015	Police Officer/Police Trainee	Police Officer	1.000
POL445430014	Police Officer/Police Trainee	Police Officer	1.000
POL445430013	Police Officer/Police Trainee	Police Officer	1.000
POL445430012	Police Officer/Police Trainee	Police Officer	1.000
POL445430011	Police Officer/Police Trainee	Police Officer	1.000
POL445430010	Police Officer/Police Trainee	Police Officer	1.000
POL445430009	Police Officer/Police Trainee	Police Officer	1.000
POL445430008	Police Officer/Police Trainee	Police Officer	1.000
POL445430007	Police Officer/Police Trainee	Police Officer	1.000
POL445430006	Police Officer/Police Trainee	Police Officer	1.000
POL445430005	Police Officer/Police Trainee	Police Officer	1.000
POL445430004	Police Officer/Police Trainee	Police Officer	1.000
POL445430003	Police Officer/Police Trainee	Police Officer	1.000
POL445430002	Police Officer/Police Trainee	Police Officer	1.000
POL445430001	Police Officer/Police Trainee	Police Officer	1.000
POL445434003	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000



Report as of Date:

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POL445434002	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000
POL445434001	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000
POL445429001	Police Property and Evidence Sup	Police Property & Evidence Sup	1.000
POL445440011	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440010	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440009	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440008	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440007	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440006	Police Records Clerk I/II	Police Records Clerk II	1.000



Report as of Date:

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POL445440005	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440004	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440003	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440002	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445440001	Police Records Clerk I/II	Police Records Clerk II	1.000
POL445494004	Police Scene Technician I/II	Police Scene Technician II	1.000
POL445494003	Police Scene Technician I/II	Police Scene Technician II	1.000
POL445494002	Police Scene Technician I/II	Police Scene Technician II	1.000
POL445494001	Police Scene Technician I/II	Police Scene Technician II	1.000
POL445470015	Police Sergeant	Police Sergeant	1.000
POL445470014	Police Sergeant	Police Sergeant	1.000
POL445470013	Police Sergeant	Police Sergeant	1.000
POL445470012	Police Sergeant	Police Sergeant	1.000
POL445470011	Police Sergeant	Police Sergeant	1.000
POL445470010	Police Sergeant	Police Sergeant	1.000
POL445470009	Police Sergeant	Police Sergeant	1.000
POL445470008	Police Sergeant	Police Sergeant	1.000
POL445470007	Police Sergeant	Police Sergeant	1.000
POL445470006	Police Sergeant	Police Sergeant	1.000
POL445470005	Police Sergeant	Police Sergeant	1.000
POL445470004	Police Sergeant	Police Sergeant	1.000
POL445470003	Police Sergeant	Police Sergeant	1.000
POL445470002	Police Sergeant	Police Sergeant	1.000
POL445470001	Police Sergeant	Police Sergeant	1.000
POL445489002	Police Services Administrator	Police Services Administrator	1.000
POL445489001	Police Services Administrator	Police Services Administrator	1.000
POL445485001	Police Social Services Administrator	Police Social Services Administrator	1.000
POL445657001	Public Safety Program Coordinator	Public Safety Program Coordinator	1.000
POL445710001	Rangemaster	Rangemaster	1.000
POL445748001	Records Supervisor	Records Supervisor	1.000

Total for Department:	POL Police Department	201.000
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Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
PRL580050002	Administrative Analyst I/II	Administrative Analyst II	1.000
PRL580050001	Administrative Analyst I/II	Administrative Analyst II	1.000
PRL580071001	Administrative Assistant	Administrative Assistant	1.000
PRL580084006	Administrative Technician	Administrative Technician	1.000
PRL580084005	Administrative Technician	Administrative Technician	1.000
PRL580084004	Administrative Technician	Administrative Technician	1.000
PRL580084003	Administrative Technician	Administrative Technician	1.000
PRL580084002	Administrative Technician	Administrative Technician	1.000
PRL580084001	Administrative Technician	Administrative Technician	1.000
PRL588302001	Aquatics Maintenance Technician	Aquatics Maintenance Technician	1.000
PRL588300001	Arborist Technician	Arborist Technician	1.000
PRL580376002	Assistant Child Care Site Coordinator	Assistant Child Care Site Coordinator	1.000
PRL580376001	Assistant Child Care Site Coordinator	Assistant Child Care Site Coordinator	1.000
PRL581225008	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225007	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225006	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225005	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225004	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225003	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225002	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL581225001	Child Care Site Coordinator	Child Care Site Coordinator	1.000
PRL585075001	Irrigation Technician	Irrigation Technician	1.000
PRL585075002	Irrigation technician	Irrigation Technician	1.000
PRL584152007	Librarian I/II	Librarian II	0.500
PRL584152006	Librarian I/II	Librarian II	1.000
PRL584152005	Librarian I/II	Librarian II	1.000
PRL584152004	Librarian I/II	Librarian II	1.000
PRL584152003	Librarian I/II	Librarian II	1.000
PRL584152002	Librarian I/II	Librarian II	1.000
PRL584152001	Librarian I/II	Librarian II	1.000
PRL584210005	Library Assistant I/II	Library Assistant II	1.000



Report as of Date:

2/29/2020

PRL584210003	Library Assistant I/II	Library Assistant II	1.000
PRL584210002	Library Assistant I/II	Library Assistant II	1.000
PRL584210001	Library Assistant I/II	Library Assistant II	1.000
PRL584250003	Library Technician	Library Technician	1.000
PRL584250002	Library Technician	Library Technician	1.000
PRL584250001	Library Technician	Library Technician	1.000
PRL584517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000
PRL589545001	Natural Resources Specialist I/II	Natural Resources Specialist II	1.000
PRL584957008	Office Assistant I/II	Office Assistant II	1.000
PRL584957007	Office Assistant I/II	Office Assistant II	1.000
PRL584957006	Office Assistant I/II	Office Assistant II	1.000
PRL584957005	Office Assistant I/II	Office Assistant II	1.000
PRL584957004	Office Assistant I/II	Office Assistant II	1.000
PRL584957003	Office Assistant I/II	Office Assistant II	1.000
PRL584957002	Office Assistant I/II	Office Assistant II	1.000
PRL584957001	Office Assistant I/II	Office Assistant II	1.000
PRL584957009	Office Assistant I/II	Office Assistant II	1.000
PRL585022002	Park Development Analyst I/II	Park Development Analyst II	1.000
PRL585022001	Park Development Analyst I/II	Park Development Analyst II	1.000
PRL585080017	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080016	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080015	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080014	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080013	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080012	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080011	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080009	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080008	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080007	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080006	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080005	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080004	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080003	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000



Report as of Date:

2/29/2020

PRL585080002	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585080001	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000
PRL585024001	Parks Planning and Development Superintendent	Parks Planning & Development Superintendent	1.000
PRL581278003	Parks Project Technician	Parks Project Technician	1.000
PRL581278002	Parks Project Technician	Parks Project Technician	1.000
PRL581278001	Parks Project Technician	Parks Project Technician	1.000
PRL581278004	Parks Project Technician	Parks Project Technician	1.000
PRL589543007	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543006	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543005	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543004	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543003	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543002	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589543001	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL585082001	Parks Recreation and Libraries Director	Parks Recreation and Libraries Director	1.000
PRL589547003	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000
PRL589547002	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000
PRL589547001	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000
PRL589543008	Parks Recreation and Libraries Recreation Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000
PRL589546005	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000
PRL589546004	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000
PRL589546003	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000
PRL589546002	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000
PRL589546001	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000
PRL585069003	Parks Supervisor	Parks Supervisor	1.000
PRL585069002	Parks Supervisor	Parks Supervisor	1.000
PRL585069001	Parks Supervisor	Parks Supervisor	1.000
PRL589544009	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544008	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544007	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544006	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544005	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000



Report as of Date:

2/29/2020

PRL589544004	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544003	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544002	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL589544001	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000
PRL583733001	Senior Interpretive Services Specialist	Senior Interpretive Services Specialist	1.000
PRL587192009	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL587192006	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL587192005	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL587192004	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL587192003	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL587192002	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000
PRL581504001	Tree Trimmer I/II	Tree Trimmer II	1.000
PRL581504002	Tree Trimmer I/II	Tree Trimmer II	1.000
PRL588762001	Urban Forester	Urban Forester	1.000
PRL581641005	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000
PRL581641004	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000
PRL581641003	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000
PRL581641002	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000
PRL581641001	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000
Total for Department:		PRL Parks Recreation and Libraries	114.500



Report as of Date:

2/29/2020

Position Code	Position Title	Job Name	Allocated FTE
PWD620050001	Administrative Analyst I/II	Administrative Analyst II	1.000
PWD620071001	Administrative Assistant	Administrative Assistant	1.000
PWD620084004	Administrative Technician	Administrative Technician	1.000
PWD620084003	Administrative Technician	Administrative Technician	1.000
PWD620084002	Administrative Technician	Administrative Technician	1.000
PWD620084001	Administrative Technician	Administrative Technician	1.000
PWD620084005	Administrative Technician	Administrative Technician	0.750
PWD620088003	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	0.750
PWD620088002	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	1.000
PWD620088001	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	1.000
PWD620090001	Alternative Transportation Manager	Alternative Transportation Manager	1.000
PWD621005010	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005009	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005008	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005007	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005006	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005005	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005004	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005003	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005002	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621005001	Associate (PE)/Assistant/Junior Engineer	Associate Engineer (PE)	1.000
PWD621032005	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000
PWD621032004	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000
PWD621032003	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000
PWD621032002	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000
PWD621032001	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000
PWD621401001	Community Relations Analyst	Community Relations Analyst	0.750
PWD621485005	Custodian	Custodian	1.000
PWD621485004	Custodian	Custodian	1.000
PWD621485003	Custodian	Custodian	1.000



Report as of Date:

2/29/2020

PWD621485002	Custodian	Custodian	1.000
PWD621025001	Custodian Supervisor	Custodian Supervisor	1.000
PWD622385004	Electronics Technician I/II	Electronics Technician II	1.000
PWD622385003	Electronics Technician I/II	Electronics Technician II	1.000
PWD622385002	Electronics Technician I/II	Electronics Technician II	1.000
PWD622385001	Electronics Technician I/II	Electronics Technician II	1.000
PWD621350001	Engineering Technician I/II	Engineering Technician II	1.000
PWD622565001	Equipment Maintenance Supervisor	Equipment Maintenance Supervisor	1.000
PWD622560004	Equipment Serviceworker	Equipment Serviceworker	1.000
PWD622560003	Equipment Serviceworker	Equipment Serviceworker	1.000
PWD622560002	Equipment Serviceworker	Equipment Serviceworker	1.000
PWD622560001	Equipment Serviceworker	Equipment Serviceworker	1.000
PWD623395001	Facilities Manager	Facilities Manager	1.000
PWD624321001	Facilities Supervisor	Facilities Supervisor	1.000
PWD623318001	Financial Analyst I/II	Financial Analyst II	1.000
PWD623319001	Fleet Management Technician	Fleet Management Technician	1.000
PWD623392001	Fleet Manager	Fleet Manager	1.000
PWD622214001	GIS Technician I/II	GIS Technician II	1.000
PWD624501008	Mechanic I/II	Mechanic II	1.000
PWD624501007	Mechanic I/II	Mechanic II	1.000
PWD624501006	Mechanic I/II	Mechanic II	1.000
PWD624501005	Mechanic I/II	Mechanic II	1.000
PWD624501004	Mechanic I/II	Mechanic II	1.000
PWD624501003	Mechanic I/II	Mechanic II	1.000
PWD624501002	Mechanic I/II	Mechanic II	1.000
PWD624501001	Mechanic I/II	Mechanic II	1.000
PWD624957004	Office Assistant I/II	Office Assistant II	1.000
PWD624957003	Office Assistant I/II	Office Assistant II	1.000
PWD624957002	Office Assistant I/II	Office Assistant II	1.000
PWD624957001	Office Assistant I/II	Office Assistant II	1.000
PWD625519001	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000
PWD625514001	Principal Engineer	Principal Engineer	1.000
PWD625560002	Project Coordinator	Project Coordinator	1.000



Report as of Date:

2/29/2020

PWD625560001	Project Coordinator	Project Coordinator	1.000
PWD625635001	Public Works Director	Public Works Director	1.000
PWD627119001	Senior Building Maintenance Worker	Senior Building Maintenance Worker	1.000
PWD627170001	Senior Electronic Technician	Senior Electronic Technician	1.000
PWD627142003	Senior Engineer	Senior Engineer	1.000
PWD627142002	Senior Engineer	Senior Engineer	1.000
PWD627142001	Senior Engineer	Senior Engineer	1.000
PWD627189002	Senior Mechanic	Senior Mechanic	1.000
PWD627189001	Senior Mechanic	Senior Mechanic	1.000
PWD627187006	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627187005	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627187004	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627187003	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627187002	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627187001	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000
PWD627520001	Street Maintenance Superintendent	Street Maintenance Superintendent	1.000
PWD627522003	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000
PWD627522002	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000
PWD627522001	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000
PWD627530019	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530018	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530017	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530016	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530015	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530014	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530013	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530012	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530011	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530010	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530009	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530008	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530007	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530006	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000



Report as of Date:

2/29/2020

PWD627530005	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530004	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530003	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530002	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627530001	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000
PWD627540005	Street Sweeper Operator	Street Sweeper Operator	1.000
PWD627540004	Street Sweeper Operator	Street Sweeper Operator	1.000
PWD627540003	Street Sweeper Operator	Street Sweeper Operator	1.000
PWD627540002	Street Sweeper Operator	Street Sweeper Operator	1.000
PWD627540001	Street Sweeper Operator	Street Sweeper Operator	1.000
PWD622376002	Traffic Signal Maintenance Worker I/II	Traffic Signal Maintenance Worker II	1.000
PWD622376001	Traffic Signal Maintenance Worker I/II	Traffic Signal Maintenance Worker II	1.000
PWD628938001	Vehicle Maintenance Parts Buyer	Vehicle Maintenance Parts Buyer	1.000
PWD628940001	Vehicle Maintenance Servicewriter	Vehicle Maintenance Servicewriter	1.000
PWD628952001	Warehouse Worker I/II	Warehouse Worker II	1.000
Total for Department:		PWD Public Works	110.250
Total for All Departments			Allocated FTE
Citywide Total			1,194.725



COUNCIL COMMUNICATION

CC #: 0602

File #: 0214 & 0323 & 0201-01

Title: 2019/2020 Tobacco Grant Award and Budget Adjustment

Contact: Shelly Bracco 916-774-5018 sbracco@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 8.2.

RECOMMENDATION TO COUNCIL

Staff recommends that Council accept the State of California, Department of Justice (DOJ) 2019/2020 Tobacco Grant Award, and adopt a resolution authorizing the City Manager to execute the grant agreement on behalf of the City. Staff also requests Council adopt an Ordinance to approve a budget adjustment appropriating the \$612,381 of grant funding in the General Fund.

BACKGROUND

The 2019/2020 Tobacco Grant is to support local government agencies in educating kids about the harms of tobacco products, enforcing state and local tobacco laws, and conducting retailer enforcement. The Police Department plans to use the grant to hire a middle school resource officer to help reduce the illegal use of tobacco and nicotine-related products among Roseville youth through proactive enforcement. Although the City did not receive the requested funds to cover the costs of supplies and outreach, the department still plans on providing education and outreach on the harmful effects of tobacco and tobacco-like products, and will conduct three tobacco and nicotine-related enforcement operations (shoulder tap) per year.

The Placer County Tobacco Prevention Program reported that there are 100 licensed tobacco retailers within Roseville city limits. Four retailers are within 500 feet of a school and fifteen are within 1,000 feet of a school. The Roseville Police Department, however, does not have data relating to the sales of tobacco products to minors at stores or about specific problem locations. This grant will allow the department to conduct tobacco and nicotine-related enforcement operations to gather this data.

Following the City's submittal of a proposal, the DOJ offered to award \$612,381 for the Tobacco Grant program which will fund the cost of a Middle School Resource Officer through FY2021-22, as well as a portion of administrative costs for oversight.

Upon full expenditure of grant funding, the Police Department will absorb the School Resource Officer costs through attrition, or the department will work in partnership with the school district to create a contract that will help to fund the existing position.

In order to be considered eligible to receive grant funding, the City must submit a completed Grant Award Memorandum of Understanding to the State of California Department of Justice.

FISCAL IMPACT

The recommended budget adjustment will appropriate \$612,381 of grant funding in the General Fund through FY2021-22 for the addition of a Middle School Resource Officer and administrative costs. The City will receive \$197,397 in FY2019-20, \$205,449 in FY2020-21, and \$209,535 in FY2021-22 for personnel, equipment, administrative and other expenses.

At the time of grant submittal, the City did not have a signed Memorandum of Understanding with the Roseville Police Officer Association, so only a two-percent inflation factor was added to the officer's base salary, and is reflected in the amounts above. The salary cost for FY2019-20 was based on a partial year of service based on when the position is expected to be filled.

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 Tobacco Grant Award acceptance meets the above criteria and is not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Shelly Bracco, Administrative Analyst

James Maccoun, Chief of Police



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 20-043

Tobacco Grant Award Letter

Ordinance No. 6188

Budget Adjustment

RESOLUTION NO. 20-043

ACCEPTING A GRANT AWARD FROM THE STATE OF CALIFORNIA, DEPARTMENT OF JUSTICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT AWARD DOCUMENT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, funds are available from the State of California, Department of Justice to support local government agencies in educating kids about the harms of tobacco products, enforce state and local tobacco law, and conduct retailer enforcement; and

WHEREAS, following the City's submittal of a proposal, the City of Roseville was allocated \$612,381 for the Tobacco Grant program; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that City accepts the State of California, Department of Justice grant funds and the City Manager is authorized to execute the grant award document on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



DIVISION OF OPERATIONS
P.O. BOX 944255
SACRAMENTO, CA 94244-2550
Telephone: (916) 210-7006
Fax (916) 324-5033
E-Mail Address: Stacy.Heinsen@doj.ca.gov

September 30, 2019

Shelly Bracco, Analyst
Roseville Police Department
1051 Junction Boulevard
Roseville, CA 95678

Re: Tobacco Grant Award Notification FY 19/20

Dear Shelly Bracco,

Congratulations! On behalf of the California Department of Justice, I am excited to inform you that your agency's grant application for funds authorized under the California Healthcare, Research and Prevention Tobacco Tax Act of 2016 has been approved for funding in the amount of \$612,381.

The California Department of Justice was delighted to receive applications totaling over \$195 million to support local government agencies in educating kids about the harms of tobacco products, enforce state and local tobacco laws and, conduct retailer enforcement. Consequently, many awards were approved with modifications.

Attorney General Xavier Becerra will announce the award recipients in a press release on October 1, 2019. Until then, this information is embargoed and shall remain confidential. If your agency would like to coordinate and provide a two sentence quote for the press release, please contact Press Secretary Jennifer Molina at (213) 247-2803 or by email at Jennifer.Molina@doj.ca.gov. Attached please find a media kit that includes a template press release and social media. Please help us promote the program!

The Local Assistance Unit within the California Department of Justice will provide a follow up with your agency with detailed information pertaining to your particular award in addition to preparing the draft Memorandum of Understanding and all other required documents. In order to expedite this process, please send an e-mail to the Tobacco Grant Program at TobaccoGrants@doj.ca.gov with your application Budget Detail Sheet in Microsoft Excel format. Our team will insert any adjustments made during the award process.

September 30, 2019

Page 2

If you have any questions about this process, please do not hesitate to contact me at (916) 210-7006 or at TobaccoGrants@doj.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SH', with a long horizontal flourish extending to the right.

STACY HEINSEN
Staff Services Manager II

For XAVIER BECERRA
 Attorney General

ORDINANCE NO. 6188

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2019-20
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 2019-20, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for 2019 Tobacco Grant award funds, per the request of the Police Department, as listed on the attached Request for Budget Adjustment in the amount of \$612,381.

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

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Shelly Bracco/ Administrative Analyst FISCAL YEAR: FY2020
 PREPARER NAME & TITLE: Shelly Bracco/ Administrative Analyst COUNCIL DATE (if applicable): 2.19.2020
 DEPARTMENT/DIVISION: Police/ Social Services ORDINANCE: _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5001	44025		131,666	SRO Salary (FY2019-20)
1001	5005	44025		23,353	SRO Overtime (FY2019-20)
1001	5005	44025		4,469	SRO or Sgt. OT (FY2019-20)
1001	5980	44025		(159,478)	Labor reimbursement charge - SRO, Sgt for tobacco grant (FY2019-20)
1001	5980	44001		(9,400)	Labor charge reimbursement - Analyst for tobacco grant (FY2019-20)
1001	5080	84001	700014	581,656	Internal project labor Tobacco grant - Officers and Analyst (Three year grant period)
1001	5116	84001	700014	3,125	Uniform
1001	6550	84001	700014	12,000	Equipment over \$5,000 - covert device shoulder tap
1001	6550	84001	700014	7,300	Equip over \$5,000 - radio
1001	5403	84001	700014	8,300	Safety and Protective gear
TOTAL				602,981	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4410	84001	700014	612,381	State DOJ Tobacco Grant Reimbursement
TOTAL				612,381	

NET ADJUSTMENT	(9,400)
-----------------------	----------------

FUND BALANCE

ACCOUNT STRING				BUDGET (\$)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001				9,400	Increase to GF Fund balance
TOTAL				9,400	

Justification for Budget Adjustment:

The 2019/ 2020 Tobacco Grant is to support local government agencies in educating kids about the harms of tobacco products, enforce state and local tobacco laws, and conduct retailer enforcement. The department plans to use the grant to hire a middle school resource officer to help reduce the illegal use of tobacco and nicotine-related products among Roseville youth through proactive enforcement. The grant will add a total of \$612,381 to the General Fund through fiscal year 2021/ 2022 for the addition of a Middle School Resource Officer and Administrative costs.

REQUIRED APPROVALS:			
 REQUESTING DEPARTMENT HEAD / DESIGNEE DATE <u>2-4-20</u>	 BUDGET MANAGER / DESIGNEE DATE <u>2/1/2020</u>		
 CHIEF FINANCIAL OFFICER / DESIGNEE DATE <u>2-4-2020</u>	CITY MANAGER / DESIGNEE DATE _____		
BUDGET DEPARTMENT USE ONLY:			
POSTED BY _____		DATE _____	

Revised: June 24, 2019



COUNCIL COMMUNICATION

CC #: 0586

File #: 0321 & 0900-04

Title: Flashing Pedestrian Warning Signs for the Downtown Area - Purchase Order

Contact: Jerome Pastor 916-746-1352 jpastor@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve a purchase order under the US Communities Contract #2013-100 to Traffic and Parking Control Co., Inc. (Tapco) for flashing pedestrian warning sign systems in the amount of \$71,313.

BACKGROUND

Pedestrian safety and security in the Roseville Downtown area is of the highest priority. With the completed and upcoming revitalization projects for the downtown area, both pedestrian and vehicular volumes are expected to grow. Given this increased pedestrian activity and the potential for distracted drivers, increasing driver awareness of pedestrians crossing the street becomes more critical than ever. As a result, Council approved a CIP this last budget season for the Downtown Pedestrian Safety Connected Vehicle Pilot Project, a project to install pedestrian warning signs at various locations as shown in the attached exhibit.

The City has researched and used several flashing pedestrian warning signs within the last several years and has found the Blinkersign Pedestrian Crosswalk System from Tapco to best meet its needs. The signs feature LED's embedded around the perimeter of the sign. The flashing LED's dramatically increase the visibility of the signs. The signs will be programmed to flash when activated by a pedestrian or when the system detects pedestrians in the vicinity of a crossing, increasing the likelihood that drivers will notice the sign and yield to pedestrians.

The City has found the signs to meet the criteria for durability and visibility while still allowing setup and installation by an individual. In addition, the decorative poles included with the sign systems will integrate aesthetically with the existing color scheme in the downtown streetscape. Similar signs, without pedestrian activation, are currently being used on Reserve Drive adjacent to the Fountains shopping center.

Phase 1 of the Downtown Pedestrian Safety Connected Vehicle Pilot Project will be the installation of the pedestrian flashing warning signs. Phase 2 will include the installation of Dedicated Short Range Communication (DSRC) transmitters attached to the signs that will wirelessly transmit warnings to equipped vehicles to alert them of a pedestrian activation at the

crossing. The project will equip several test City vehicles and buses to receive these warnings. There are also select consumer vehicles that are currently or will soon be equipped with the ability to receive these same warnings. While connected vehicle safety technology is in its infancy, much like Intelligent Transportation Systems in the early 2000's, staff is confident that the future will include communications from our infrastructure to vehicles warning them of potential conflicts. Staff has recently installed some test equipment at the corporation yard to work through the details of this new technology before we move forward with installing the equipment in the field, hopefully later this year.

Construction of Phase 1, pedestrian flashing warning signs and detection, of the Downtown Pedestrian Safety Connected Vehicle Pilot Project is expected to begin in the spring and be completed in the summer of 2020.

FISCAL IMPACT

The Downtown Pedestrian Safety Connected Vehicle Pilot Project is funded by the Transportation Fund and Traffic Mitigation Fund. There is sufficient budget in the project to fund this \$71,313 purchase order. No General Fund resources will be used for the project.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The Council action of approving a purchase order does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jerome Pastor, Assistant Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Quote

Installation Locations



Safe travels.

Traffic and Parking Control Co., Inc.

5100 West Brown Deer Road

Brown Deer, Wisconsin 53223

Phone (800) 236-0112 • TAPCOnet.com • Fax (800) 444-0331

SALES QUOTE

Customer Copy

Number	Q1910936
Date	1/8/2020
Page	1

Sell To Cust. C59546	City of Roseville 311 Vernon Street ROSEVILLE, CA 95678 USA			Ship To Cust.	City of Roseville 311 Vernon Street ROSEVILLE, CA 95678 USA	
Customer PO #		Expires	Slsp	Terms	Freight	Ship Via
		3/13/2020	German Paniagua	Net 30 DAYS	PREPAY/ADD	BEST RATE

Item	Description	Quantity	UM	Price	Extension
	City of Roseville - Capital Improvement Project 5 locations as noted on plans: * Medain Crosswalks *				
500381	Controller, 12V, ProStar-15, 120652, Hollow, Radio	6	EA	3,475.00	\$20,850.00
2772-00050	XAV, FLIR, Delay Timer, 12VDC Relay	6	EA		
2180-35AHAGN-BAT	85W/12V Solar Panel Package, Side of Pole Banded Solid Post	18	EA	175.00	\$3,150.00
2180-BRKT-R-3	Battery, 35Ah 12V AGM Lead Acid	6	EA		
500029	Cabinet Bracket Set, Fits Round Poles 2-3/8 & Up, with Standard Hardware & Snap Locks, for 120652	3	EA	1,400.00	\$4,200.00
2180-BRKT-R	Controller, 12V, SunSaver, 108045, Hollow, Radio	3	EA		
SLR-30-S	Cabinet Bracket Set, Fits Round Poles 2-3/8 & Up, Standard Hardware, Brackets, & Snap Locks	3	EA		
2180-35AHAGN-BAT	30W/12V Solar Panel Package, Side Of Pole Mount, Banded Solid Post	3	EA	175.00	\$525.00
2180-00232DF	Battery, 35Ah 12V AGM Lead Acid	12	EA	845.00	\$10,140.00
109673	BlinkerSign, W11-2, 36", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	3	EA	35.00	\$105.00
111531K	Sign Mounting Kit, Banded, Flared Leg, Anti-Vandal For Mounting B2B Blinker Signs to a Large Pole	6	EA	30.00	\$180.00
500029	Sign Mounting Kit, Banded, Flared Leg, Anti-Vandal For Mounting One Blinker Sign to a Large Pole * Normal Crosswalks *	6	EA	1,400.00	\$8,400.00
2180-BRKT-R	Controller, 12V, SunSaver, 108045, Hollow, Radio	6	EA		
SLR-30-S	Cabinet Bracket Set, Fits Round Poles 2-3/8 & Up, Standard Hardware, Brackets, & Snap Locks	6	EA		
2180-35AHAGN-BAT	30W/12V Solar Panel Package, Side Of Pole Mount, Banded Solid Post	6	EA	175.00	\$1,050.00
	Battery, 35Ah 12V AGM Lead Acid				

Shipment within _____
Acceptance By _____
Date _____
By _____

Merchandise	Freight	Tax	Total
\$66,183.79	\$0.00	\$5,129.24	\$71,313.03



Safe travels.

Traffic and Parking Control Co., Inc.

5100 West Brown Deer Road

Brown Deer, Wisconsin 53223

Phone (800) 236-0112 • TAPCOnet.com • Fax (800) 444-0331

SALES QUOTE

Customer Copy

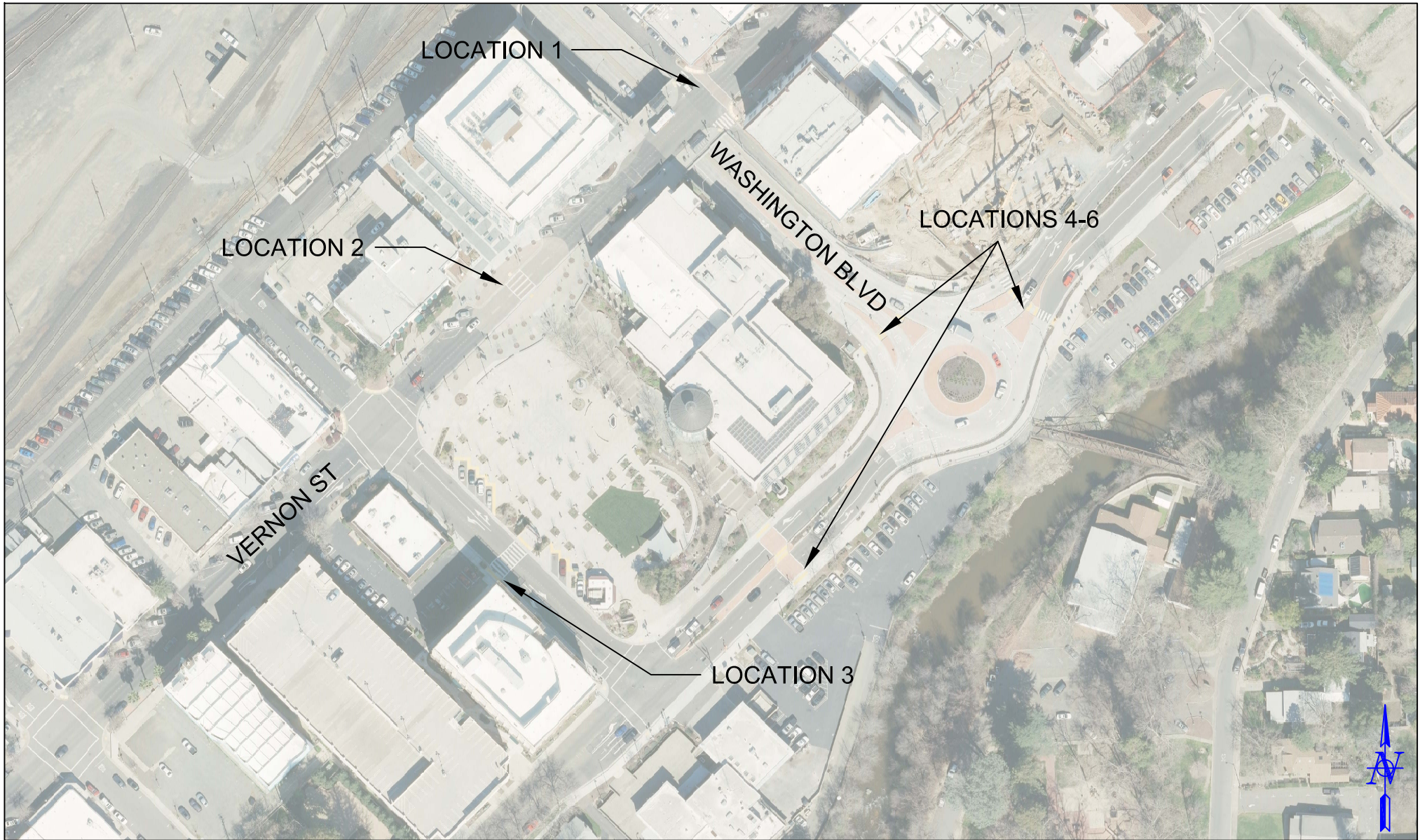
Number	Q1910936
Date	1/8/2020
Page	2

Sell To Cust. C59546	City of Roseville 311 Vernon Street ROSEVILLE, CA 95678 USA			Ship To Cust.	City of Roseville 311 Vernon Street ROSEVILLE, CA 95678 USA	
Customer PO #		Expires	Slsp	Terms	Freight	Ship Via
		3/13/2020	German Paniagua	Net 30 DAYS	PREPAY/ADD	BEST RATE

Item	Description	Quantity	UM	Price	Extension
2180-00232DF	BlinkerSign, W11-2, 36", Ped Xing, DG3, FYG, Direct Fire, 8 Amb LEDs	6	EA	845.00	\$5,070.00
203-00184	Pole Package, 12', 4" OD Black Fluted, 18" J-Bolts Includes Pole, MD Base, Cap & J-Bolts	4	KT	709.57	\$2,838.28
203-00185	Pole Package, 15', 4" OD Black Fluted, 18" J-Bolts Includes Pole, MD Base, Cap & J-Bolts ***** Pole Packages Will Be Powder Coated RAL 6004 ***** *Customer to provide push buttons* TAPCO US Communities Contract # 2013-100 Thank you! - German @ TAPCO Phone: 510-646-8316	13	KT	744.27	\$9,675.51

Shipment within _____
Acceptance By _____
Date _____
By _____

Merchandise	Freight	Tax	Total
\$66,183.79	\$0.00	\$5,129.24	\$71,313.03



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
TRAFFIC STUDIES SECTION

INSTALL LOCATIONS

DRAWN: J. PASTOR

DATE: DEC 2018

SCALE: NONE



COUNCIL COMMUNICATION

CC #: 0594

File #: 0400-04-12 & 0400-03 & 0400-04

Title: Sierra Vista Specific Plan JMC Parcels - General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendments
Contact: Kinarik Shallow 916-746-1309 kshallow@roseville.ca.us

Meeting Date: 2/19/2020

Item #: 10.1.

RECOMMENDATION TO COUNCIL

At the January 9, 2020 Planning Commission meeting, the Planning Commission recommended the City Council take the following actions on the project:

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
- B. Adopt a resolution approving text and land use map amendments to the General Plan;
- C. Adopt a resolution approving text and land use map amendments to the Sierra Vista Specific Plan;
- D. Introduce for first reading an ordinance approving the Second Amendment of the Westpark Federico Development Agreement;
- E. Introduce for first reading an ordinance approving the First Amendment of the Mourier & Computer Deductions Development Agreement;
- F. Introduce for first reading an ordinance approving the First Amendment of the Mourier & Bagley Development Agreement; and
- G. Introduce for first reading an ordinance approving the First Amendment of the Mourier & Wealth Management Development Agreement.

BACKGROUND

This Council Communication provides a summary evaluation of the project and a summary of the January 9, 2020 Planning Commission hearing. A more detailed background and evaluation is provided in the Planning Commission staff report, included as Attachment 1.

Background/Project Description

The project site is located within the Sierra Vista Specific Plan (SVSP), which was adopted on May 5, 2010. The plan area includes 2,064 acres west of Fiddymont Road and north of Baseline Road. The project includes a General Plan Amendment to modify the land uses of approximately 36 acres within the SVSP area, resulting in an increase of Low Density Residential (LDR) acreage and a decrease in Medium Density Residential (MDR) acreage. Unit transfers among several parcels within the SVSP area are proposed, which will require an Amendment to the SVSP text, tables, and figures. The affected parcels include FD-6, FD-7, FD-21, FD-24, JM-1,

JM-20, and JM-21. No overall change to the residential unit count within the plan area is proposed. As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals.

Associated with this request was a Small Lot Tentative Subdivision Map Modification, a Large Lot Tentative Subdivision Map Modification, Tentative Subdivision Maps, Design Review Permit for a Residential Subdivision (DRRS), and a DRRS Modification, which the Planning Commission unanimously approved at their January 9, 2020 meeting. Further discussion on these entitlements is included in the Planning Commission staff report.

The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Summary Evaluation

As described above, the project involves unit transfers among several large lot parcels within the SVSP area, but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The unit transfers result in a change in land use for Parcels JM-1 and JM-21, from LDR to MDR and MDR to LDR, respectively. Since the cumulative increase/decrease in units changes the allocation of several parcels by more than 20%, the unit transfers are being processed as a Specific Plan Amendment (SPA). Text, tables, and figures of the General Plan and SVSP document will be updated to reflect the land use changes and unit transfers (see Exhibits B—E). The proposed project was found to be substantially consistent with the General Plan and SVSP goals and policies. Potential impacts to traffic, utilities, and public facilities were evaluated in the Addendum to the SVSP Environmental Impact Report (included as Exhibit A), and it was determined that the project does not result in any unanticipated impacts that were not previously evaluated in the SVSP EIR.

As part of the Specific Plan Amendment, the applicant has proposed a gated community for Parcel FD-24 and a portion of Parcel JM-20, which is not shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted. In addition, the application includes reconfiguring the alignment of the trail within the open space area north of Parcel FD-24, shifting the trail alignment south to the edge of the open space instead of the current location in the middle of the open space. This is proposed as a result of the permitting and consultation process with federal agencies such as the United States Army Corps of Engineers, because the new alignment results in fewer impacts within the open space area. This trail modification requires amending SVSP Figure 6-21 and B-5. The proposed gated subdivision and trail realignment were found to be consistent with the City's General Plan policies and standards of the SVSP.

The project includes the amendment of four Development Agreements (DAs) within the SVSP which encumber JMC properties: Westpark Federico, Mourier & Computer Deductions, Mourier & Bagley, and Mourier & Wealth Management (Exhibits F—I).

The DAs will be amended to reflect the changes in land use and unit transfers for the parcels within the affected development agreements. All four of the amendments include the removal of fee deferrals, with the exception of the SPRTA Tier II Traffic Fee and, in this case, Citywide Park Fee (only applicable to the West Plan Area). The proposed land use changes and unit transfers only affect 625 lots among certain large lot parcels within the SVSP area. However, the applicant has agreed to remove the fee deferrals for all of the large lots covered by each Development Agreement, which would affect over 1,400 lots. In exchange for removing fee deferrals for more lots than are affected by the scope of the project, the applicant is requesting to maintain the deferral of the City-Wide Park Fee in addition to the SPRTA Tier II fee. In this instance, staff is able to support the request, based on the ability to remove the majority of fee deferrals for a greater number of lots. Consistent with City policy and past practice, future requests for land use or other changes to the specific plan involving the subject parcels will require elimination of the Citywide Park Fee deferral.

The DA amendments do not amend any previous development obligations and are consistent with the City's General Plan and Zoning Ordinance. The amendment to the Mourier & Computer Deductions DA also includes the transfer of an eight (8)-unit affordable housing obligation (4 Very-Low and 4 Low) from the North Roseville Specific Plan Parcel M-31 to SVSP Parcel JM-30, increasing the number of affordable housing units from 138 to 146; the overall number of units allocated to Parcel JM-30 remains unchanged at 159 units. Table 5-3 of the SVSP, which identifies the affordable housing allocation by parcel, will be updated to reflect the proposed transfer (included with Exhibit E). The City's Housing Division reviewed the project and determined the proposed affordable unit transfer is acceptable and is consistent with City policy.

Summary of Planning Commission Meeting

The project was heard by the City's Planning Commission on January 9, 2020. The applicant's representative addressed the Commission, spoke in favor of the project, and requested approval by the Commission. Commission discussion was in support of the proposed entitlements. The Planning Commission considered the 2nd Addendum to the SVSP EIR, voted to approve the Small Lot Tentative Subdivision Map Modifications, Large Lot Tentative Subdivision Map Modifications, Tentative Subdivision Maps, DRRS, and DRRS Modification, and recommended the City Council approve the Development Agreement Amendments, General Plan Amendment and Specific Plan Amendment.

Public Outreach

Early notification of the project was provided to the RCONA Board. A notice of the Planning Commission hearing and the City Council hearing was provided to property owners within 300 feet of the project site and was also published in the Press Tribune. To date, no comments have been received on the project.

FISCAL IMPACT

The project is not anticipated to result in negative impacts to the City's General Fund.

The project will generate construction jobs. The proposed land use changes will have no impact on job creation.

ENVIRONMENTAL REVIEW

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), a 2nd Addendum to the SVSP 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 (Exhibit A). No new environmental impacts are anticipated as a result of the project.

Respectfully Submitted,

Kinarik Shallow, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 Planning Commission Staff Report

Attachment 2 Conditions of Approval

Exhibit A 2nd Addendum to the SVSP EIR

Resolution No. 20-040

Exhibit B General Plan Land Use Map Amendment

Exhibit C General Plan Change Pages

Resolution No. 20-041

Exhibit D SVSP Amendment Exhibit

Exhibit E SVSP Change Pages

Ordinance for the 2nd Amendment to the Westpark Federico DA

Exhibit F 2nd Amendment to the Westpark Federico DA

Ordinance for the 1st Amendment to the Mourier & Computer Deductions DA

Exhibit G 1st Amendment to the Mourier & Computer Deductions DA

Ordinance for the 1st Amendment to the Mourier & Bagley DA

Exhibit H 1st Amendment to the Mourier & Bagley DA

Ordinance for the 1st Amendment to the Mourier & Wealth Management DA

Exhibit I 1st Amendment to the Mourier & Wealth Management DA



Planning Division Staff Report
Planning Commission Meeting

January 9, 2020

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.2: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, TENTATIVE SUBDIVISION MAP, SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION, LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION, DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION (DRRS) AND MODIFICATION TO DRRS – 2100 SIERRA GLEN DR – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, & FD-24 – JMC TM #2 – FILE #PL17-0204

REQUEST

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Owner – Steve Schnable, Mourier Investments LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) 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 project site is within the Sierra Vista Specific Plan (SVSP), which was adopted on May 5, 2010. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

On December 12, 2013, the City of Roseville Planning Commission approved a project to create large-lot and small-lot tentative subdivision maps, which included several hundred acres and over 1,000 small lots (file #2012PL-038). The approved maps created 84 lots within Parcel JM-01, 319 lots within Parcel JM-20, and 171 lots within Parcel JM-21, all three of which are part of the current proposed project. The previous project also included a Design Review Permit for a Residential Subdivision (DRRS) for Parcels JM-20 and JM-21, which established modified development standards and approved unit designs for the lots contained within those parcels.

The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

PROJECT DESCRIPTION

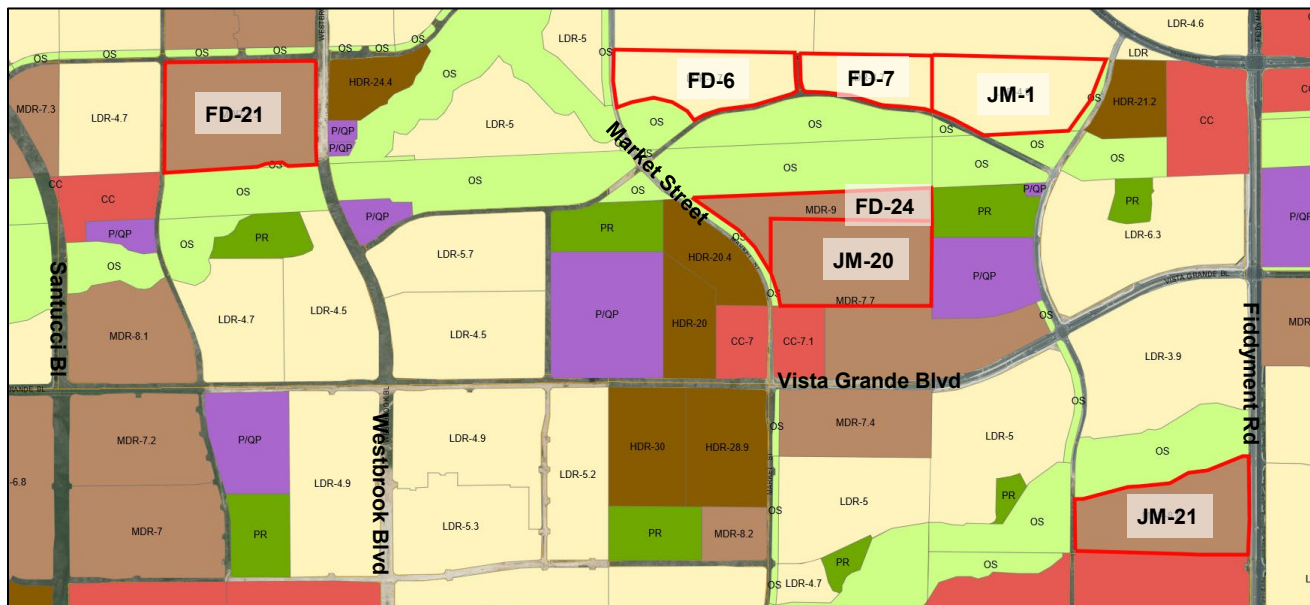
General Plan Amendment – The project includes a General Plan Amendment (GPA) to change the land use designations of approximately 36 acres of land. The proposed changes will add Low Density Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The affected parcels include Parcel JM-1 (changing from LDR to MDR) and Parcel JM-21 (changing from MDR to LDR). Exhibit A includes the proposed General Plan Amendment figure reflecting the land use changes. No policy amendments are requested with this project.

Specific Plan Amendment: The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment as well as unit transfers among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The applicant proposes to transfer seven (7) units out of Parcel FD-21, twelve (12) units out of Parcel FD-24, and seventy-six (76) units out of Parcel JM-21. A total of twenty-six (26) units will be transferred into Parcel FD-6, fifteen (15) units into Parcel FD-7, fifty-one (51) units into Parcel JM-1, and three (3) units into Parcel JM-20. The locations of these SVSP Parcels are shown in Figure 2. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The map amendment is included as Exhibit B and Exhibit C is the proposed change pages for the text, tables, and figures of the SVSP.

Figure 1: Project Location



Figure 2: Parcels Subject to Unit Transfers



As part of the Specific Plan Amendment, the applicant has proposed a gated community for Parcel FD-24 and a portion of Parcel JM-20, which is not shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted. In addition, the application includes reconfiguring the alignment of the trail within the open space area north of Parcel FD-24, shifting the trail alignment south to the edge of the open space instead of the current location in the middle of the open space. This is proposed as a result of the permitting and consultation process with federal agencies such as the United States Army Corps of Engineers, because the new alignment results in fewer impacts within the open space area. This trail modification requires amending SVSP Figure 6-21 and B-5.

Development Agreement Amendments: The project includes the amendment of four development agreements (DAs) within the SVSP that cover the JMC properties: Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Westpark Federico (Exhibits D—G). All four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. As a result of the unit transfers associated with the project, the development agreements also include a change in the number of units within the affected development agreements as well as the proposed land use changes. The unit transfer does not change the total number of units within the specific plan. The amendment to the Mourier & Computer Deductions DA also includes the proposed transfer of an eight (8)-unit affordable housing obligation from the North Roseville Specific Plan Parcel M-31 to SVSP Parcel JM-30, increasing the number of affordable housing units from 138 to 146; the overall number of units allocated to Parcel JM-30 remains unchanged at 159 units. Table 5-3 of the SVSP, which identifies the affordable housing allocation by parcel, will be updated to reflect the proposed transfer (included with Exhibit C).

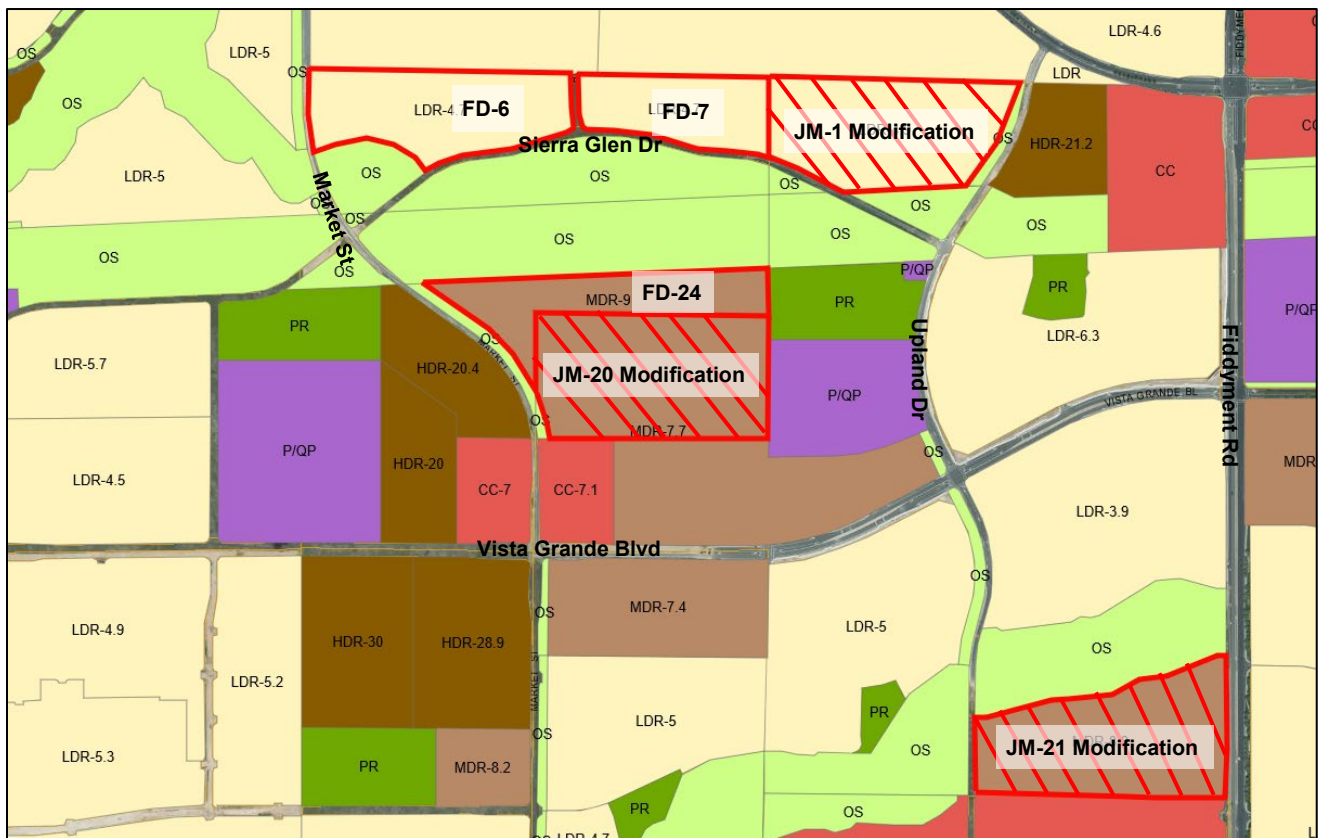
Modification of a Small Lot Tentative Subdivision Map: The applicant requests approval of a modification to the approved small-lot maps for Parcel JM-1, Parcel JM-20, and Parcel JM-21, as shown in Exhibits I—K. The modification of the small-lot map approved within Parcel JM-1 increases the total number of lots from 84 to 135, which triggers a change in land use from LDR to MDR based on the number of units per acre. The modification also adds a roadway connection into Parcel FD-7 to the west. The modification of the small-lot map approved within Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community. The elimination of the road connections also results in a minor reconfiguration of the lots, and increases the number of lots from 319 to 322 lots. The modification of the small-lot map approved within Parcel JM-21 decreases

the total number of lots from 171 to 95, which triggers a change in land use from MDR to LDR based on the number of units per acre.

Modification of a Large Lot Tentative Subdivision Map: The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps. The phasing plan is included as Exhibit M.

Tentative Subdivision Map: The applicant proposes new gated subdivisions on Parcels FD-6, FD-7, and FD-24 (see Figure 3). Each map results in a total of 95, 57, and 84 lots, respectively. The Tentative Subdivision Map for Parcel FD-6 is included as Exhibit N, the map for Parcel FD-7 is included as Exhibit O, and the map for Parcel FD-24 is included with JM-20 (Exhibit K).

Figure 3: Proposed Subdivision Map Locations



Design Review Permit for a Residential Subdivision (DRRS) and Modification to DRRS: The project includes elevations and development standards for the subdivisions within parcels FD-6, FD-7, JM-1, and FD-24. The proposed elevations are consistent with the previously approved DRRS for JM-20 (file #PL18-0344). The subdivisions will utilize the development standards approved for JM-21 (file #2012PL-038), but will be modified to specify a lot width applicable to certain lots in FD-24 and JM-21. The development standards for JM-20 will be modified to be consistent with the development standards proposed for the parcels above. The development standards are included as Exhibit P and the proposed elevations are included as Exhibit Q.

SITE INFORMATION

Location: 2100 Sierra Glen Drive

Total Size: ±90 acres

Topography and Setting: The topography is relatively flat. The project area is located south of existing single-family subdivisions within the SVSP, and west of Upland Drive. New subdivisions are currently under development east and southeast of the project area.

EVALUATION AND FINDINGS: DEVELOPMENT AGREEMENT AMENDMENTS

Zoning Ordinance Section 19.84.040 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, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes the amendment of four DAs that cover the subject parcels, which include Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Westpark Federico. This will be the first amendment to the above mentioned DAs, with the exception of the Westpark Federico DA, which will be the second amendment. The DAs will be amended to reflect the changes in land use and unit transfers for the parcels within the affected development agreements. As mentioned, all four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. The DA amendments do not amend any previous development obligations.

The amendment to the Mourier & Computer Deductions DA includes the proposed transfer of an eight (8)-unit affordable housing obligation (4 Very-Low and 4 Low) from the North Roseville Specific Plan Parcel M-31 to SVSP Parcel JM-30, increasing the number of affordable housing units from 138 to 146. The overall number of units allocated to Parcel JM-30 remains unchanged at 159 units. The City's Housing Division reviewed the project and determined the proposed affordable unit transfer is acceptable and is consistent with City policy.

In summary, City staff has found the proposed amendments to be consistent with the City's General Plan and with the City's Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the properties or the preservation of property values. Therefore, the proposed DAAs are consistent with items 1-5 above.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The applicant is requesting a GPA and SPA to reconfigure land use designations and transfer units among several large lot parcels in the project area. These parcels include FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The SVSP allows for residential units to be transferred between lots within the plan area. However, unit transfers that result in a change in land use or result in greater than a 20% difference shall be evaluated with an amendment to the Specific Plan. In this case, the unit transfers result in a change in land use for Parcels JM-1 and JM-21, and the cumulative increase/decrease in units changes the allocation of several parcels by more than 20% (see Table 1). Thus, the unit transfers are being processed as a SPA. The SPA also includes changes to the text, tables, and figures of the SVSP to reflect the land use changes and unit transfers.

The proposed changes will add Low Density Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The City Departments responsible for development review have examined the proposed land use modifications and unit transfers, and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities. As discussed in the Addendum prepared for the project (Attachment 1), the project is converting some of the anticipated land uses with a lower water demand to a use with a higher demand (18.3 acres of MDR to LDR), but is also converting some land uses with a higher demand to a lower demand (17 acres of LDR to MDR). The City's Environmental Utilities Department determined that the proposed land use changes will result in a slight increase in water demand. However, this increase was determined to be a negligible amount when compared to the overall water demand of the project area. Additionally, staff determined the City has sufficient water supply to adequately serve the project and the project does not result in any unanticipated impacts not evaluated in the SVSP EIR. As such, staff supports the proposed GPA and SPA.

Table 1: Proposed Unit Transfers

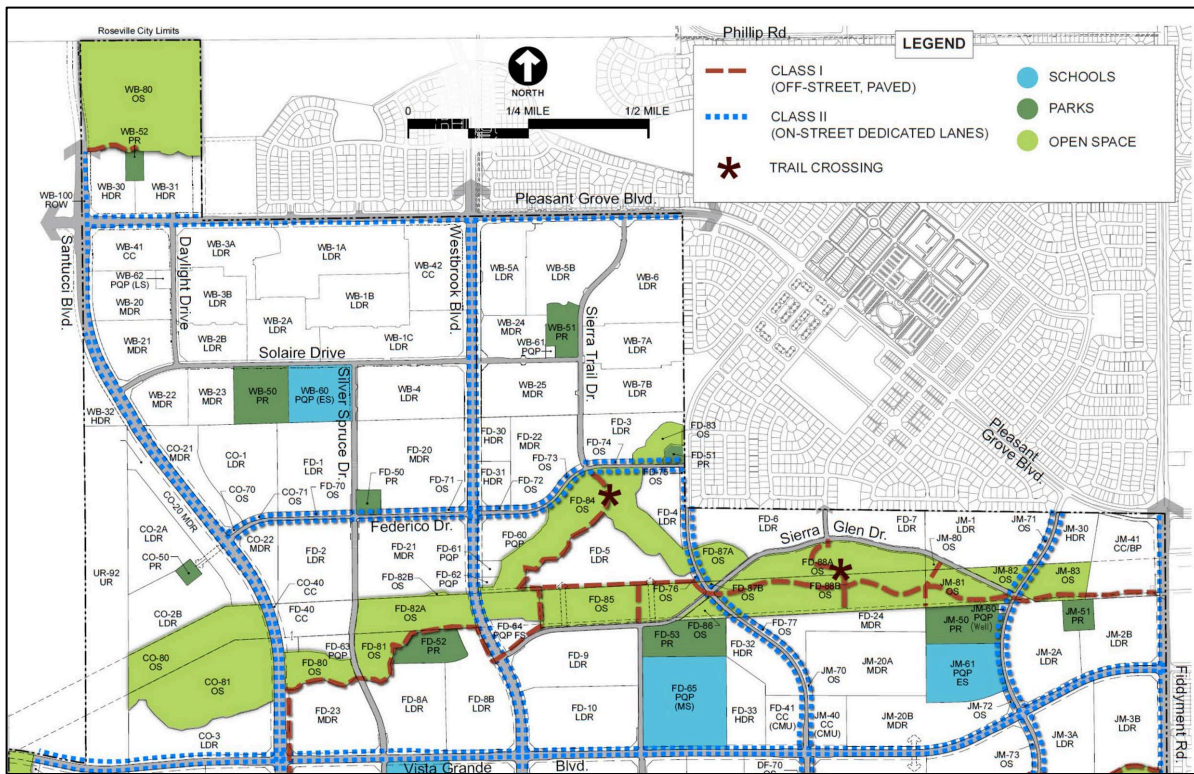
Parcel	Existing Land Use	Proposed Land Use	Existing Units	Proposed Units	Difference	% Change	Transfer from
FD-6	LDR	Unchanged	69	95	+26	38%	22 units from JM-21, 4 units from FD-24
FD-7	LDR	Unchanged	42	57	+15	36%	8 units from FD-24, 7 units from FD-21
FD-21	MDR	Unchanged	204	197	-7	3%	--
FD-24	MDR	Unchanged	96	84	-12	13%	--
JM-1	LDR	MDR	84	135	+51	61%	JM-21
JM-20	MDR	Unchanged	319	322	+3	1%	JM-21
JM-21	MDR	LDR	171	95	-76	44%	--
TOTAL			985	985			

In addition to the above amendments, the applicant has requested two minor revisions to the SVSP: shifting a trail alignment and identifying a new gated subdivision. The items are reviewed separately, below.

Trail Alignment

The SVSP includes two maps showing the City's Class I and II Bikeways; one of these is Figure 6-21, within Chapter 6, Circulation, and the other is Figure B-5, within the SVSP Design Guidelines. As shown in Figure 4, there is a planned Class I bike trail extending through the middle of the open space area between the project parcels, with a central north-south trail connecting the project areas. However, as developers within the SVSP have worked with resources agencies, such as the United States Army Corps of Engineers and U.S. Fish and Wildlife Service, the trail alignments have been refined. The resource agencies indicated the trail should be aligned along one side of the open space, rather than going through the center. Therefore, the applicant proposes to modify the trail alignment as part of this project, so that the trail runs along the southern boundary of the open space area (the northern boundary of Parcel FD-24). The City's Parks, Recreation, and Libraries staff and Alternative Transportation staff have concurred with this realignment. The proposed new alignment is included with the SVSP change pages (Exhibit C) and in the open space access plan (Attachment 3).

Figure 4: SVSP Figure 6-21, Class I and II Bikeways

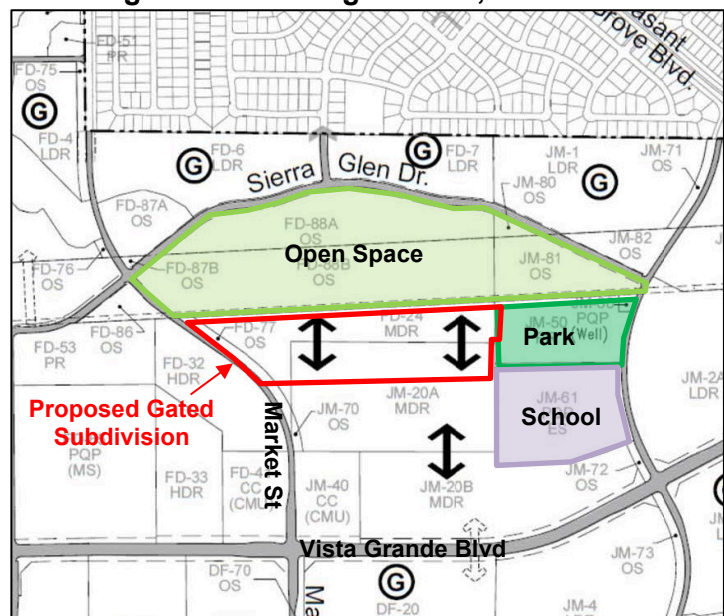


The realignment of the trail continues to provide the Class I trail system envisioned within the Specific Plan, and the purpose of the modification is to better preserve the open space area and comply with the agencies' permitting requirements. Preservation of designated open space is included within the policies of both the SVSP and the General Plan. This change is consistent with the overarching vision and design principles of the SVSP, does not conflict with the development agreement, and is consistent with the policies of the General Plan. Given that the change results in improved open space preservation and an ability for the project to gain federal wetland approvals, the change does not increase impacts compared to the analysis within the SVSP EIR.

Gated Subdivision

Section B.8 of the SVSP design guidelines includes design requirements for gated subdivisions, and identifies the location of areas which are permitted to be gated in SVSP Figure B-25. The applicant has proposed gating subdivisions within Parcels JM-1, FD-6, FD-7, FD-24, and a portion of JM-20, but the SVSP does not identify Parcels FD-24 or JM-20 as gated. Figure 5 of this staff report is a portion of Figure B-25, which has been annotated to show how the proposed gated portion of the subdivision (bordered in red) relates to the adjacent areas. The black arrows in SVSP Figure B-25 show locations where connections between subdivisions are anticipated, and the encircled "G" is a subdivision where a gated community is permitted. Though as

Figure 5: SVSP Figure B-25, Annotated



shown, the proposed gated subdivision is in an area where connection was anticipated, the SVSP includes an administrative-approval process for gating additional areas, stating: “. . . additional parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles.” There are a few key areas to consider in a discussion of through-access: the park, the school, the open space, and Market Street.

The northern boundary of the proposed gated subdivision was never anticipated to include through-access for vehicles, because of the open space preserve. The western boundary also did not include a planned major street connection to Market Street; the major connection is located farther south, on the northern boundary of the future commercial site (JM-40 on Figure 5). The proposed subdivision design (discussed in later sections of this staff report) also includes an additional minor residential street connection onto Market, just south of the gated subdivision. These connections provide the needed access to Market Street. On the eastern boundary, a public street is planned alongside the school and park, with the gate for the subdivision near the northern end of this roadway, so as not to impede access to the park or school. Therefore, the proposed gated subdivision will not impede through-access for vehicles to any of the key areas.

Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Market Street will include a Class II (on-street) bicycle lane and pedestrian paseo. This will ensure access to the park, school, and Market Street. The open space includes a trail system, as discussed in the previous section, and this trail system serves two main purposes: a walking connection to uses such as the park and the school, and a recreational walking path. For residents to the north of the open space area, the trail can be accessed at its connection on Sierra Glen Drive and then traveled to the park and school or used for recreational purposes. For residents south of the gated subdivision, the park and school are directly accessible, with no need to use the trail. The proposed gated subdivision does not impede or affect access to the school and park for surrounding residential areas. For recreational access, the gated subdivision would remove the nearest trail access point for some of the homes to the south, because residents could not walk north through the gated community to reach the trail. However, access would still be maintained, as residents could connect to the system through the park, or by using the paseo along Market Street. The increased walking distance would not be significant, especially since this would only affect trail users who are engaged in recreational walking.

Based on this analysis, staff concludes the proposed gated subdivision conforms to the requirements for gated subdivisions in the SVSP.

EVALUATION AND FINDINGS: TENTATIVE SUBDIVISION MAP MODIFICATION (SMALL LOT & LARGE LOT)

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. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Small Lot Tentative Subdivision Map Modification changes the lotting pattern and roadway connections. The proposed Large Lot Tentative Subdivision Map Modification proposes to sub-phase existing large lots into smaller large lots in a manner consistent with the proposed phasing exhibit for the small-lot parcels FD-24 and a portion of JM-20. Both modifications are classified as major modifications.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.**
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.**

Small Lot Tentative Subdivision Map (SLTSM) Modification

The applicant requests approval of a modification to the approved maps within Parcel JM-1, Parcel JM-20, and Parcel JM-21.

Parcel JM-1

The modification within Parcel JM-1 adds a roadway connection into Parcel FD-7 and moves the subdivision entrance from Sierra Glen Drive approximately 280 feet west so that it is better integrated with FD-7. Both of the subdivisions within JM-1 and FD-7 are gated, and their connection will improve access and circulation. As discussed previously, 51 units will be added from JM-21, which triggers a change in the land use designation of the parcel from LDR to MDR based on the number of units per acre. The prior lots approved for JM-1 were an average of 55' x 110', whereas the proposed modification reduces the size to 45' x 80' to be consistent with the lots in FD-7. The subdivision does not result in lots which cannot be used or built upon, and the reconfigured lots conform to the proposed development standards (discussed in the DRRS evaluation, later in this staff report). The proposed modification is consistent with the required findings.

Parcel JM-20

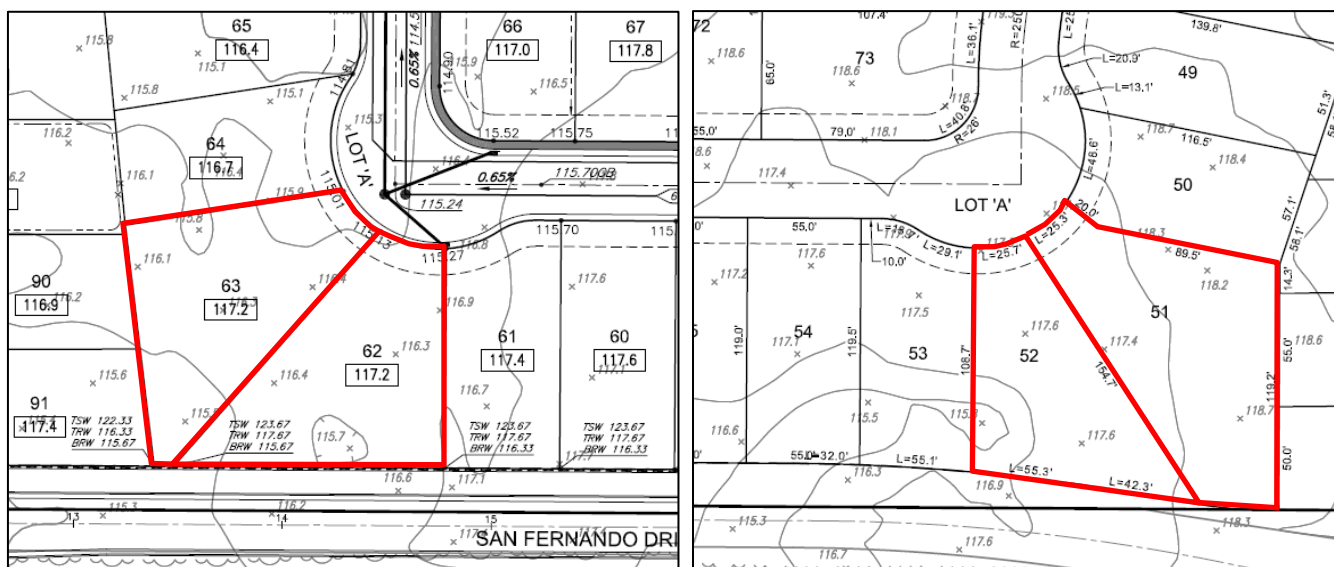
The modification of Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community, and reconfigures lots. This includes adding three additional lots, transferred from Parcel JM-21. The addition of these lots does not change the land use designation of the site, which will continue to be MDR. The reconfigured lots conform to the proposed development standards, and the only roads being eliminated are the north-south connections, which would have extended into the gated portion of the subdivision. Other changes include reorienting the lots across from the school (Parcel JM-61), so that the lots side-on to the road rather than face the road. This change was made in consultation with City Engineering staff, because streets in front of a school tend to be busy at school pick-up and drop-off. Eliminating driveways in front of the school both increases available street parking and reduces potential driver conflicts with people backing out of their driveways. The proposed modification is consistent with the required findings.

Parcel JM-21

The modification of the small-lot map approved within Parcel JM-21 increases the individual lot sizes from an average of 38' x 71' to 55' x 110'. This results in a decrease of the total number of lots from 171 to 95, triggering a change in land use from MDR to LDR based on the number of units per acre. The lots conform to the approved development standards, which allow minimum lot sizes of 2,600 square feet and 2,900 square feet for interior and corner lots, respectively, and minimum lot widths of 38 feet and 44

feet. The Zoning Ordinance definition of lot width requires the measurement to be taken at the front yard setback—which in this case is 12.5 feet from the front lot line. As shown in Figure 6, Lots 51-52 and 62-63 are located on the inside of the street curve, which results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide. For this reason, the applicant has proposed a narrower width requirement of 30 feet for these lots. Access to the subdivision will remain from both Upland Drive and Fiddymont Road. The proposed modification is consistent with the required findings.

Figure 6: Parcel JM-21, Lots 51-52 & 62-63



Large Lot Tentative Subdivision Map (LLTSM) Modification

The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps. Parcel FD-24 will be sub-phased into two smaller large lot parcels and Lots 11 and 12 of Parcel JM-20 will be sub-phased into three smaller large lots. The proposed modification is consistent with the SVSP Land Use Plan, with no changes to LLTSM or SLTSM land use or zoning designation, and includes unrecorded large lots only. Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. The proposed modification is consistent with the applicable policies of the General Plan, SVSP, and design standards of the Subdivision Ordinance. The proposed Tentative Subdivision Map is included as Exhibit L.

EVALUATION AND FINDINGS: 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, italics*** 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 Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. A developer may either use the

development standards established in the SVSP for lots with a Residential Small Lot with Development Standards (RS/DS) designation, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. The proposed development standards are reduced compared to the lot sizes and widths established within the SVSP, but they are consistent with other standards adopted for compact single-family developments within the City. The applicant has proposed three subdivisions: a 95-lot map within Parcel FD-6, a 57-lot map within Parcel FD-7, and an 84-lot map on Parcel FD-24. Both FD-7 and FD-24 are adjacent to existing approved subdivisions, and are being integrated with these adjacent areas by means of the Subdivision Map modification analyzed in the prior section.

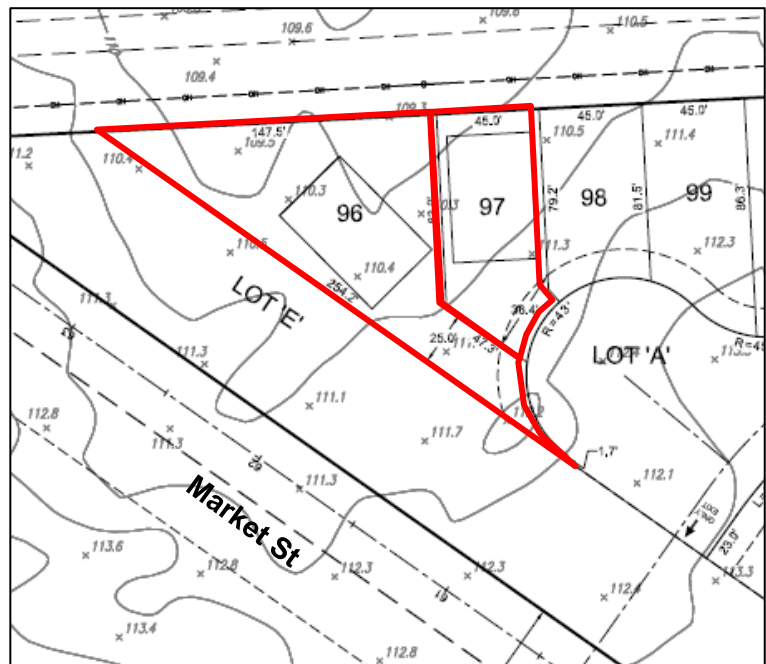
The SVSP includes multiple design standards applicable to subdivision design, including guidelines for the locations of walls and fencing, the locations of trails and paseos, requirements for connectivity along paseos, and guidelines for developments adjacent to parks and open space trails. Each proposed subdivision is analyzed with respect to these guidelines below.

Parcel FD-24

This parcel has a land use designation of MDR. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with an MDR land use designation. The DRRS evaluation is found in a later section of this staff report, but because it includes a proposal to reduce the lot size and width standards, these aspects of the DRRS are evaluated as part of this subdivision map analysis.

The applicant proposes to use the same modified RS/DS development standards for these lots, including a minimum lot width requirement of 25 feet for flag lots. Lots 96 and 97 are the flag lots. As shown in Figure 7, these two lots are located on a cul-de-sac adjacent to an area of Parcel FD-24 that slants steeply. Similar to Lots 51 and 52 in Parcel JM-21, this results in a condition where the lot is narrow on the frontage, but then widens so that each lot is at least 45 feet wide. Again, the Zoning Ordinance definition of lot width requires the measurement to be taken at the front yard setback—12.5 feet from the front lot line. For this reason, the applicant has proposed a narrower width requirement for the two flag lots. All of the lots conform to the proposed standards. The proposed unit density is 7.8 units per acre, which is consistent with an MDR land use designation.

Figure 7: Parcel FD-24, Lots 96 & 97



SVSP Figure B-3, Location of Walls and Fences, shows open style wrought iron fencing on the northern boundary adjacent to the open space, a masonry wall along Market Street, and standard wood fencing across from the park and school. The tentative subdivision map is consistent with these fencing recommendations. In addition, SVSP Figure B-5 shows a collector street paseo along Market Street and a trail on the northern property boundary. The subdivision map includes a 15-foot landscape strip along Market Street, a 10-foot walk, and then a 35-foot landscape street between the walk and the masonry wall adjacent to the proposed lots; this design is consistent with the SVSP. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard.

The subdivision within Parcel FD-24 is adjacent to both an open space trail and a City park. The SVSP recommends that visual access and connectivity be provided to these uses, and includes a list of potential means of achieving this access. The proposed project is for a gated subdivision, and the effect of this on access to the park and trail was discussed earlier in this staff report. Staff concludes that access will be maintained. The subdivision design also includes homes that back up to the open space trail. Although it is generally recommended that there be opportunities to have homes fronting the open space, so that residential streets can provide public views into the open space, the SVSP allows homes to back up to a trail. In such cases, the use of open-style fencing is recommended; the subdivision design will include open fencing along the northern property line.

Parcel FD-6

The applicant has proposed to use the same modified RS/DS development standards for this 95-lot gated subdivision, which has a typical lot size of approximately 45' by 100'. The proposed unit density is 6.5 units per acre, which is consistent with the LDR land use designation. This parcel is bordered by roadways on the eastern and western side, by a road and an open space parcel on the southern side, and by existing single-family homes on the northern side. The subdivision is designed to have the gated entry on Sierra Glen Drive, with an emergency vehicle access point and pedestrian/bicycle connection to Branston Drive.

SVSP Figure B-3, Location of Walls and Fences, recommends a masonry wall along Sierra Glen Drive and Market Street, and open wrought iron fencing along the open space area. In reviewing the proposal, staff determined a masonry wall is an appropriate wall type rather than wrought iron. The purpose of open wrought iron fencing is to provide visual access to open space. In this case, the open space area is on the corner of an intersection anticipated to have high traffic volumes. Because there are public streets on either side of the open space, it retains good visibility, and because there will be high traffic volumes on these roadways, using a masonry wall to reduce noise in the rear yards of the lots is advisable.

Sierra Glen Drive includes a primary residential street paseo, according to SVSP Figure B-5. The submitted subdivision map includes a 10-foot sidewalk surrounding by 5-foot landscape strips, consistent with the SVSP. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard.

Parcel FD-7

The applicant has proposed to use the same modified RS/DS development standards for this 57-lot gated subdivision, which has a typical lot size of approximately 45' x 80'. The proposed unit density is 6.3 units per acre, which is consistent with a LDR land use designation. This parcel is bordered by roadways on the western and southern sides, by existing single-family homes on the northern side, and by Parcel JM-1 on the eastern side. The applicant proposes to integrate the lots within JM-1 and FD-7 into one gated subdivision of 192 lots. This subdivision is designed to have gated entries on Upland Drive and on Sierra Glen Drive, with an emergency vehicle access point and pedestrian/bicycle connection to Branston Drive that aligns with FD-6.

SVSP Figure B-3, Location of Walls and Fences, requires a masonry wall along Sierra Glen Drive, and the submitted improvement plans include a masonry wall. In addition, the submitted subdivision map includes a 10-foot sidewalk surrounding by 5-foot landscape strips, consistent with the SVSP requirements for the primary residential street paseo. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard.

- 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.

As discussed above, the proposed subdivisions have been designed to accommodate future development. 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 of the SVSP, 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 AND FINDINGS: DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION

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 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.***

A DRRS was approved for Parcel JM-20 and Parcel JM-21 as part of the project approved in 2013, which included modified RS development standards to allow for smaller lot sizes and reduced setbacks. The standards for Parcel JM-20 include a minimum lot size of 3,000 square feet and a minimum lot width of 45 feet, while lots within Parcel JM-21 are a minimum of 2,600 square feet with a minimum lot width of 38 feet. The applicant is requesting to utilize the approved JM-21 development standards for Parcels FD-6, FD-7, FD-24, JM-1 and for JM-20, including the addition of the minimum lot width standard for a flag lot as discussed above. The proposed standards are included as Exhibit M. The applicant has also submitted a design review package (Exhibit N) showing architectural treatment and floor plans, which are identical to the approved home designs for Parcel JM-20 (file #PL18-0344).

Plan Types: The project includes eight plan types, three one-story and five two-story, ranging in size from approximately 1,300 square feet to approximately 2,300 square feet. The units will be single-family, detached, front-loaded product types with two-car garages, similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and number of floors for each plan type.

Table 2: Plan Types

Plan Type	Square Footage	Bedrooms	Floors
Plan 1343	1,343	3	1
Plan 1412	1,412	3	1
Plan 1435	1,435	3	1
Plan 1570	1,570	3	2
Plan 1790	1,790	4	2
Plan 1964	1,964	4	2
Plan 2184	2,184	5	2
Plan 2341	2,341	5	2

Streetscape: Each of the eight floor plans will be offered in one of four architectural styles—Spanish, Craftsman, Cape Cod, and French. Building projections and varying roof forms are used to provide visual interest in the streetscape. For the sides and rear of the homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on street-facing elevations and elevations adjacent to open space. Enhancement includes the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 8 includes an example of the streetscape.

Figure 8: Example Streetscape



Colors and Materials: Visual interest on the homes' façades are provided by the variation in materials and architecture. Each style will be offered in five color schemes consisting of natural or neutral tones. Instead of using bright colors, the selected palettes alternate paler and more saturated neutral tones on the varying wall planes and materials. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

Landscaping: The applicant has included typical landscaping plans showing the proposed plant palette and layout. The plans include a mix of trees, shrubs, and groundcover, using a palette that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELO).

The size and overall design of the project is compatible with the other approved subdivisions in the nearby area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

EVALUATION AND FINDINGS: DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION MODIFICATION

Section 19.78.060.J of the Zoning Ordinance Section requires that two (2) findings be made prior to the approval of a Design Review Permit Modification. The required findings are listed below in ***bold italics***.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.***

The proposed modification to the previously approved DRRS for Parcel JM-21 will modify the development standards by allowing a reduced lot width of 30 feet for Lots 51-52 and 62-63. As mentioned, these standards will also apply to JM-20. No modifications to the approved plan types or designs are proposed (file #PL18-0344), which are identical to the plans proposed for FD-6, FD-7, FD-24, and JM-1 (as discussed above). Thus, staff finds the proposed modification is substantially consistent with the intent of the original approval and is consistent with the applicable standards and guidelines. Staff supports approval of the proposed modification.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). A public notice of the Planning Commission hearing was published in the Press Tribune on December 27, 2019, was distributed to all property owners within 300 feet of the project site, and provided to RCONA. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the SVSP 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 (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- Consider the **2nd Addendum to the Sierra Vista Specific Plan**;
- Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;
- Recommend the City Council approve **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;

- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENTS – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204**;
- E. Adopt the two (2) findings of fact for the **TENTATIVE SUBDIVISION MAP MODIFICATION (SMALL LOT) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the **TENTATIVE SUBDIVISION MAP MODIFICATION (LARGE LOT) – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION MODIFICATION – 2100 SIERRA GLEN DRIVE – SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, AND FD-24 – JMC TM #2 PROJECT – FILE #PL17-0204** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MODIFICATION OF A TENTATIVE SUBDIVISION MAP (SMALL LOT, PCL JM-1, JM-20, & JM-21) – FILE #PL17-0204

- 1. The Tentative Subdivision Map is approved as shown in Exhibits I—L, and as conditioned below. (Planning)
- 2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
- 3. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel JM-1 is permitted. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 4. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
- 5. Per section 3.5.2(b) of the Development Agreement, the Owner shall construct the remainder of Fiddymment Road improvements from the northern boundary of open space parcel JM-85 to Baseline Road, including the construction of sidewalk along JM-85, with the development of JM-21. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Owner shall construct full median landscaping along Fiddymment Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition

Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering)

6. With the development of JM-21, the Owner shall construct the entirety of San Fernando Drive from Fiddymment Road to Upland Drive. If San Fernando Drive has been constructed by the property owner to the south of JM-21 prior to the development of JM-21, then **prior to approval of the improvement plans**, the Owner shall pay their fair share reimbursement to the City per the Baseline Marketplace Developer A/Developer B Reimbursement Agreement. (Engineering)
7. The entrance from Fiddymment Road to Parcel JM-21 shall include a modified right turn deceleration lane with a length of 150 feet and a 90 foot taper. (Engineering)
8. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
9. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR THE MODIFICATION OF A TENTATIVE SUBDIVISION MAP
(LARGE LOT, PCL FD-24 & JM-20) – FILE #PL17-0204**

1. The Tentative Subdivision Map is approved as shown in Exhibit M, and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
3. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
4. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (PCL FD-6, FD-7, & FD-
24) – FILE #PL17-0204**

1. The Tentative Subdivision Map is approved as shown in Exhibit K (Parcel FD-24), Exhibit N (Parcel FD-6), and Exhibit O (Parcel FD-7), and as conditioned or modified below. (Planning)
2. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)
3. 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)
4. 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)

5. 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)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
7. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EI and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
8. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel FD-6 is permitted. (Planning)

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. The landscape plan shall comply with the Sierra Vista 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 Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
11. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

- d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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)
 14. 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)
 15. The phasing of the infrastructure shall be consistent with the JMC Sierra Vista TM 2 Utility & Infrastructure Phasing Plan (as prepared by Baker Williams), the Sierra Vista Specific Plan, and as defined in the Development Agreement(s) between the City of Roseville and Mourier Investments, LLC. Acceptance of each subdivision by the City shall be contingent on the prerequisite infrastructure having been accepted by the City. (Engineering)
 16. Upland Drive shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Upland Drive. Paseos shall be constructed along Upland Drive as identified in the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 17. Market Street shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Market from the northern limit of FD-24 north to existing Market Street. Paseos shall be constructed along Market Street as identified in the tentative map and Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 18. Sierra Glen Drive shall be designed and constructed as a primary residential roadway in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Paseos shall be constructed along the northern side of Sierra Glen Drive, as identified on the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
 19. Branston Drive shall be designed and constructed as a standard primary residential roadway. (Engineering)
 20. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
 21. Villages FD-06 and FD-07 shall provide a minimum 20-foot wide emergency vehicle access to Branston Drive. (Engineering)
 22. Village FD-07 shall extend the outfall from the northern detention basin south to FD-88A. Lots E and F shall be designed to accommodate the conveyance of overland flows from the northern detention basin in a 100-year storm event. Access easements to the benefit of the City for the maintenance of these public drainage facilities shall be provided on the final map. (Engineering)
 23. Within Village JM-20 and FD-24, "O" Street shall be designed as a standard primary residential roadway. (Engineering)
 24. Village FD-24 shall construct a 25-foot wide driveway on Market Street for egress only. Appropriate signage shall be placed to identify this driveway is for egress only. (Engineering)

25. 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)
26. 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)
27. 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)*
28. 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)
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. Per the Development Agreement, for all phases of subdivisions adjacent to the open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading. (Engineering, Alternative Transportation)
31. 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. (Alternative Transportation)
32. The design of the trail shall be consistent with City standards and shall incorporate the following:
- a) The open space trail on the north side of FD-24 shall extend all the way to the Sierra Glen/Market intersection, including the segment along Market Street. The design of the trail crossings at the Sierra Glen/Market and Sierra Glen/Upland intersection shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be

considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)

- b) For the trail crossing the open space from FD-24, the trail shall include a safe crossing of Sierra Glen. This may be accomplished by providing a trail connection east on the south side of Sierra Glen to the Branston Drive intersection. The trail crossing shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)
- c) Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control as determined necessary by the Public Works Director. (Engineering, Alternative Transportation)

- 33. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces (FD87, JM82, FD 88A and FD 88B) will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
- 34. 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)
- 35. 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)
- 36. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
- 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. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, 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)
- 38. 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)
- 39. 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)
- 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, 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, 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. (Engineering, Development Services, Planning)
45. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
46. **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 and 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)
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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved

by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
- d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

49. 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)

50. 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)

51. 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)

52. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

53. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)

54. 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)

55. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

56. 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)

57. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

58. 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)

59. 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/PARCEL MAP

60. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

a) Water and sewer easements. (Environmental Utilities, Engineering)

61. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

62. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

63. 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)

64. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

b) A designated pick-up area for refuse containers shall be established for: Lots 5 and 6 within Parcel FD-24; Lots 53-55 and 77-78 within Parcel JM-1; Lots 6 and 8 of Parcel JM-20; Lots 22-26 of Parcel JM-21; and Lots 180-185 of Parcel FD-7. The pick-up area shall be located outside of the dead-end street section. The CC&Rs shall contain language establishing this pick-up area for these lots, to the satisfaction of the City. (Environmental Utilities)

65. 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)

66. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

67. Lots E and F of Village FD-07 shall be dedicated (in fee) to the City for the purposes of storm drain and overland release conveyance. An access easement shall be provided through FD-07 for the purpose of maintenance of Lots E and F. (Engineering)

68. The street names shall be approved by the City of Roseville. (Engineering)
69. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)
70. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance, Parks)
71. The subject property shall be annexed into Municipal Services District #3 (Muni 3 CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni 3 CFD will become effective. (Finance)
72. 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. Lettered Lot/Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
73. 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)
74. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
75. 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)
76. 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)
77. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

78. 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)
79. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

80. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
81. 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)
82. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
83. 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)
84. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

(PCL FD-6, FD-7, FD-24, JM-1) – FILE #PL17-0204

1. The development standards, unit designs and landscape plans for **SVSP PCL FD-6, FD-7, FD-24, and JM-1** are approved as described in Exhibits P & Q, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel FD-6, FD-7, FD-24, and JM-1 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

4. 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, EUD, Electric, Public Works)
 - b) 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)

- c) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
- 5. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
- 6. 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)
- 7. 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)
- 8. 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)
- 9. 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)
- 10. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
- 11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
- 12. The required fire department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical for all dead-end courts exceeding 500 feet in length. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division at 916-774-5800 for information. (Fire)
- 13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

- 14. All electric metering shall be directly outside accessible. (Electric)
- 15. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

- 16. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

17. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
18. 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)
19. 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)
20. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. 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)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. 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)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION

MODIFICATION (PCL JM-20 & JM-21) – FILE #PL17-0204

1. The development standards for **SVSP PCL JM-20 and JM-21** are approved as described in Exhibit P, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel JM-20 and JM-21 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project and all subsequent modifications (File #2012PL-038 & #PL18-0344), as applicable, and except as modified by these conditions. (Planning)

Attachments

1. 2nd Addendum to the SVSP EIR
2. Applicable Mitigation Measures from the SVSP EIR
3. Open Space Access Plan
4. File #2012PL-038 Conditions of Approval

Exhibits

- A. General Plan Change Pages
- B. Specific Plan Amendment Exhibits
- C. SVSP Change Pages
- D. Mourier & Bagley DAA
- E. Mourier & Computer Deductions DAA
- F. Mourier & Wealth Management DAA
- G. Westpark Federico DAA
- H. Tentative Subdivision Map Cover Sheet
- I. Small Lot Tentative Subdivision Map Modifications (Parcels JM-1, JM-20, JM-21)
- J. Parcel JM-1 Tentative Subdivision Map
- K. Parcel FD-24 & Portion of JM-20 Tentative Subdivision Map
- L. Parcel JM-21 Tentative Subdivision Map
- M. Large Lot Tentative Subdivision Map Modification (Parcels FD-24 & JM-20)
- N. Parcel FD-6 Tentative Subdivision Map
- O. Parcel FD-7 Tentative Subdivision Map
- P. Proposed RS/DS Standards
- Q. DRRS Package

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.

NOTE: Attachments 1-2 and 4, and Exhibits A-G are not included as part of CC Attachment 1 (Planning Commission Staff Report), because they are already included as attachments/exhibits to the City Council Communication.

VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
JM-01	MDR (Residential)	RS/DS	17.0	135	45x75'	62,570 / 62,570	7.9
JM-20	MDR (Residential)	RS/DS	17.9	159	45x75'	26,500 / 26,500	8.9
JM-21	LDR (Residential)	RS/DS	18.3	95	50x105'	30,000 / 30,000	5.1
FD-06	LDR (Residential)	RS/DS	14.5	95	45x75'	22,000 / 22,000	6.5
FD-07	LDR (Residential)	RS/DS	9.0	57	45x75'	30,250 / 30,250	6.3
FD-24	MDR (Residential)	RS/DS	12.1	84	45x75'	52,020 / 52,020	7.0
TOTAL				625		223,340 / 223,340	

Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 100'

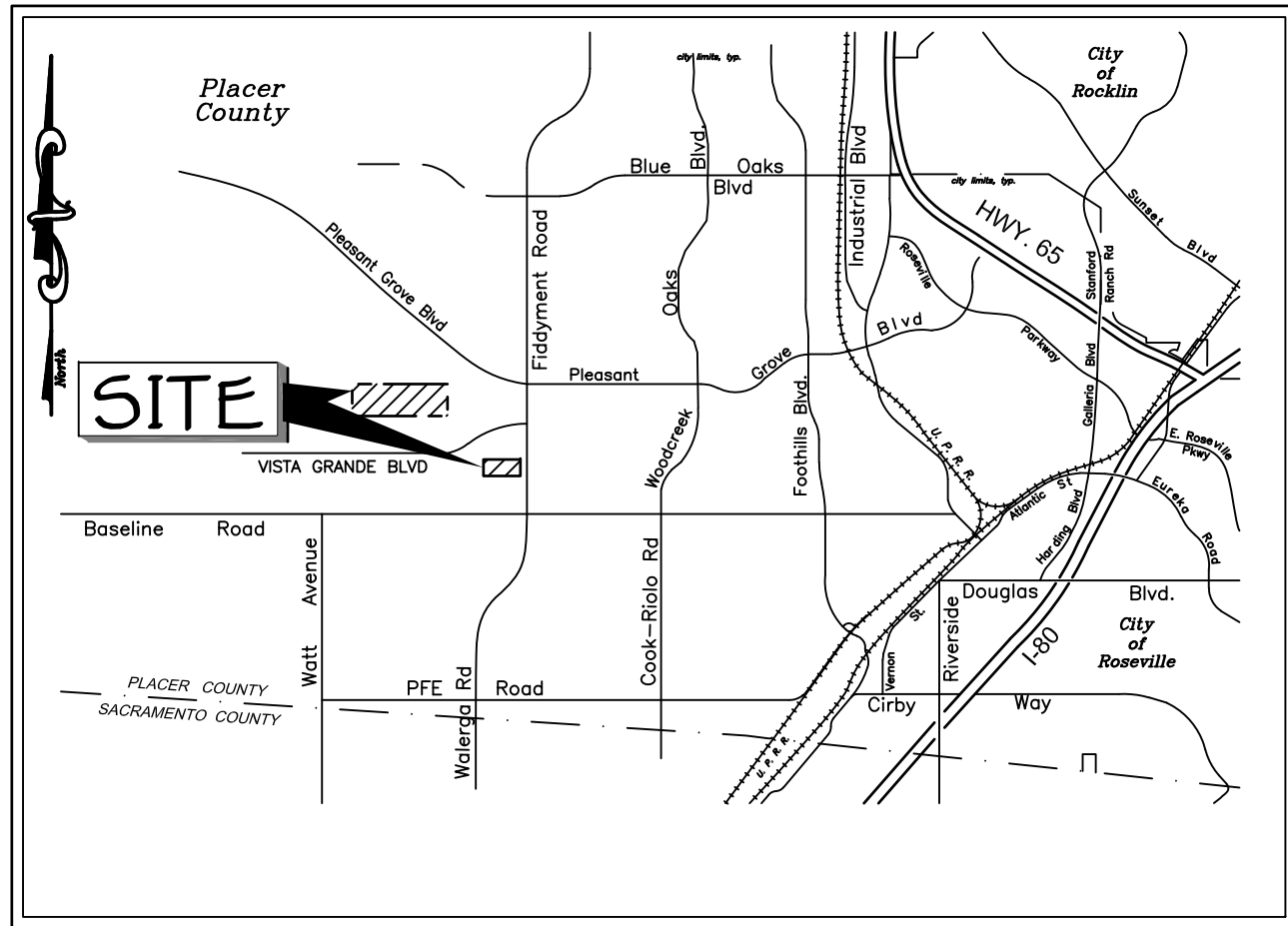
State of California
JUNE 2019

Sheet 1 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

SHEET INDEX:

1. COVER SHEET
2. FD-06 - TENTATIVE MAP
3. FD-06 - PRELIMINARY GRADING AND UTILITY PLAN
4. FD-07 - TENTATIVE MAP
5. FD-07 - PRELIMINARY GRADING AND UTILITY PLAN
6. JM-01 - TENTATIVE MAP
7. JM-01 - PRELIMINARY GRADING AND UTILITY PLAN
8. FD-24/JM-20 - TENTATIVE MAP
9. FD-24/JM-20 - PRELIMINARY GRADING AND UTILITY PLAN
10. JM-21 - TENTATIVE MAP
11. JM-21 - PRELIMINARY GRADING AND UTILITY PLAN.



VICINITY MAP

OWNERS:

MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

DEVELOPER:

JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842

ENGINEER:

BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAM, CALIFORNIA 95608
PH. (916) 331-4336

ASSESSOR'S PARCEL NUMBER:

489-010-001, 489-010-005, 489-010-026,
489-010-032, 489-010-033 & 489-010-047

ACREAGE:

26.9 ACRES

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

EXISTING USE:

VACANT LAND

SEWER:

CITY OF ROSEVILLE

WATER SUPPLY:

CITY OF ROSEVILLE

DRAINAGE:

CITY OF ROSEVILLE

FIRE PROTECTION:

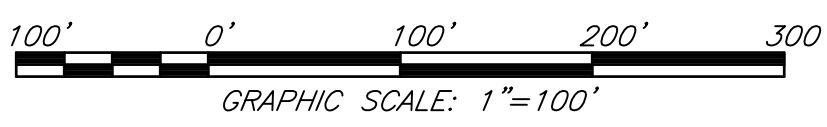
CITY OF ROSEVILLE

SCHOOL DISTRICT:

ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:

ROSEVILLE PARKS DISTRICT



GRADING LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---18" S.S.---	---18" S.S.---
STORM DRAIN PIPE	---18" S.D.---	---18" S.D.---
WATER PIPE	---12" W.---	---12" W.---
DROP INLET	□	■
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	=====	=====
SWALE	---	---
CONTOUR	~	~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	=====	=====
SIDEWALK SIDE OF STREET	---	---
RIGHT-OF-WAY	---R/W---	---R/W---
CENTER LINE	---C---	---C---
PROPERTY LINE	---	---
SLOPE BANK	Y Y Y	Y Y Y
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	178.0	222.50
PAV. GRADE		221.0
DRAINAGE DIRECTION FLOW		→



JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com

LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	PROPOSED DENSITY	DENSITY/TENTATIVE MAP
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135	-51	7.9	8.0
JM-20	MDR (Residential)	MDR (Residential)	RS/DS	41.1	39.7	319	322	-3	7.8	8.0
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95	+76	5.0	5.1
FD-06	LDR (Residential)	MDR (Residential)	RS/DS	14.5	14.5	69	95	-26	6.6	6.6
FD-07	LDR (Residential)	MDR (Residential)	RS/DS	9.0	9.0	42	57	-15	6.3	6.2
FD-24	MDR (Residential)	MDR (Residential)	RS/DS	10.7	12.1	96	84	+12	7.8	7.1
TOTALS				111.8	110.6	761	788	-7		

Tentative Subdivision Map Modification Exhibit of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 100'

State of California
October 2019

Sheet 1 of 4

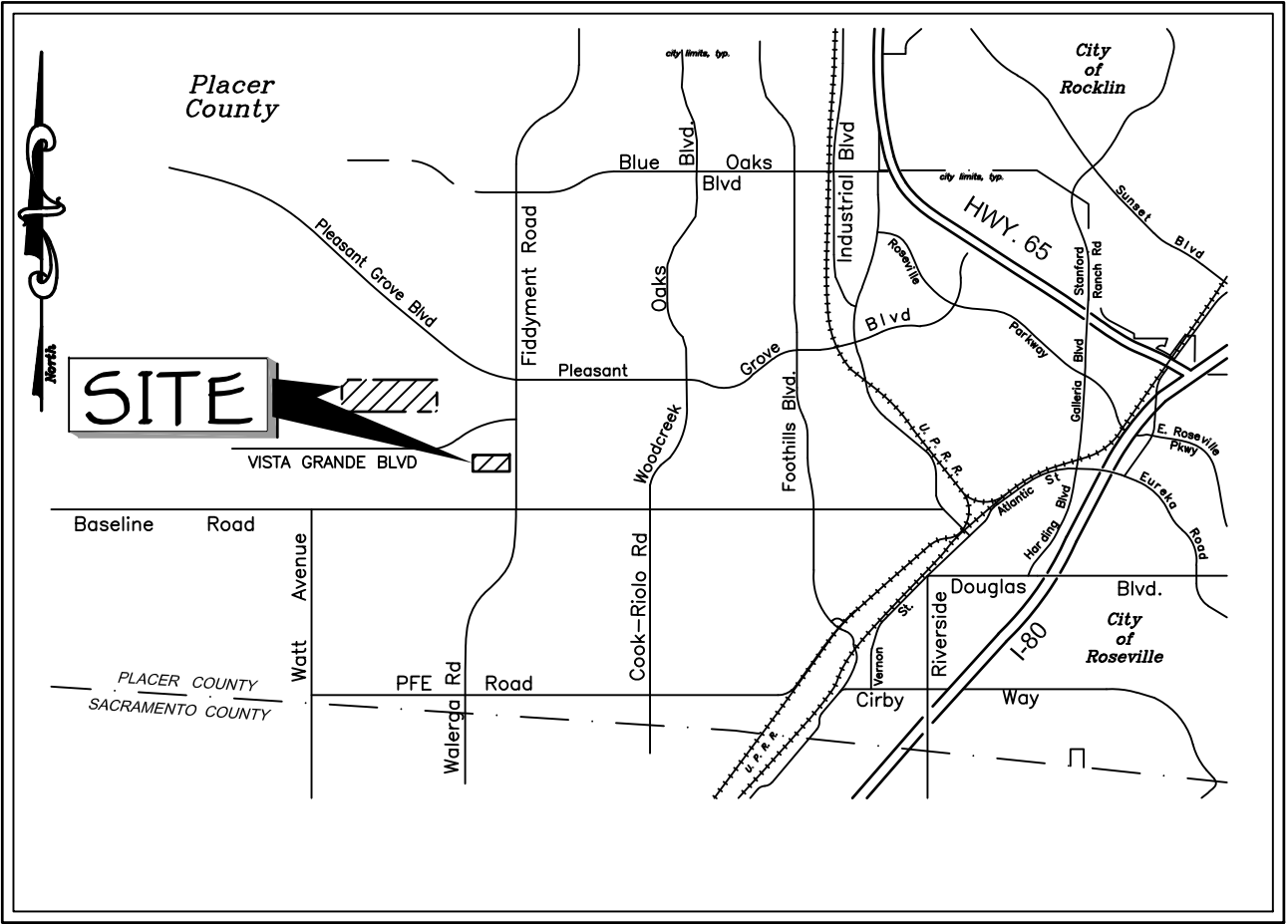
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

LEGEND

- LOT LINES PER TENTATIVE MAP 2012 PL-038
- AREA SUBJECT TO MODIFICATION

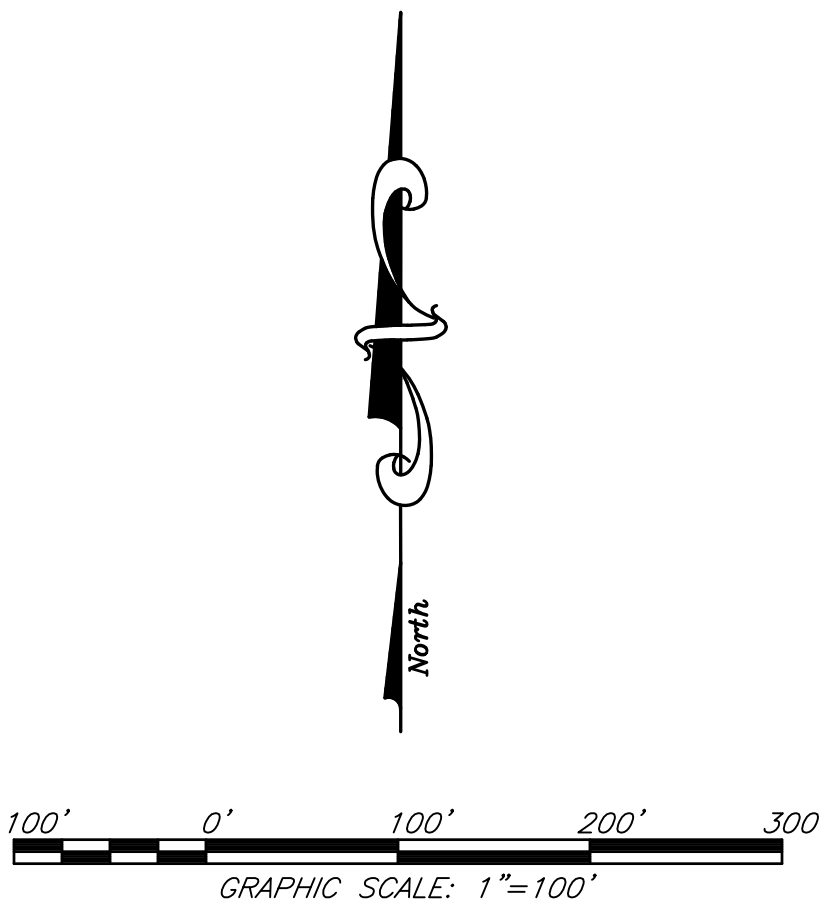
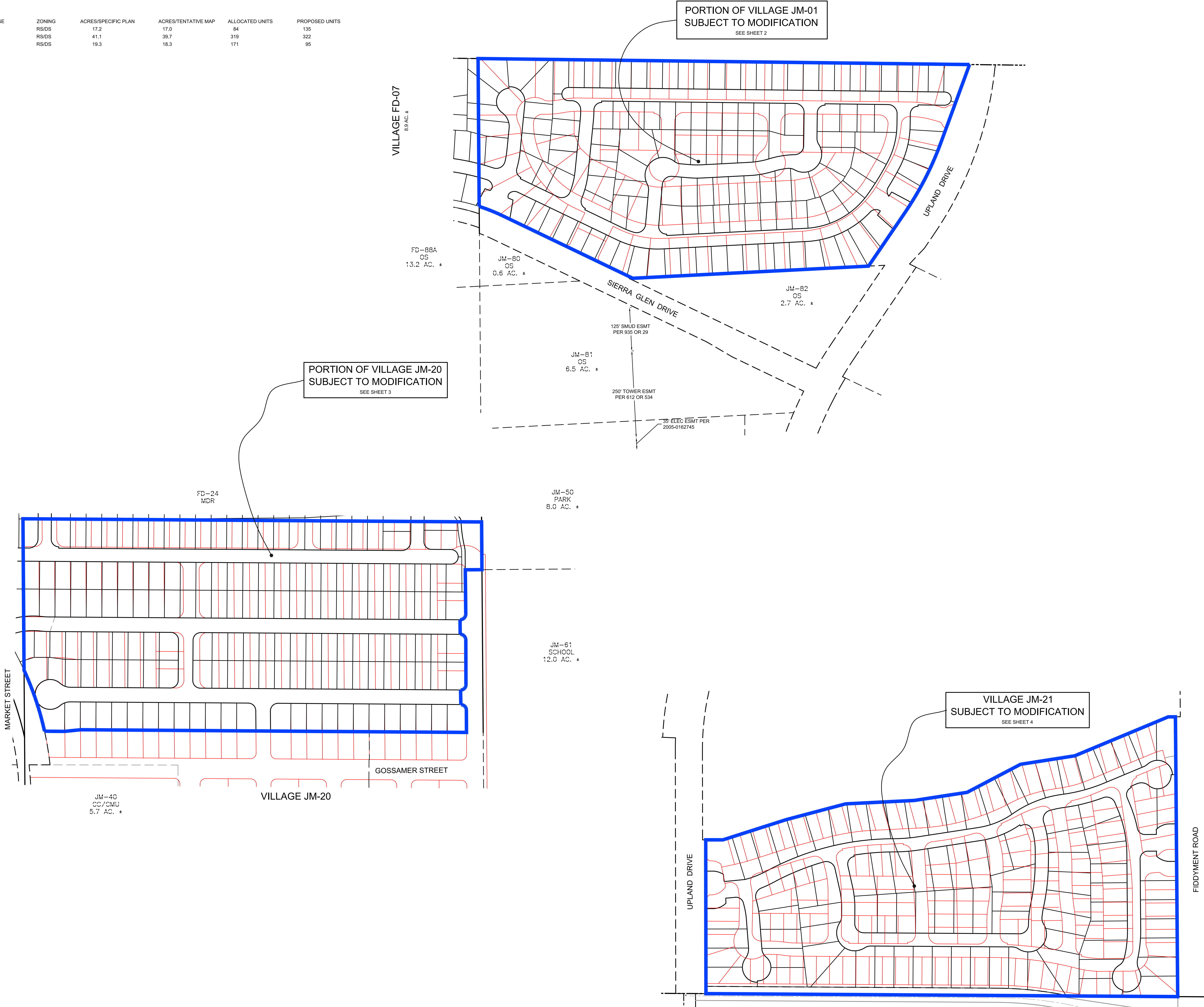
LAND USE ANALYSIS:

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95



VICINITY MAP

- OWNERS:**
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH: (916) 960-5322
- DEVELOPER:**
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH: (916) 960-5322
- ENGINEER:**
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH: (916) 331-4336
- ASSESSOR'S PARCEL NUMBER:**
489-010-001, 489-010-005, 489-010-026,
489-010-032, 489-010-033 & 489-010-047
- ACREAGE:**
86.8 ACRES ±
- PROPOSED IMPROVEMENTS:**
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:**
VACANT LAND
- SEWER:**
CITY OF ROSEVILLE
- WATER SUPPLY:**
CITY OF ROSEVILLE
- DRAINAGE:**
CITY OF ROSEVILLE
- FIRE PROTECTION:**
CITY OF ROSEVILLE
- SCHOOL DISTRICT:**
ROSEVILLE SCHOOL DISTRICT
- PARK DISTRICT:**
ROSEVILLE PARKS DISTRICT



JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
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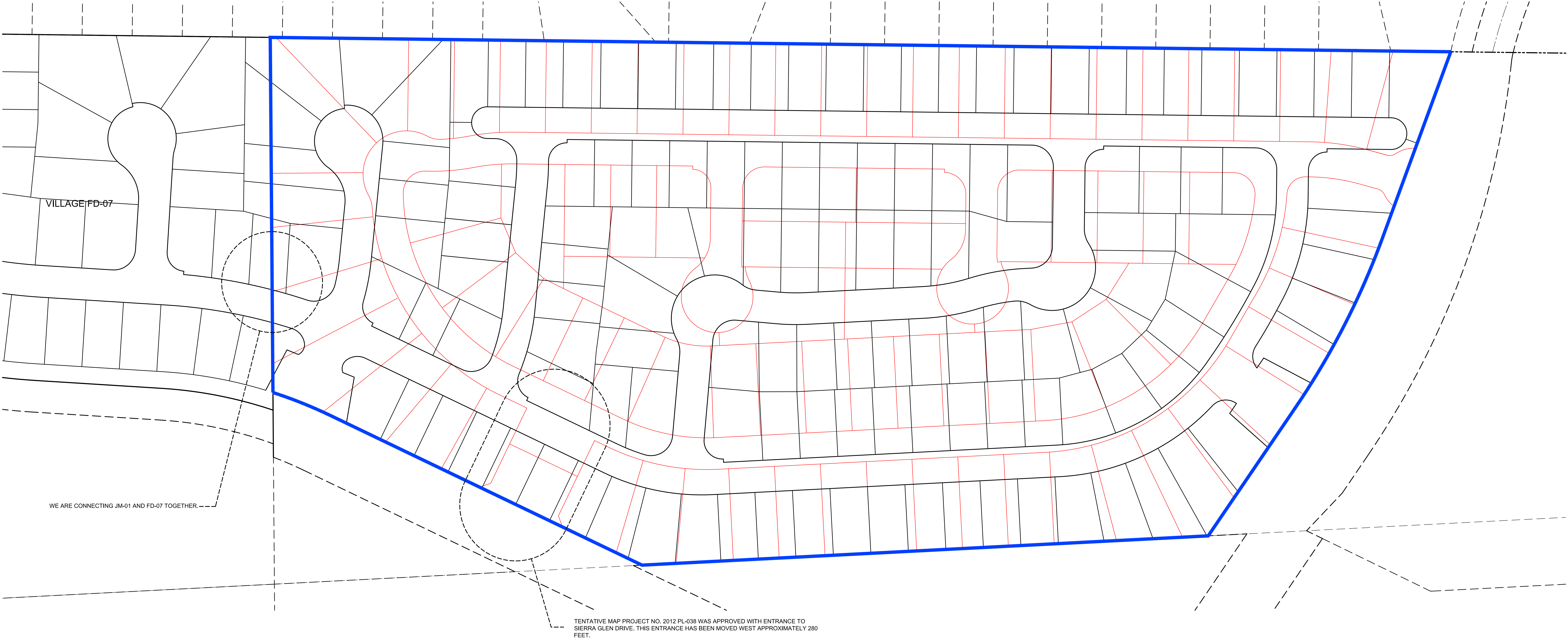
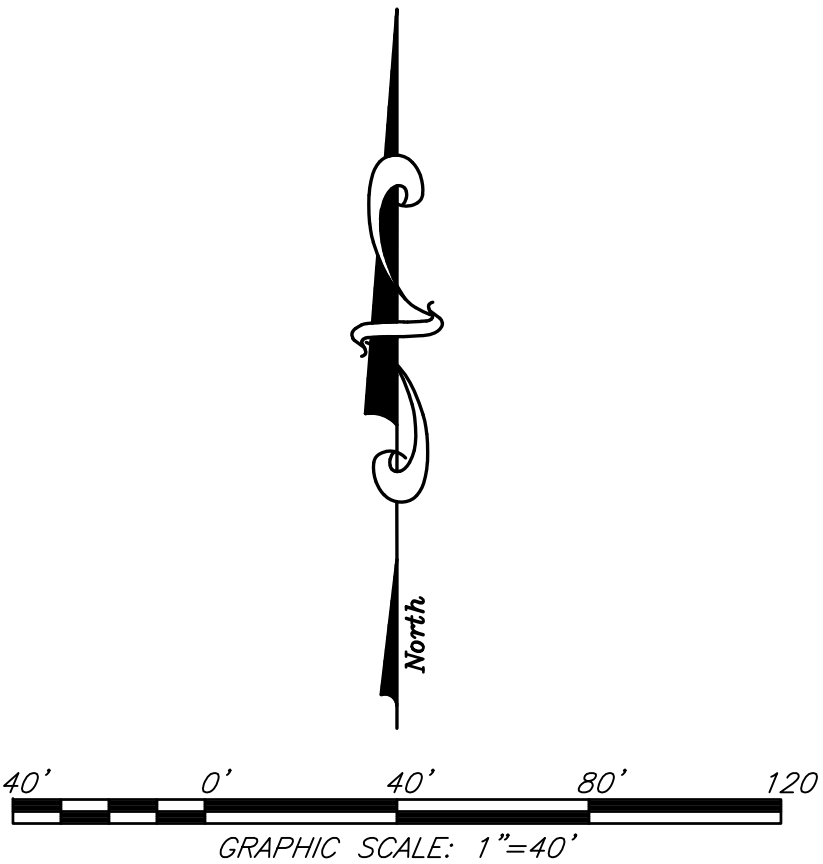
A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
August 2019

Sheet 2 of 4

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



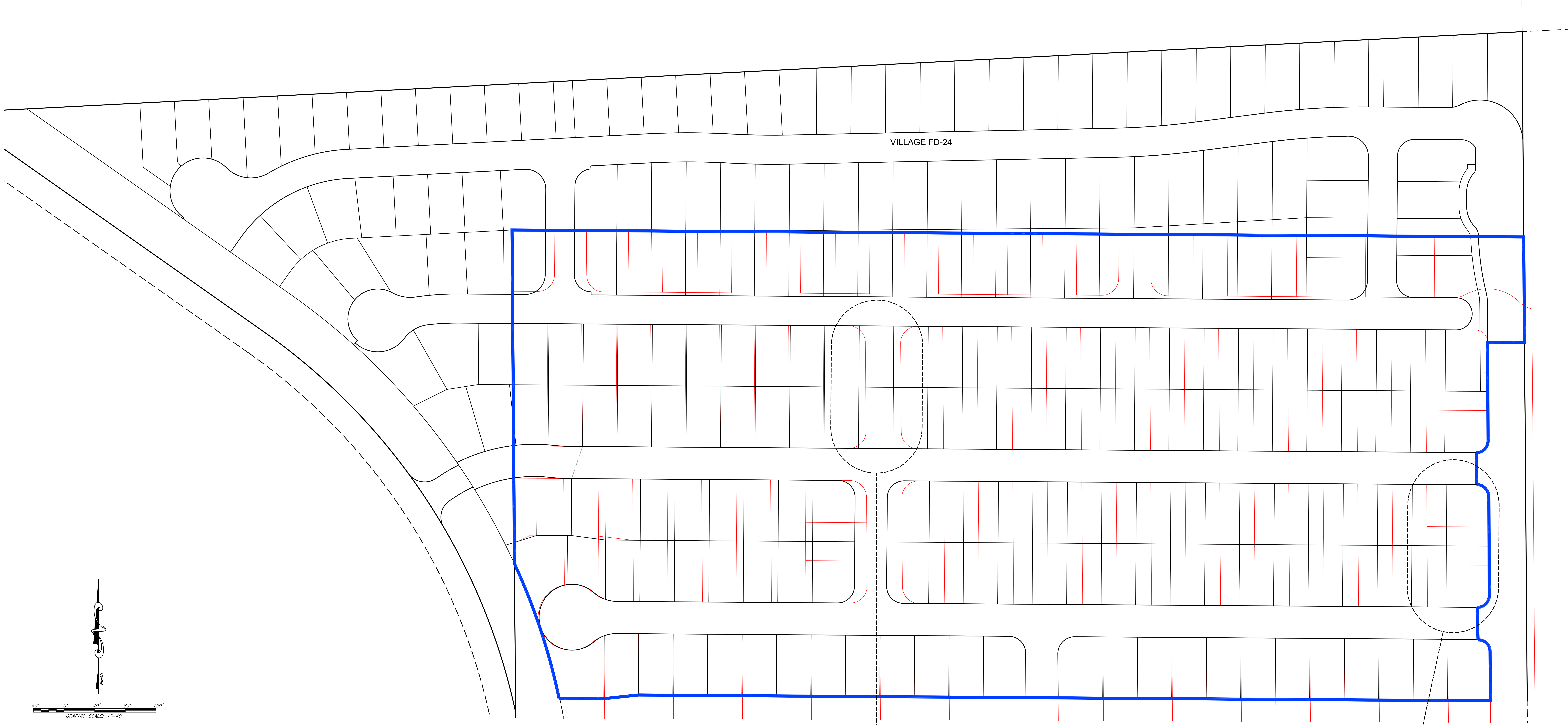
EGEND

- LOT LINES PER TENTATIVE MAP 2012 PL-038
- AREA SUBJECT TO MODIFICATION

LAND USE ANALYSIS:

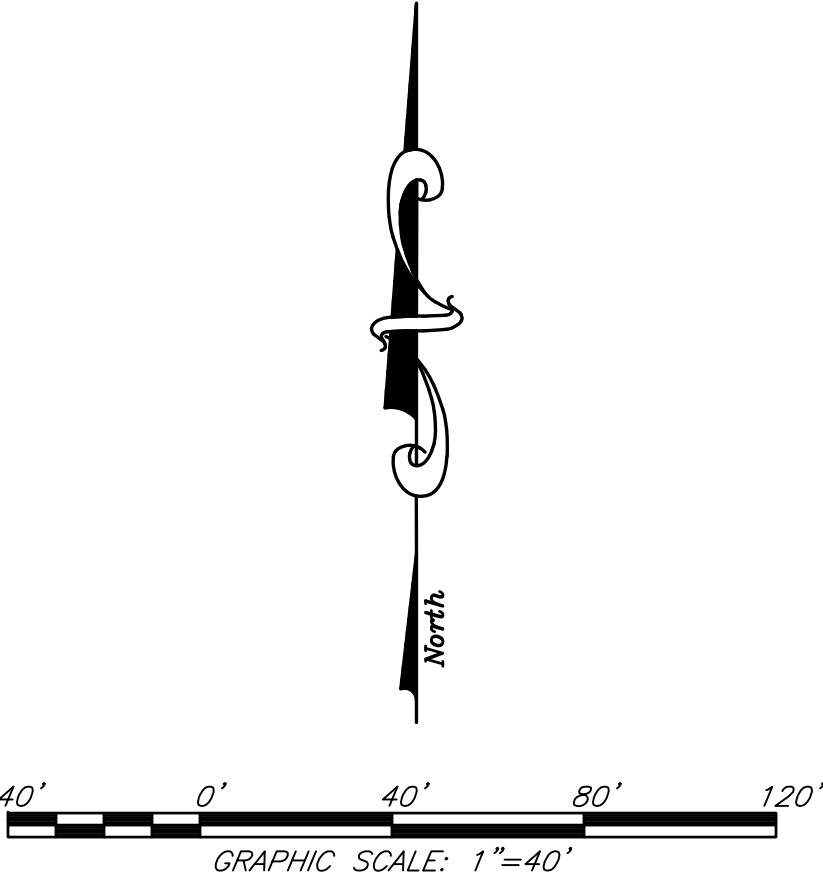
PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	96

WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO INCREASE THE DENSITY FROM 5.0 UNITS PER ACRE TO 8.0 UNITS PER ACRE.



THIS CONNECTING ROAD WAS ELIMINATED SO WE COULD HAVE A DIVERSE MIX OF PRODUCTS. THE PROPERTY TO THE NORTH IS PRIVATE AND BEHIND A GATE.

THIS BLOCK WAS BEING REVISED SO THAT THERE ARE NO LOTS FACING THE SCHOOL. INSTEAD WE ARE PROPOSING SIDE ON LOTS SO THERE IS NO CONFLICT WITH SCHOOL PARKING AND MOVING THE THREE LOT CONFIGURATION TO THE OTHER END OF THE BLOCK.



LEGEND

LOT LINES PER TENTATIVE MAP 2012 PL-038

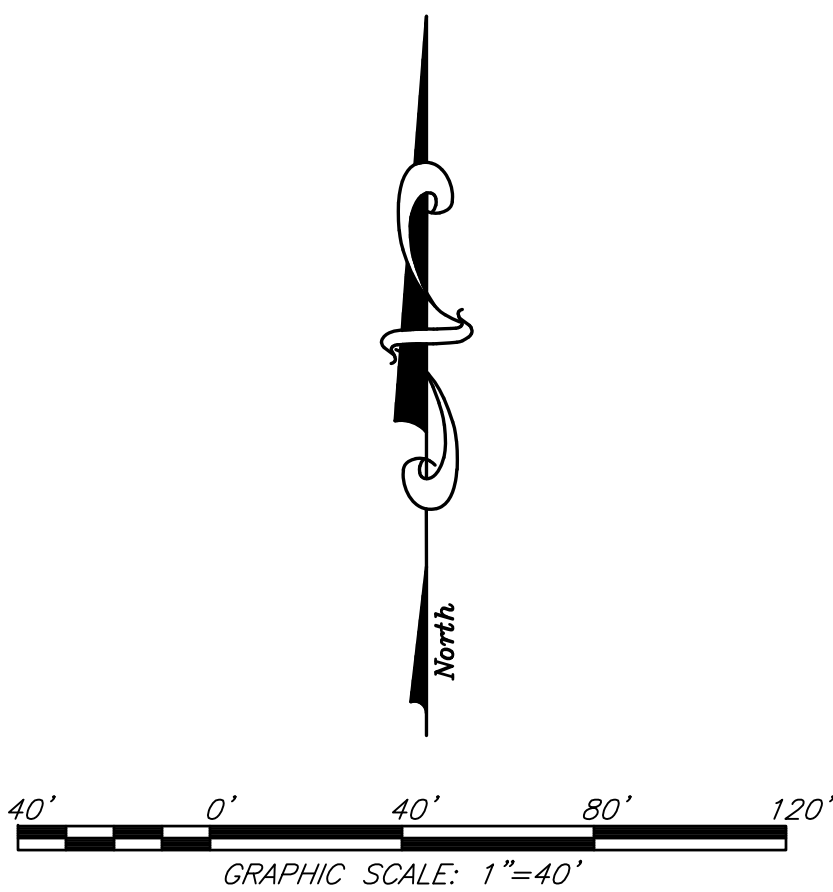
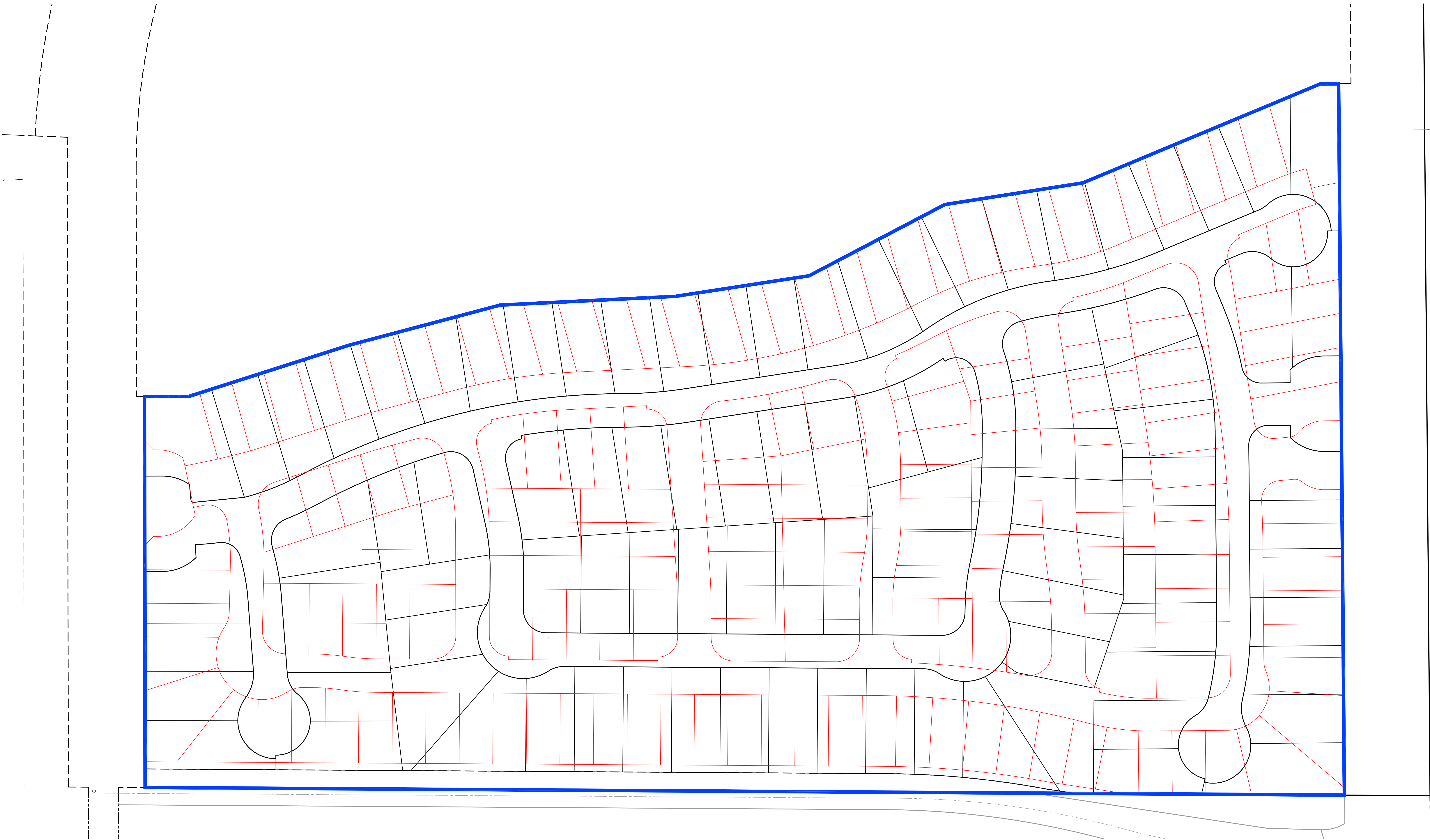
AREA SUBJECT TO MODIFICATION

LAND USE ANALYSIS:									
PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS		
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135		
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322		
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A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville,
Scale 1" = 40'
State of California
August 2019

Sheet 4 of 4

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



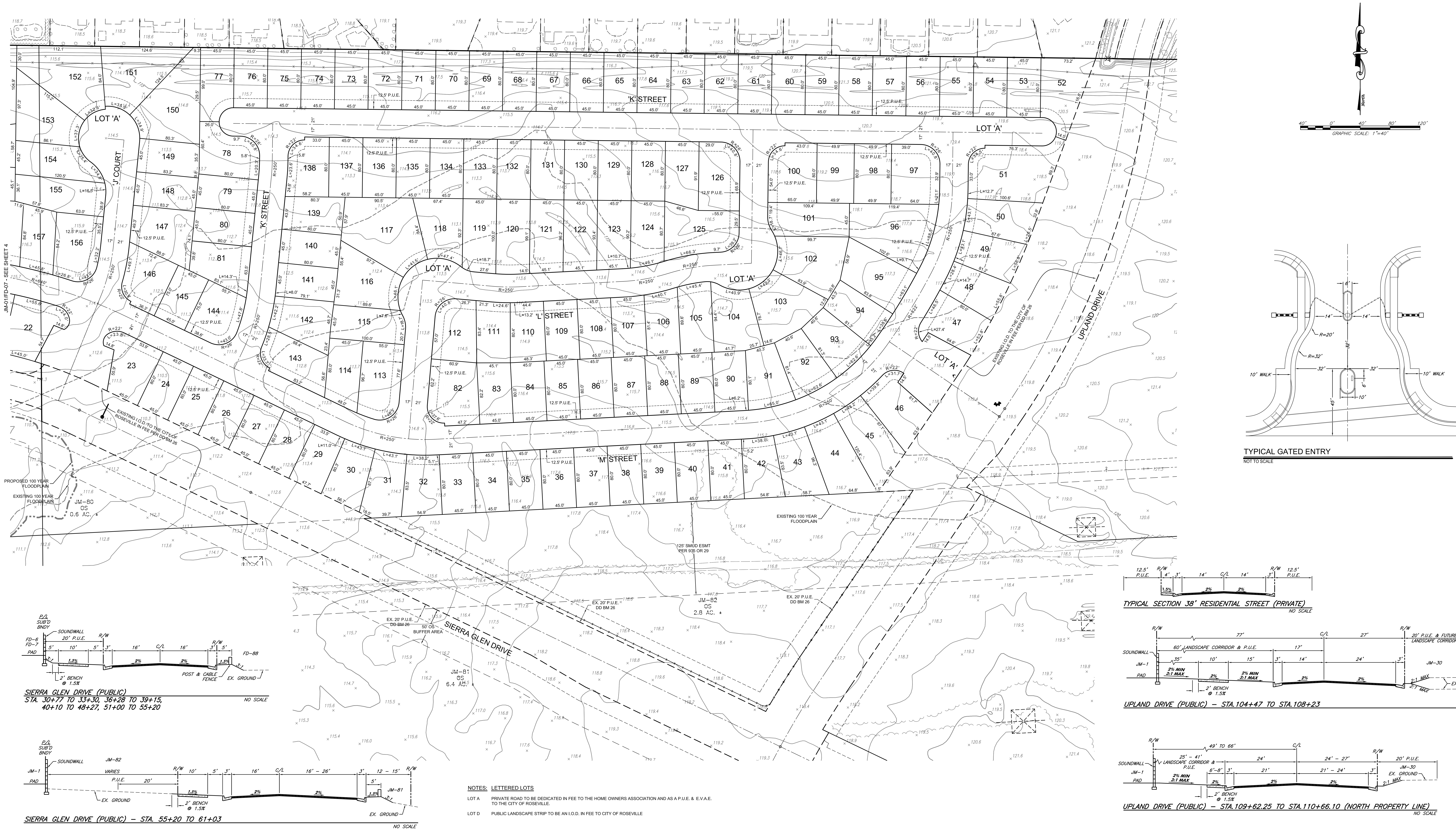
LEGEND

LOT LINES PER TENTATIVE MAP 2012 PL-038

AREA SUBJECT TO MODIFICATION

WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO DECREASE THE DENSITY FROM 9.0 UNITS PER ACRE TO 5.0 UNITS PER ACRE.

LAND USE ANALYSIS:									
PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS		
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135		
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322		
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95		



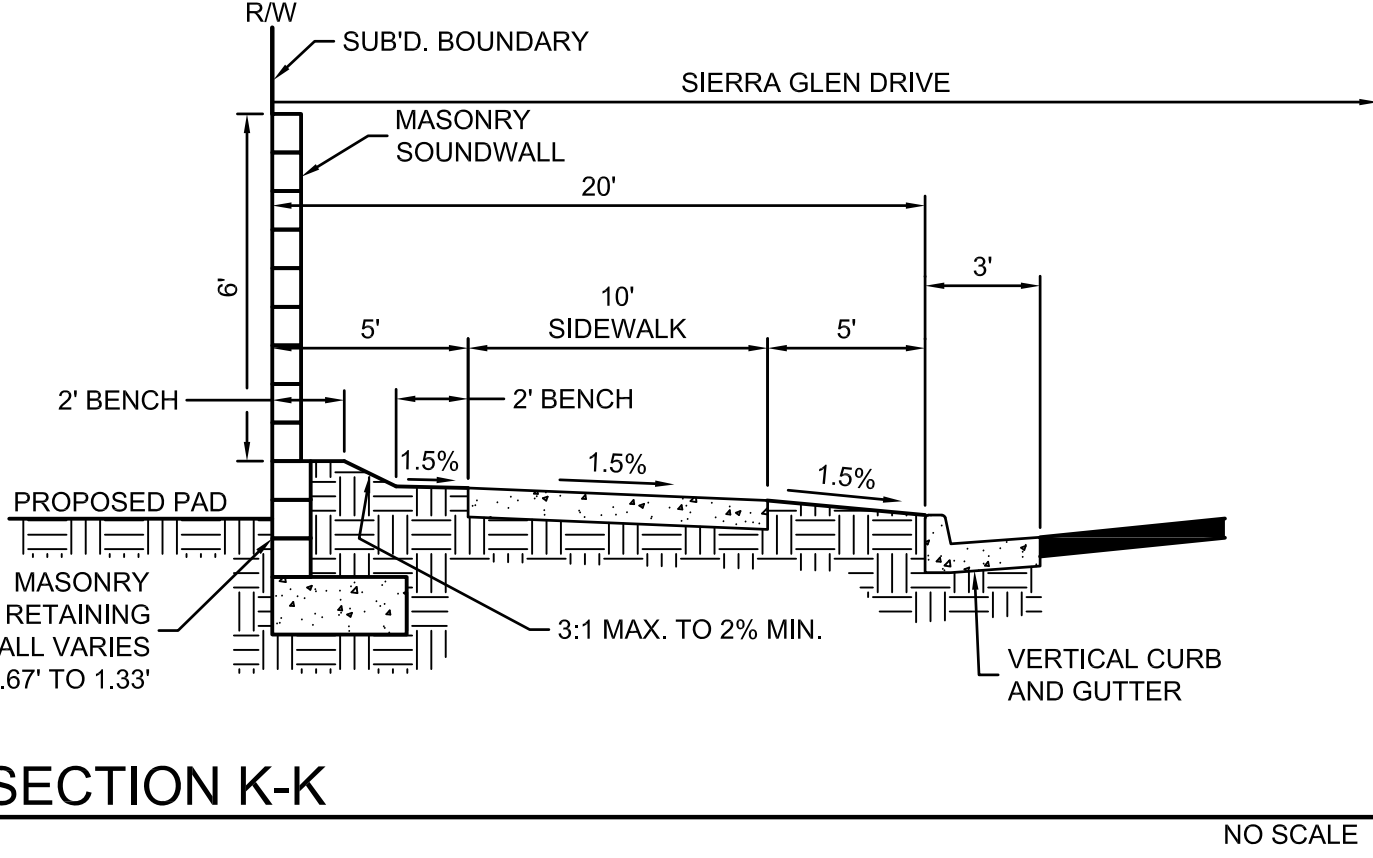
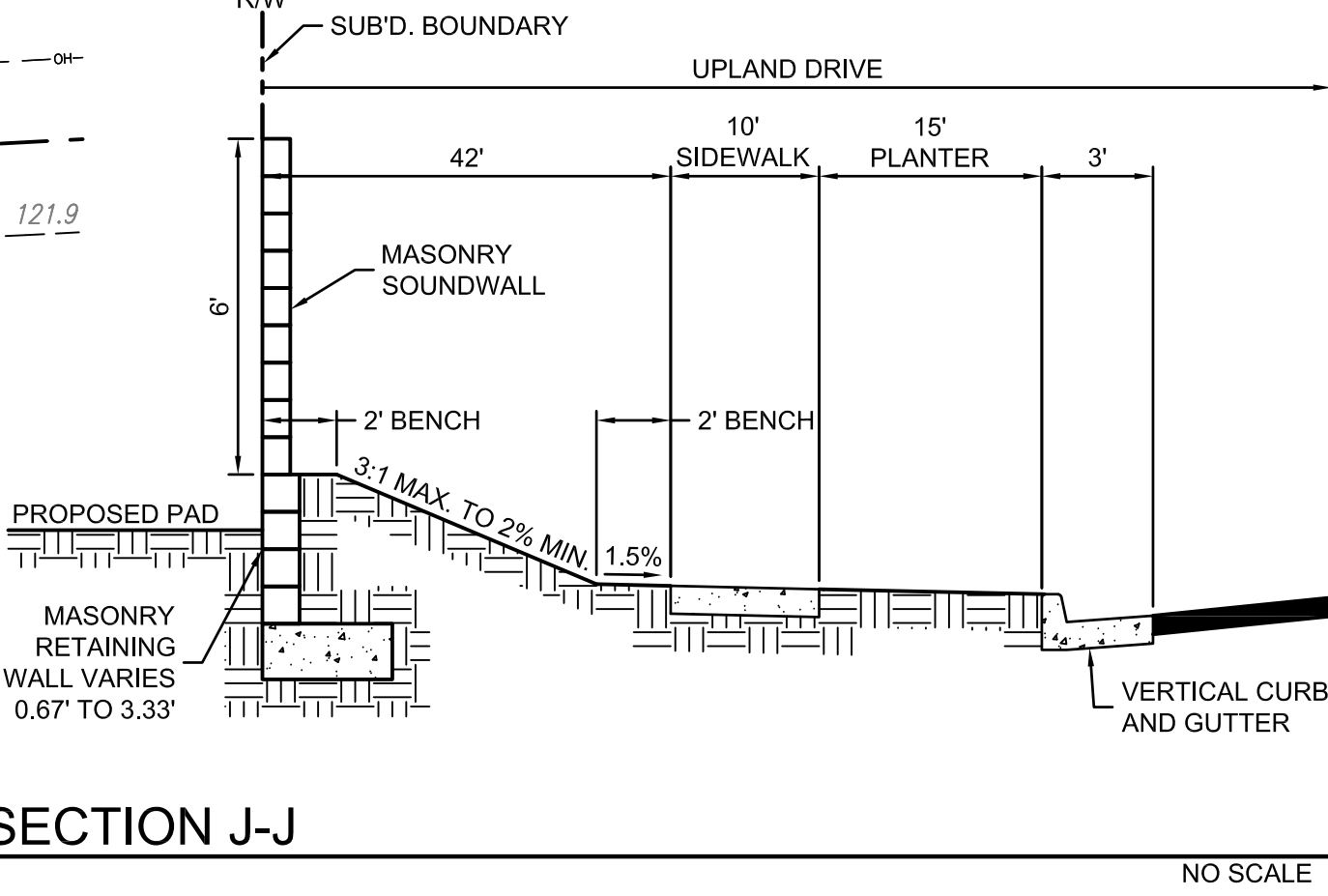
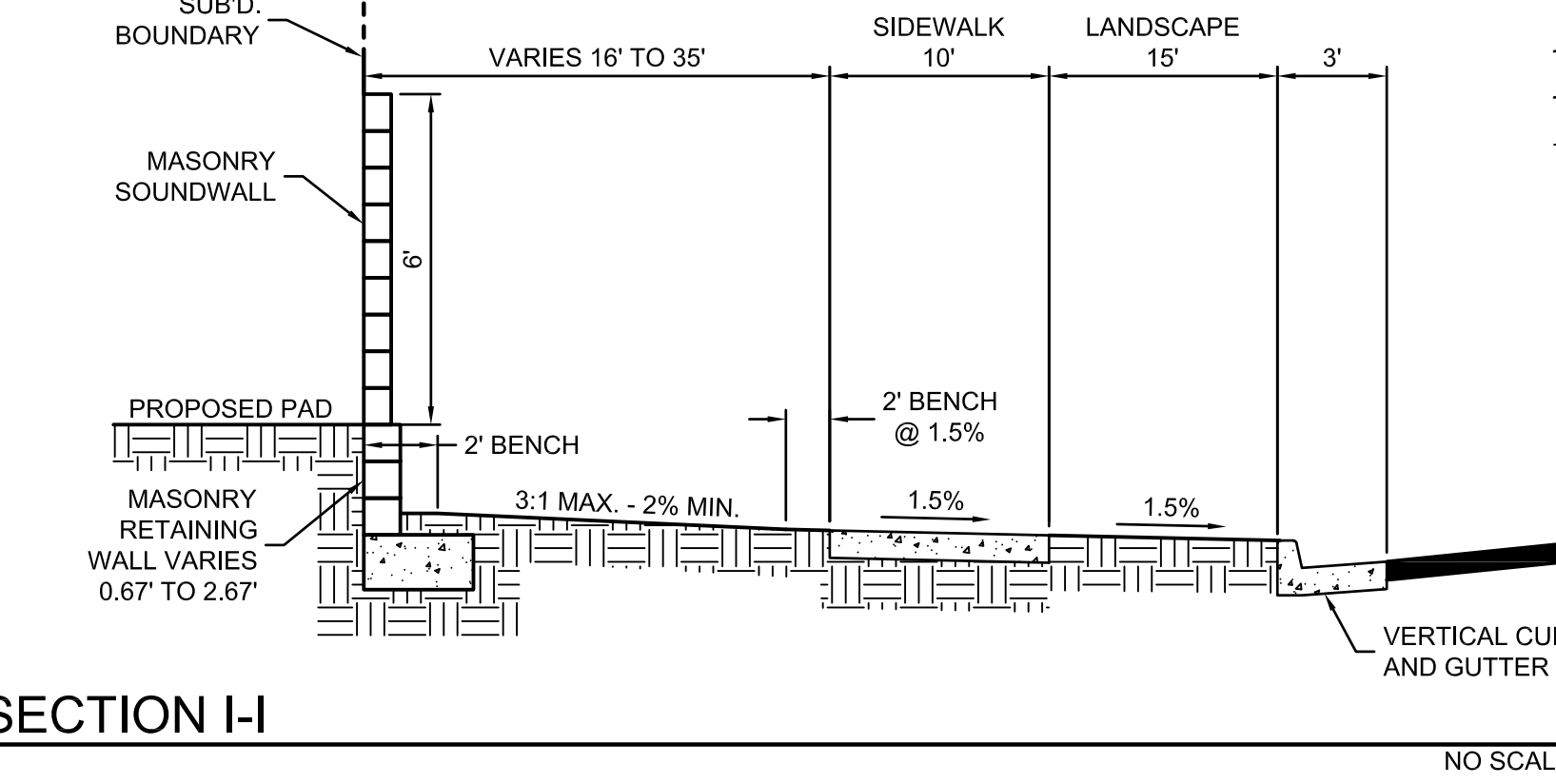
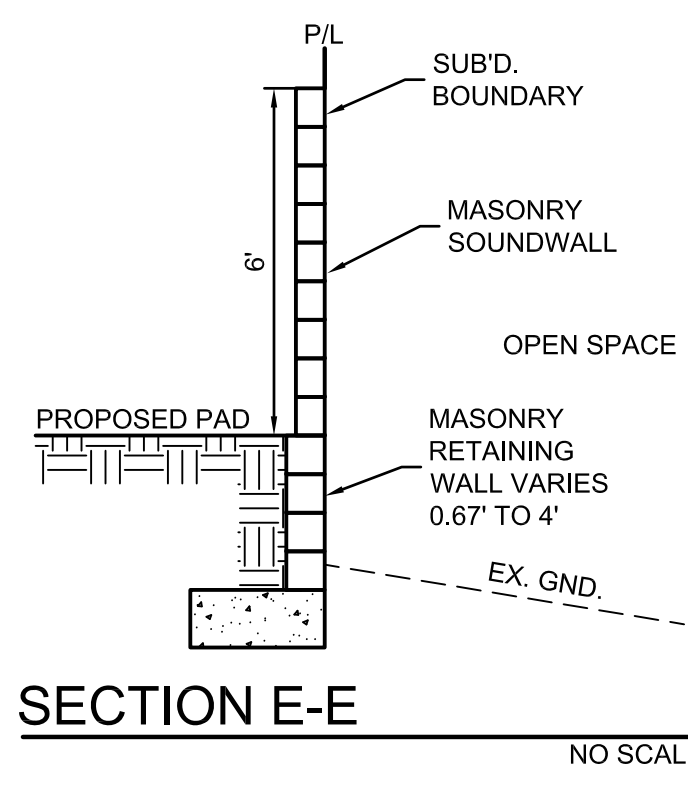
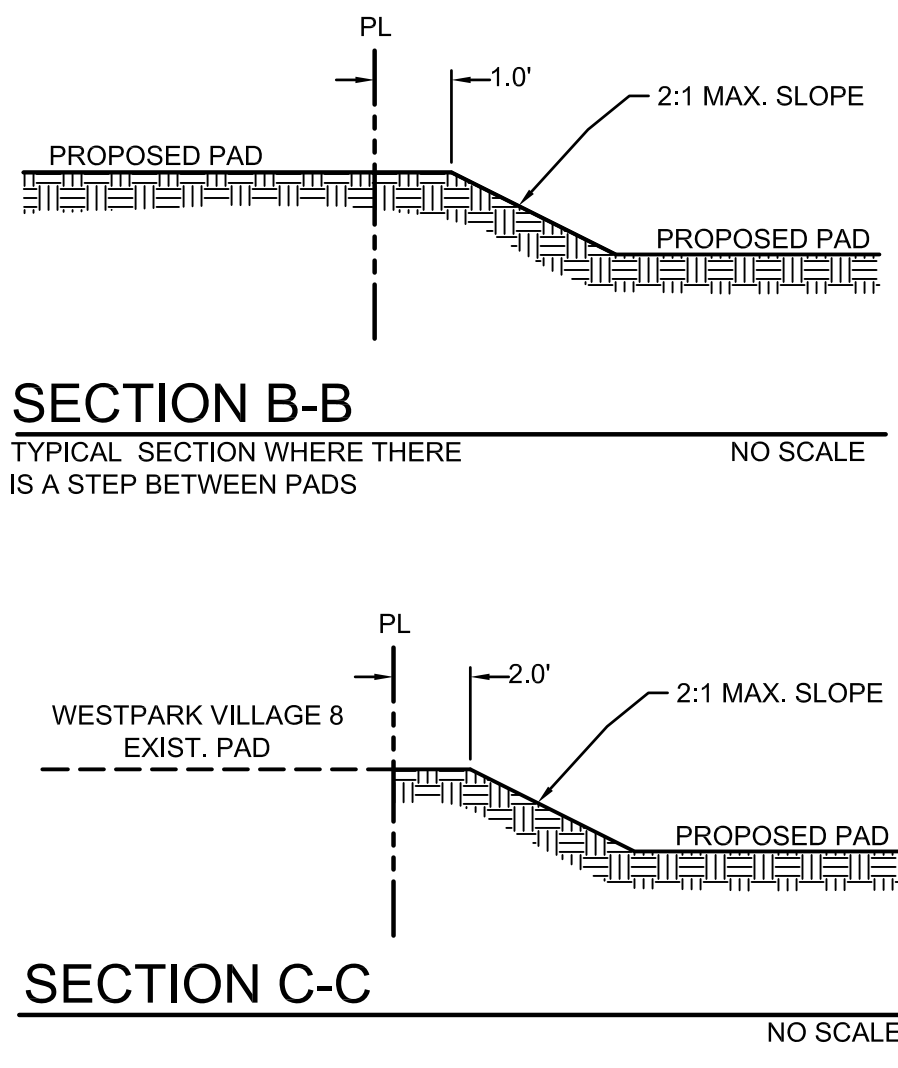
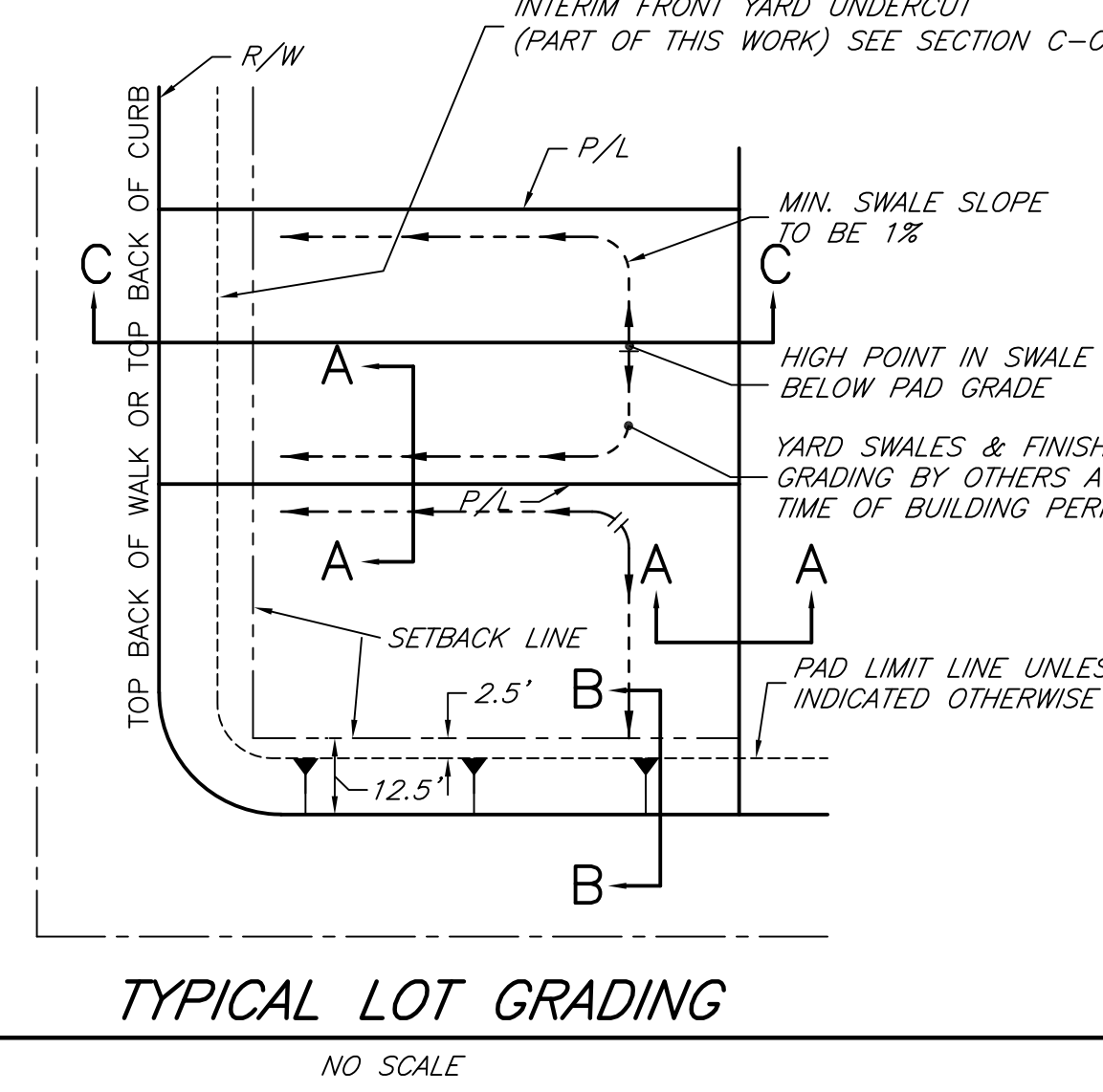
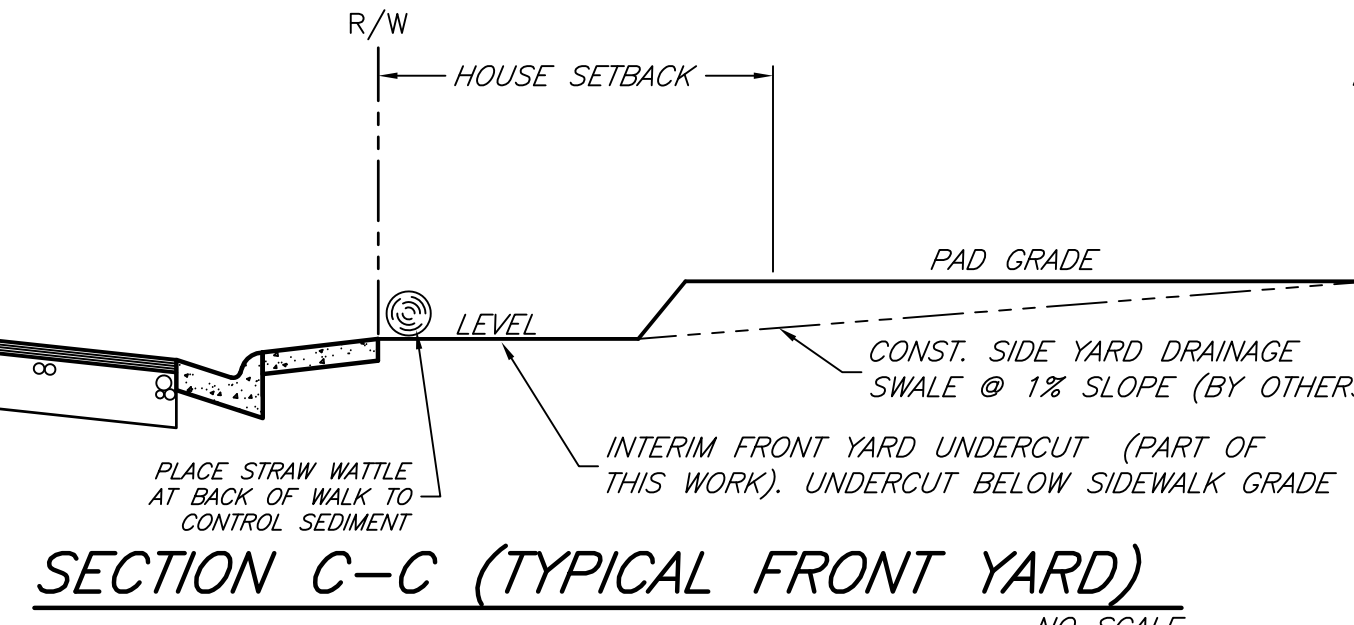
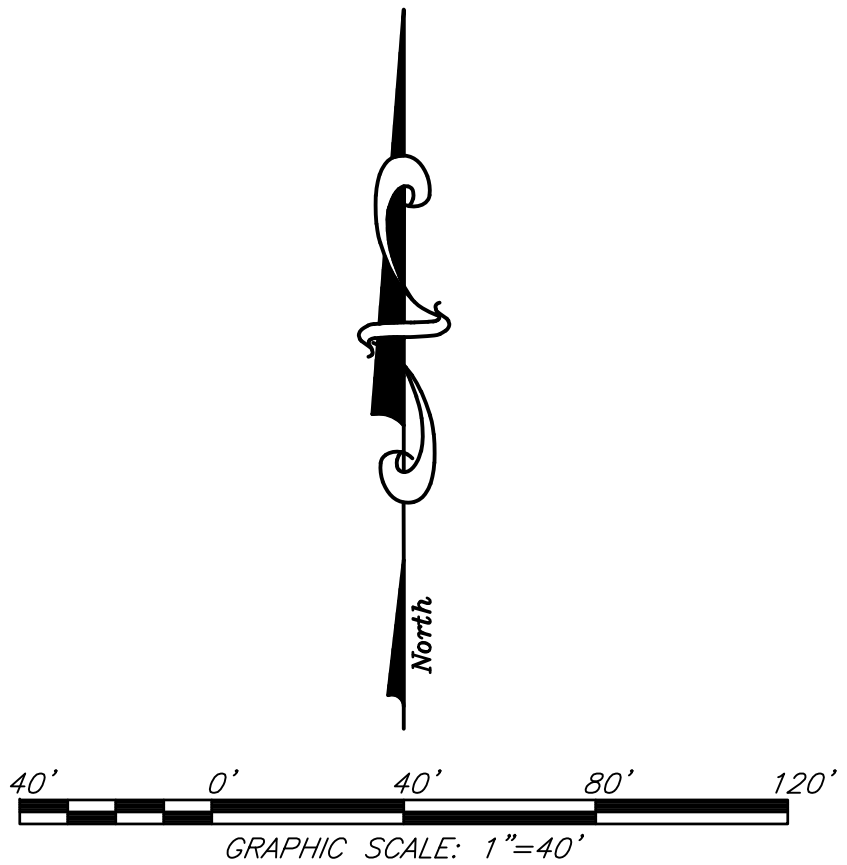
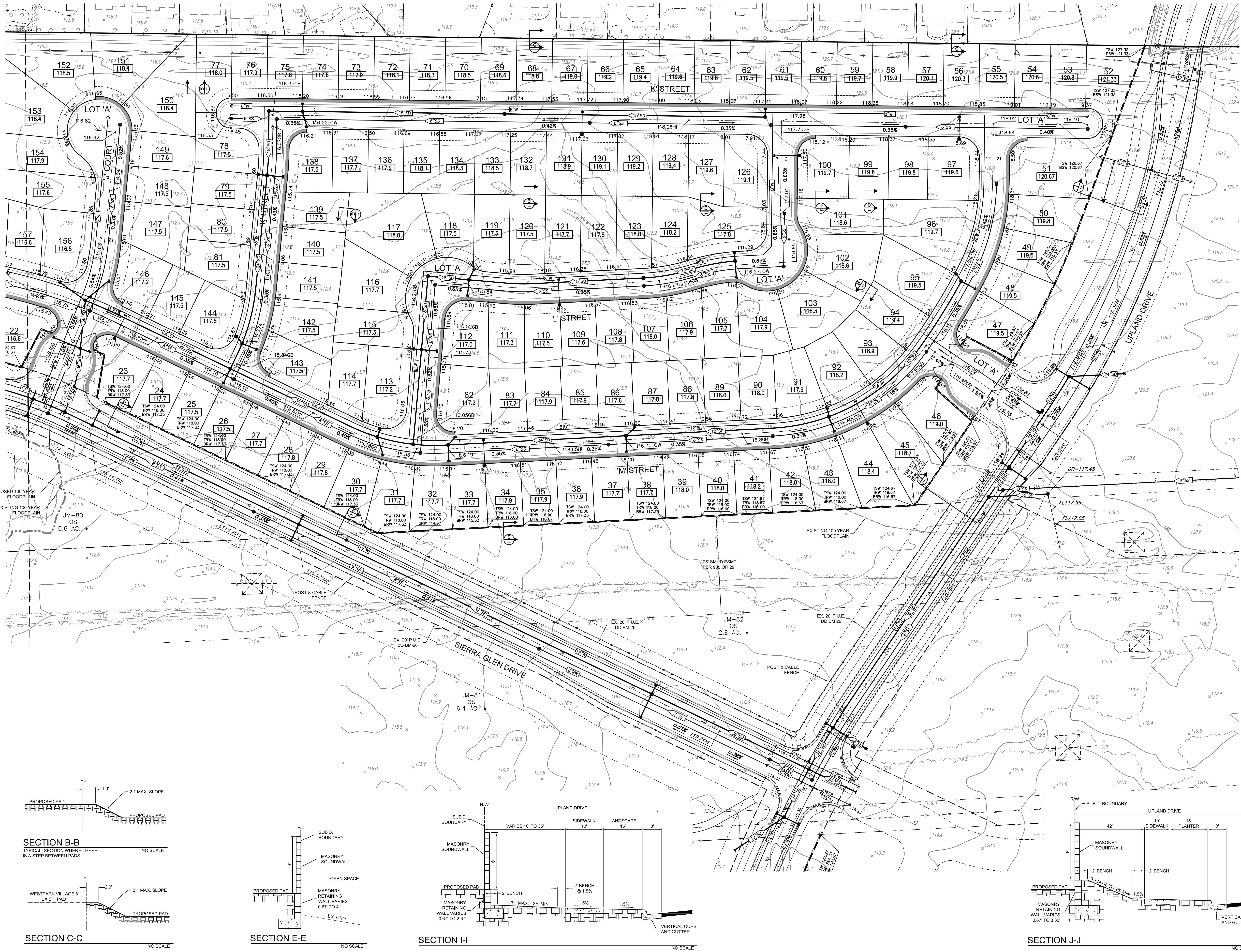
Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 7 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40'
June 2019

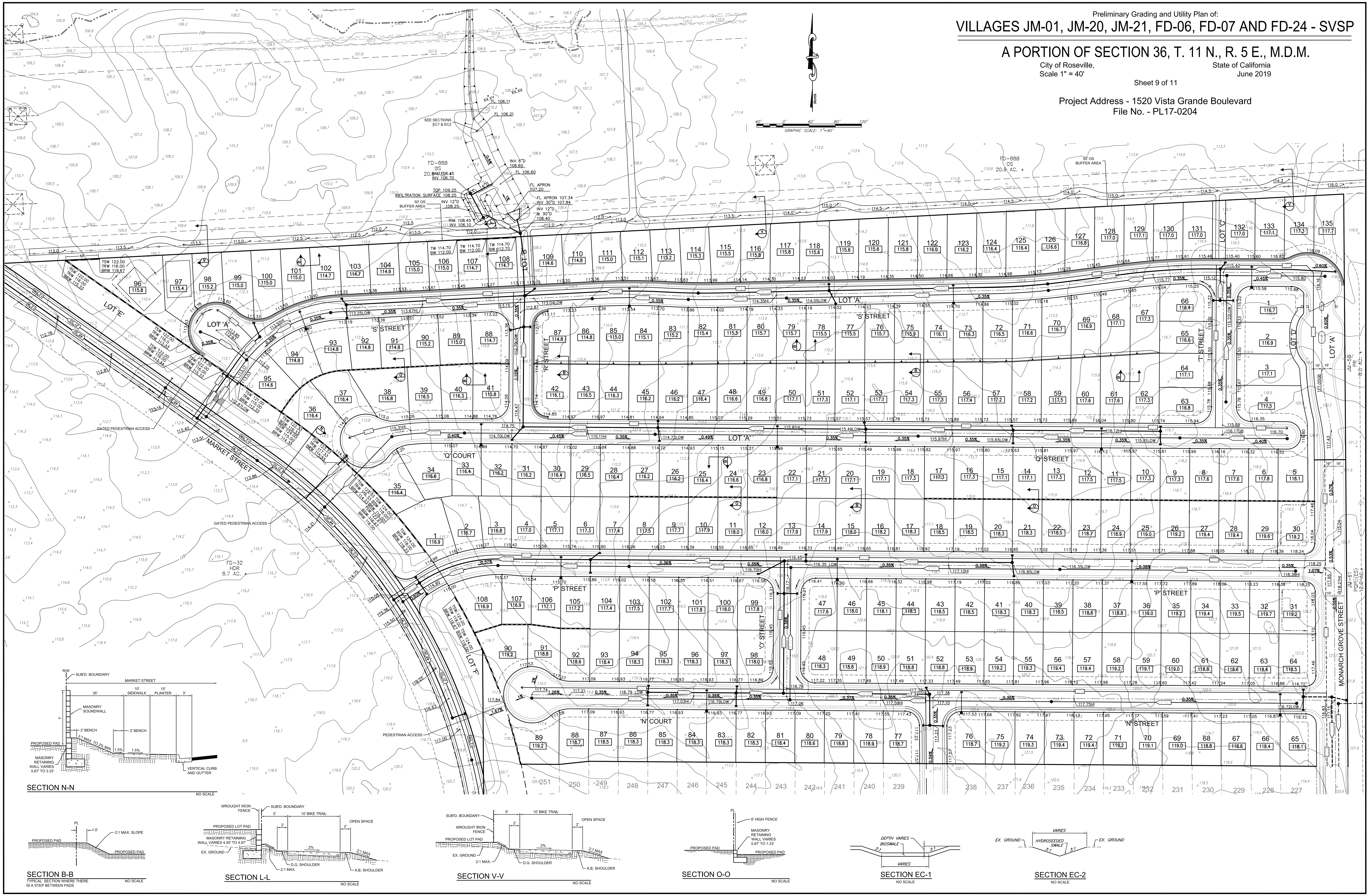
Sheet 8 of 11
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 9 of 11
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



SECTION N-N
NO SCALE

SECTION B-B
TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS
NO SCALE

SECTION L-L
NO SCALE

SECTION V-V
NO SCALE

SECTION O-O
NO SCALE

SECTION EC-1
NO SCALE

SECTION EC-2
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DATE: 06/15/2019 10:00 AM
PROJECT: 1520 VISTA GRANDE BOULEVARD
SHEET: 9 OF 11
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN

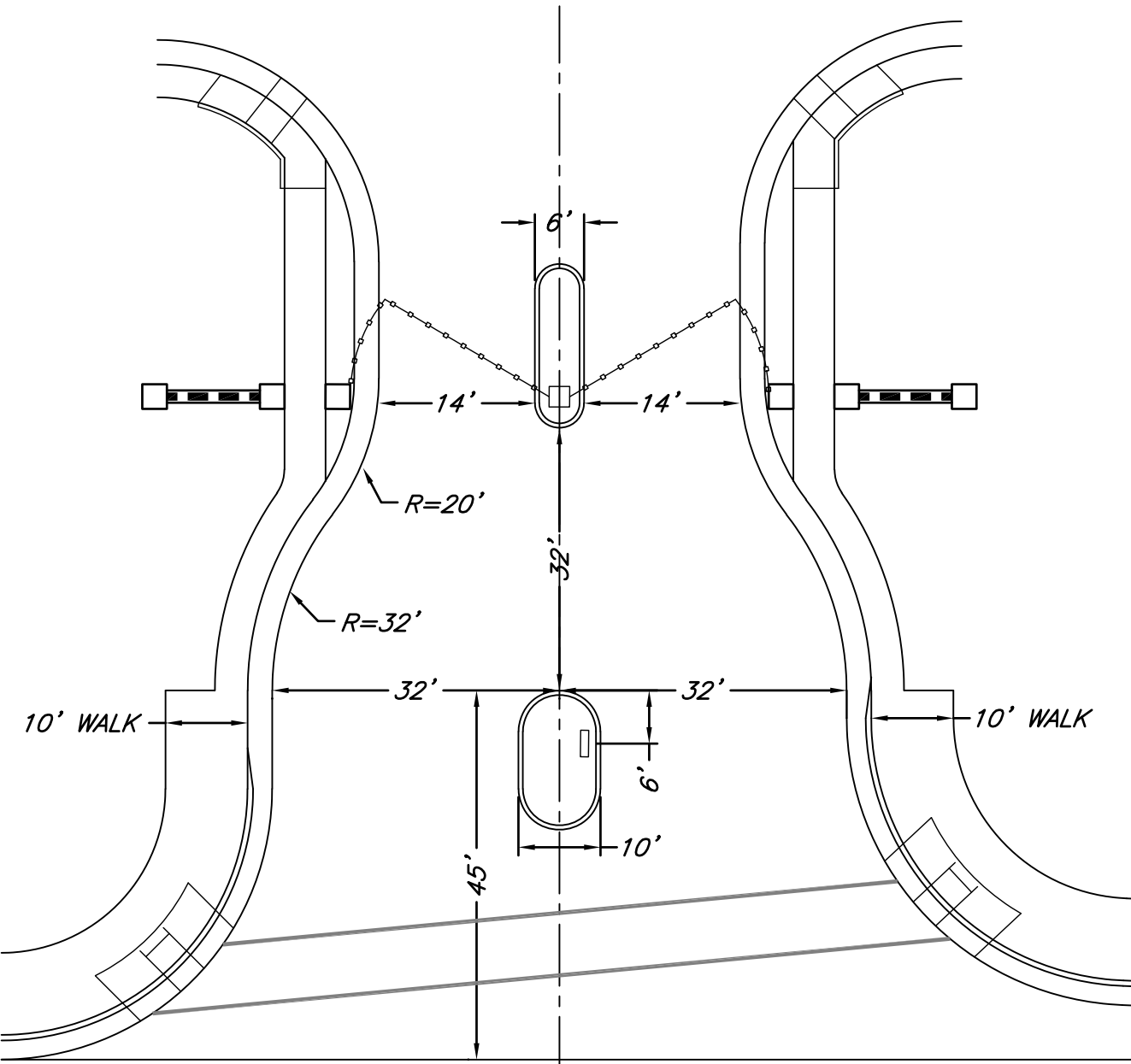
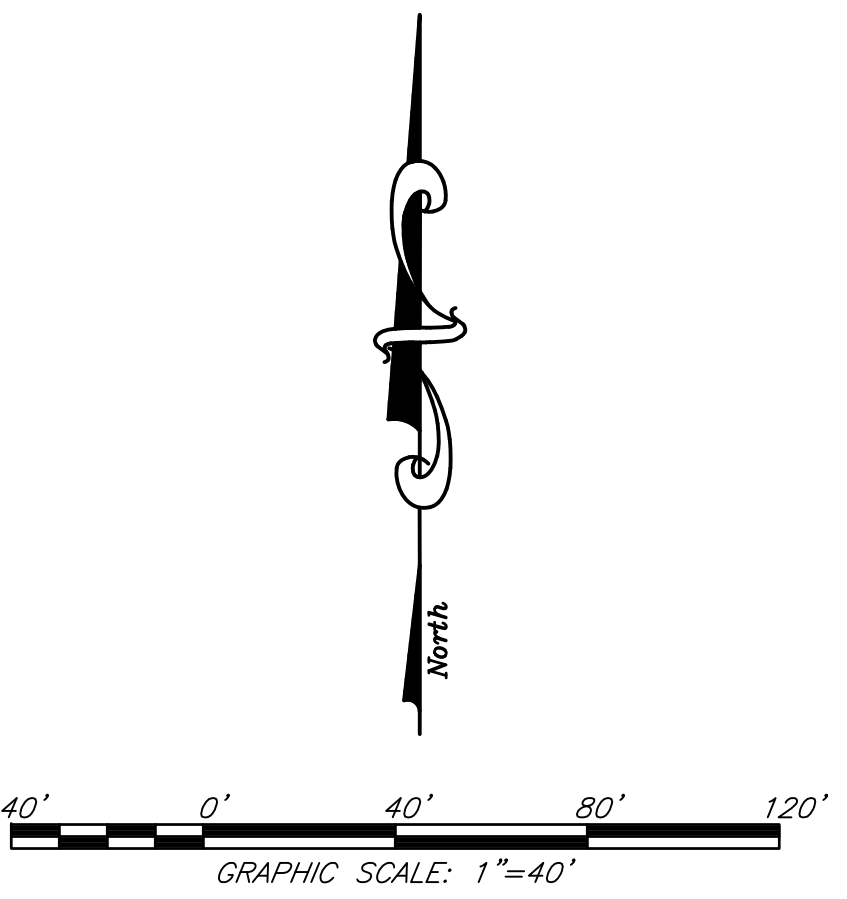
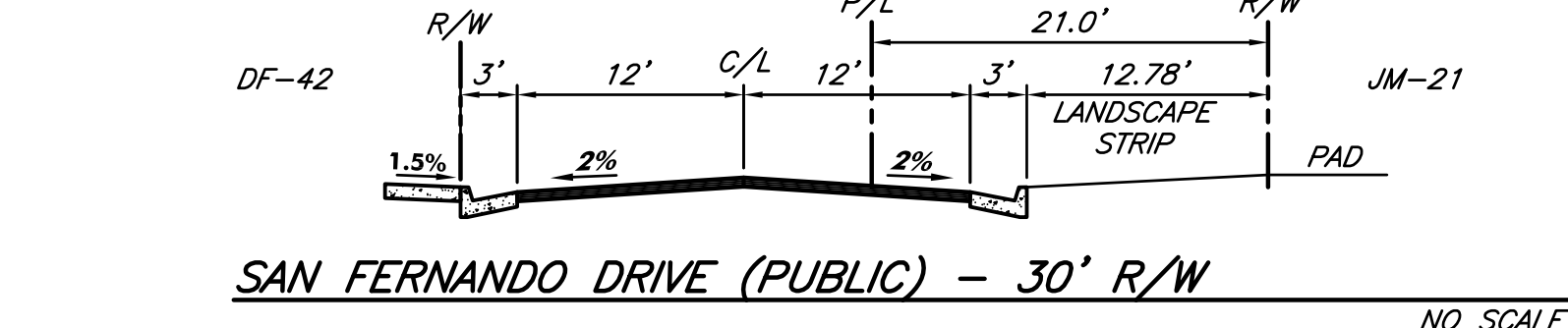
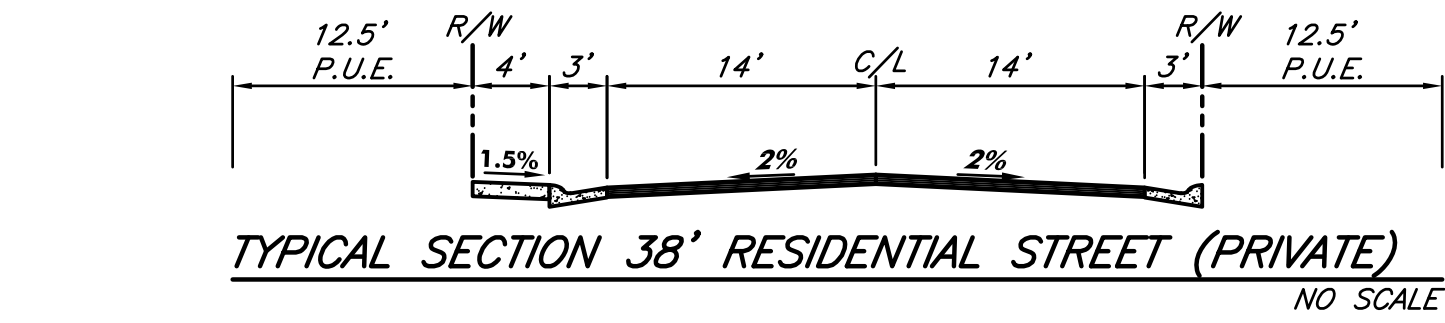
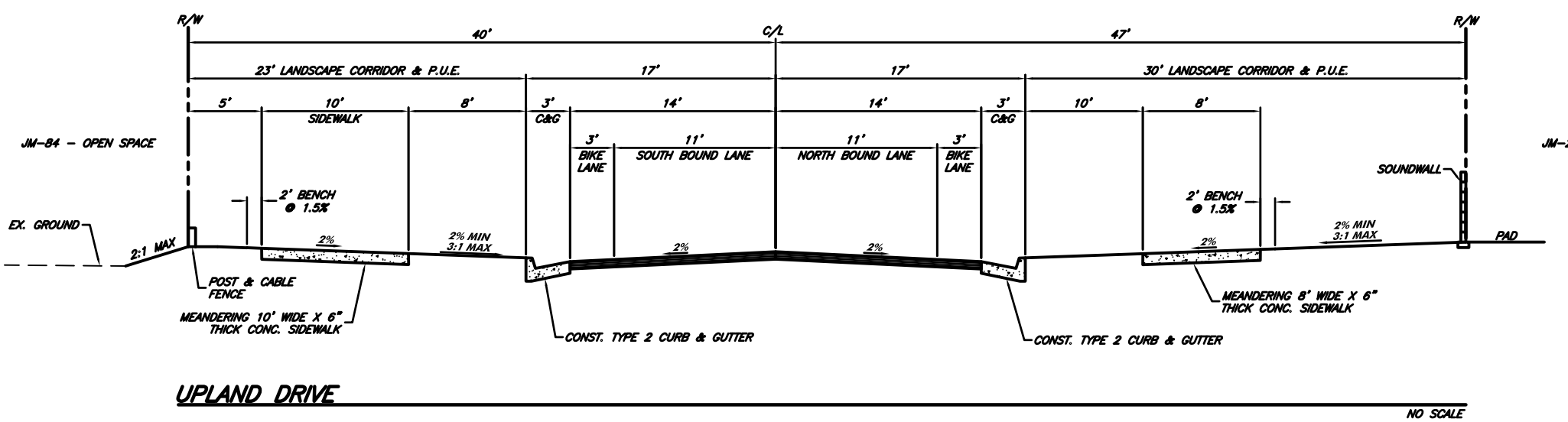
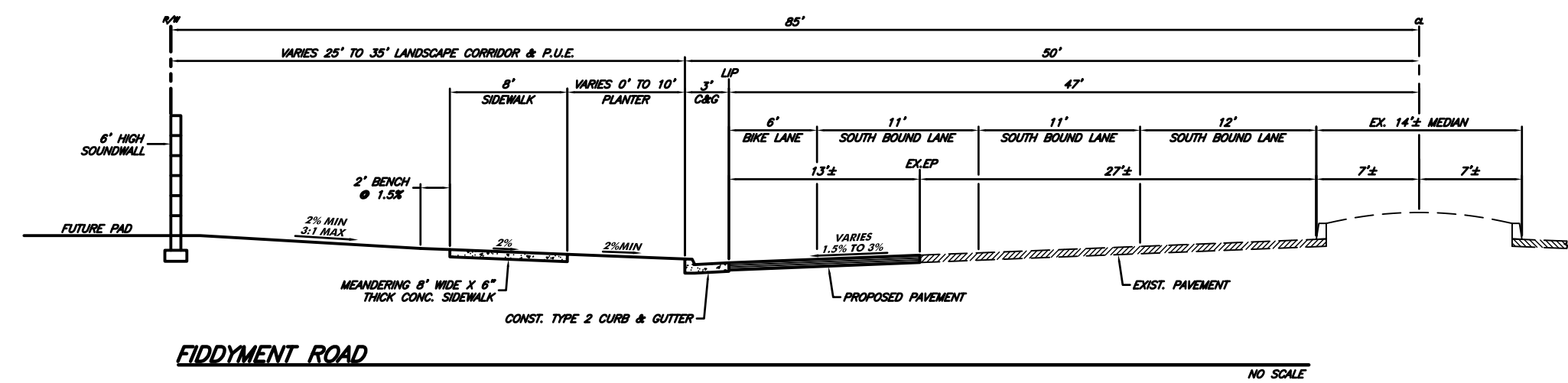
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Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40'

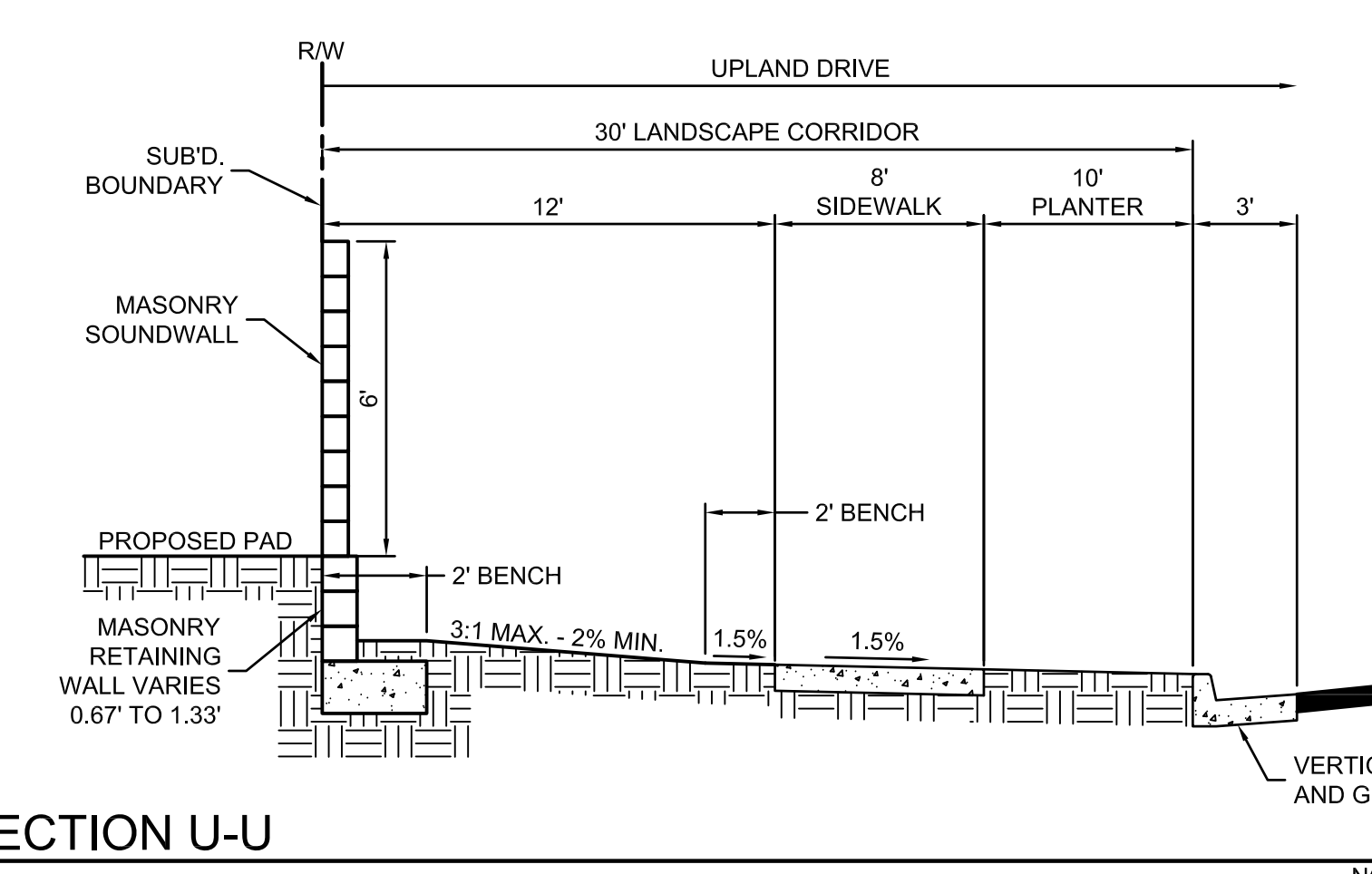
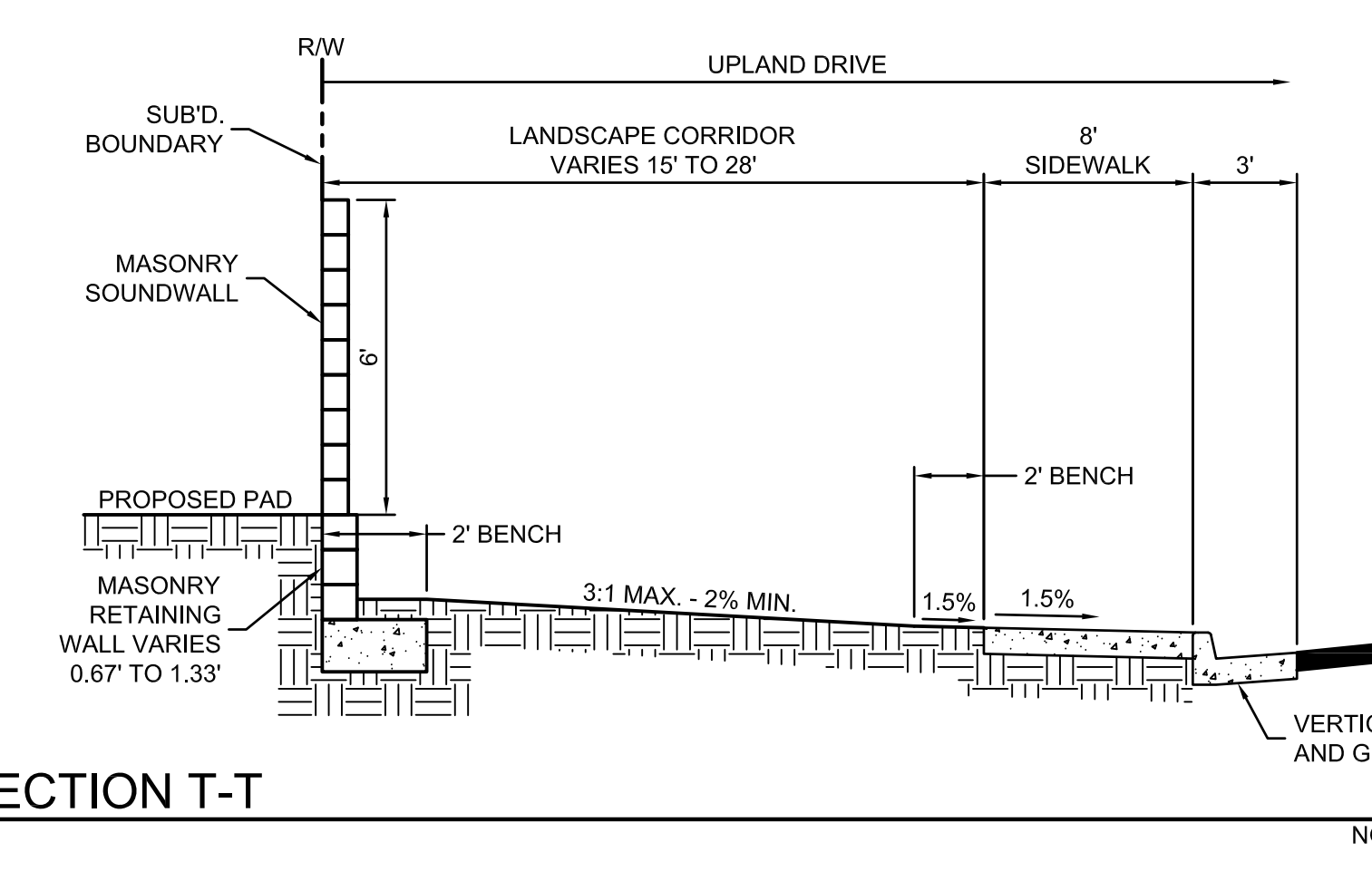
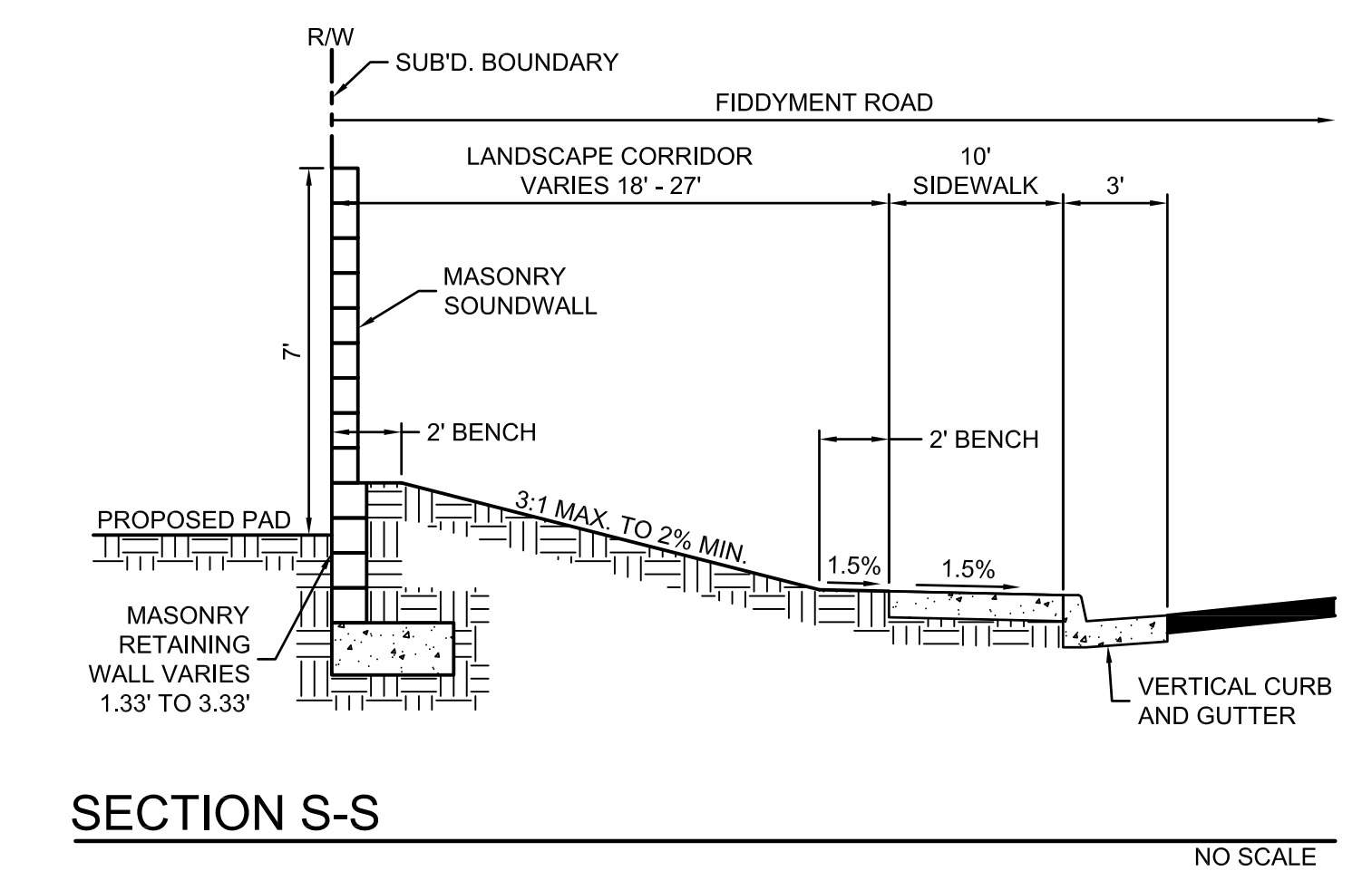
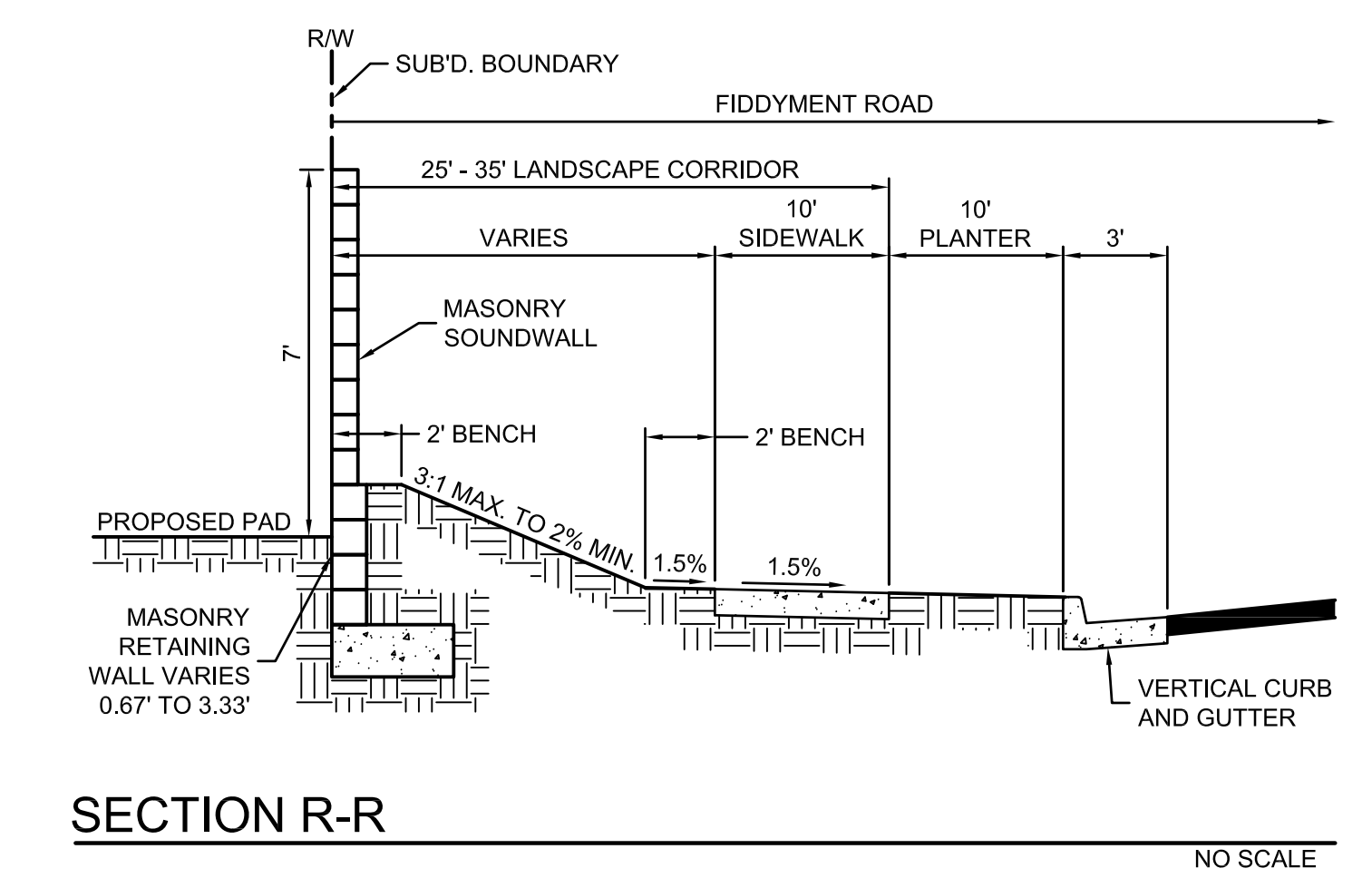
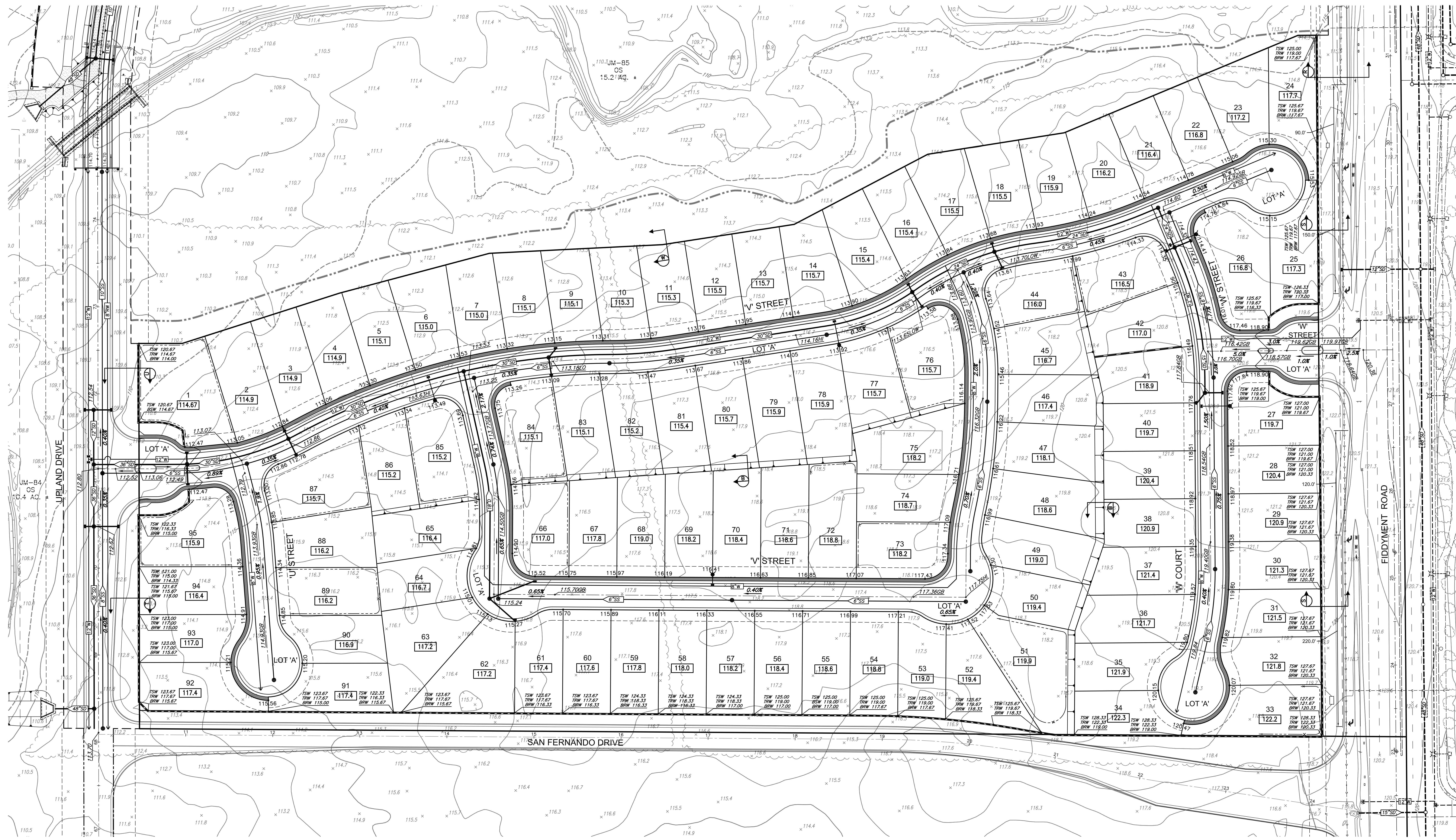
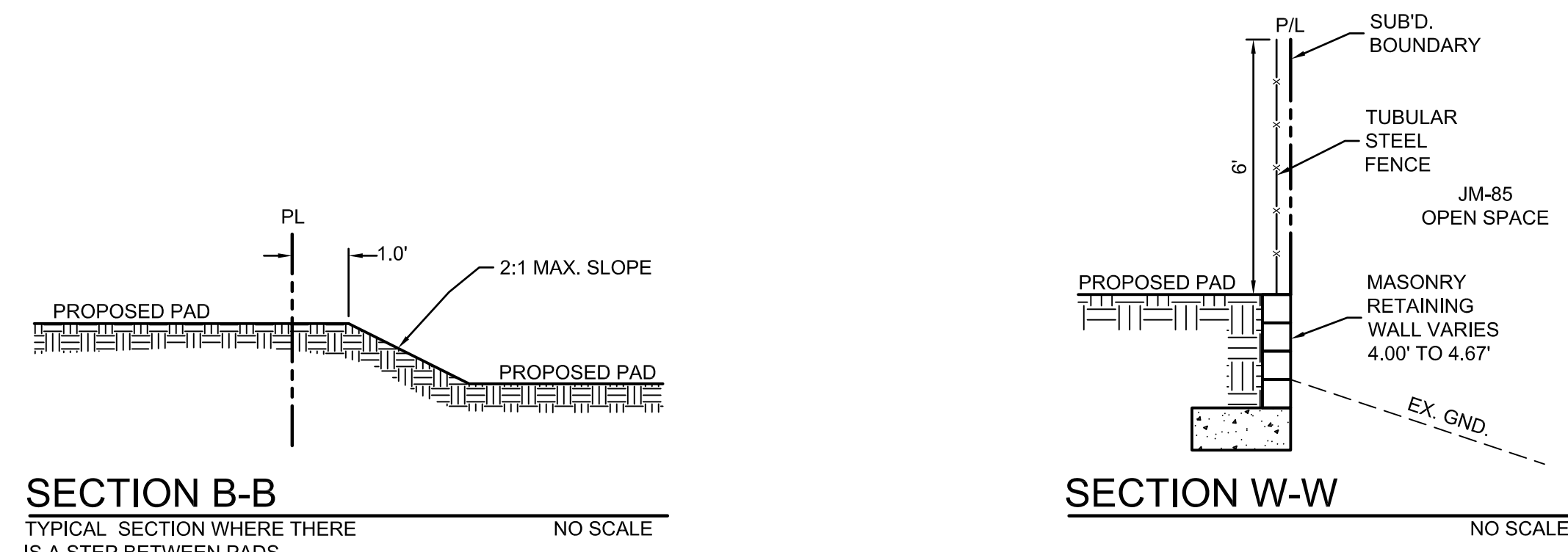
Sheet 10 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



TYPICAL GATED ENTRY
NOT TO SCALE

NOTES: LETTERED LOTS
LOT A PRIVATE ROAD TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION AND AS A P.U.E. FOR ALL UTILITIES EXCEPT STORM DRAIN TO THE CITY OF ROSEVILLE.



Tentative Large Lot Subdivision Map of:
A PORTION OF VILLAGE JM-20 AND FD-24 - SVSP

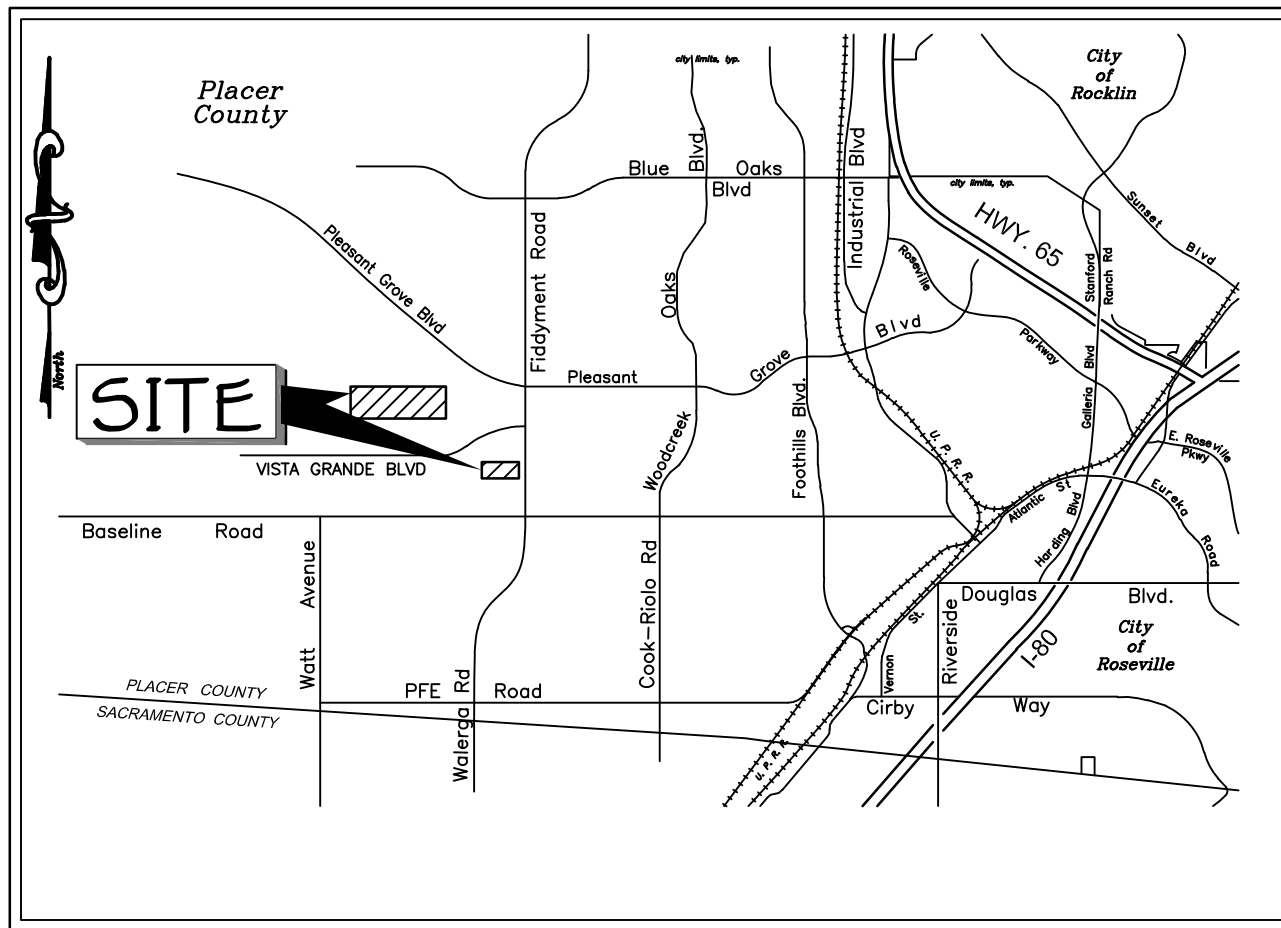
LOTS 11 AND 12 PER 'DD' BM 26 AND LOT 43 PER 'EE' BM 6,
LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 100'

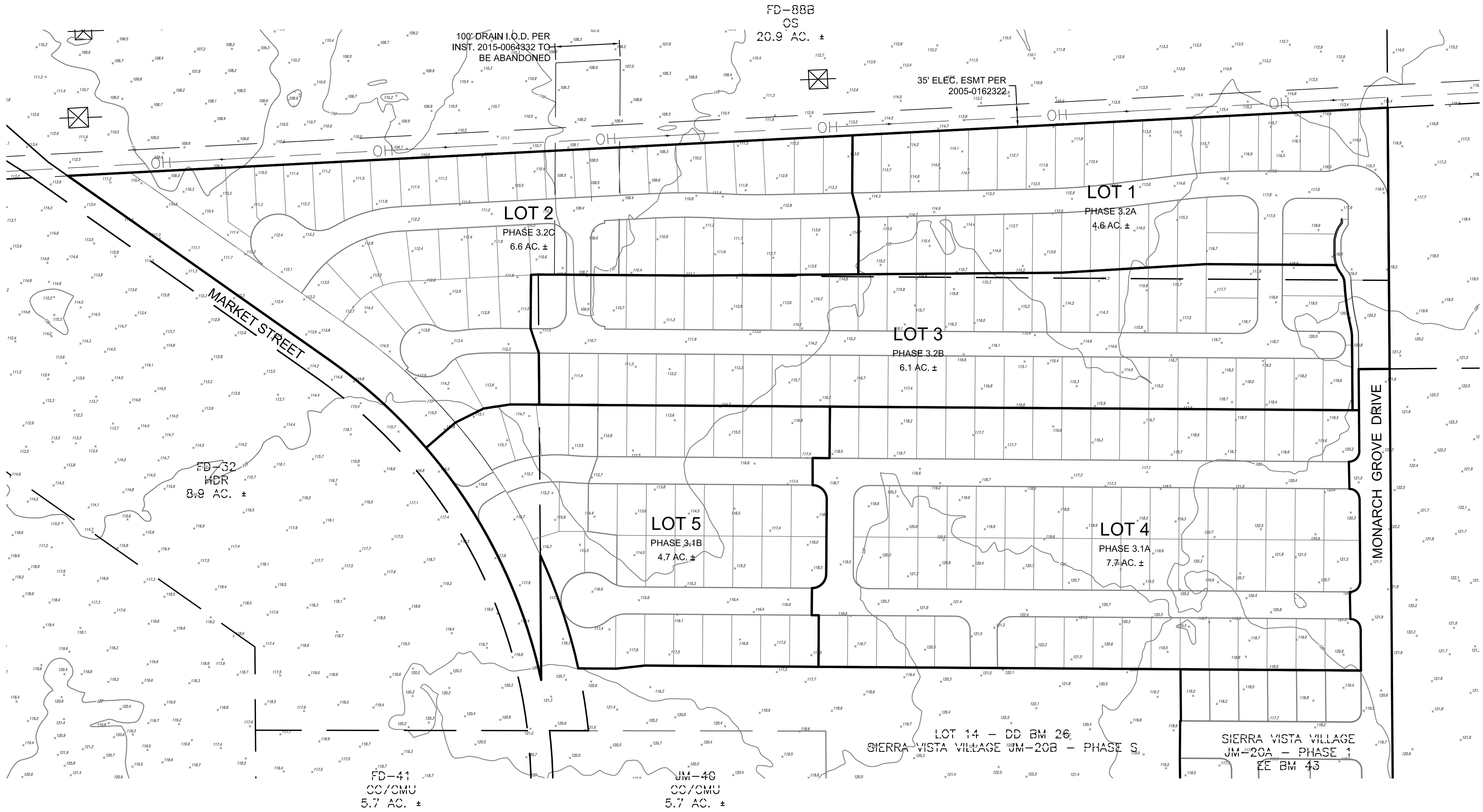
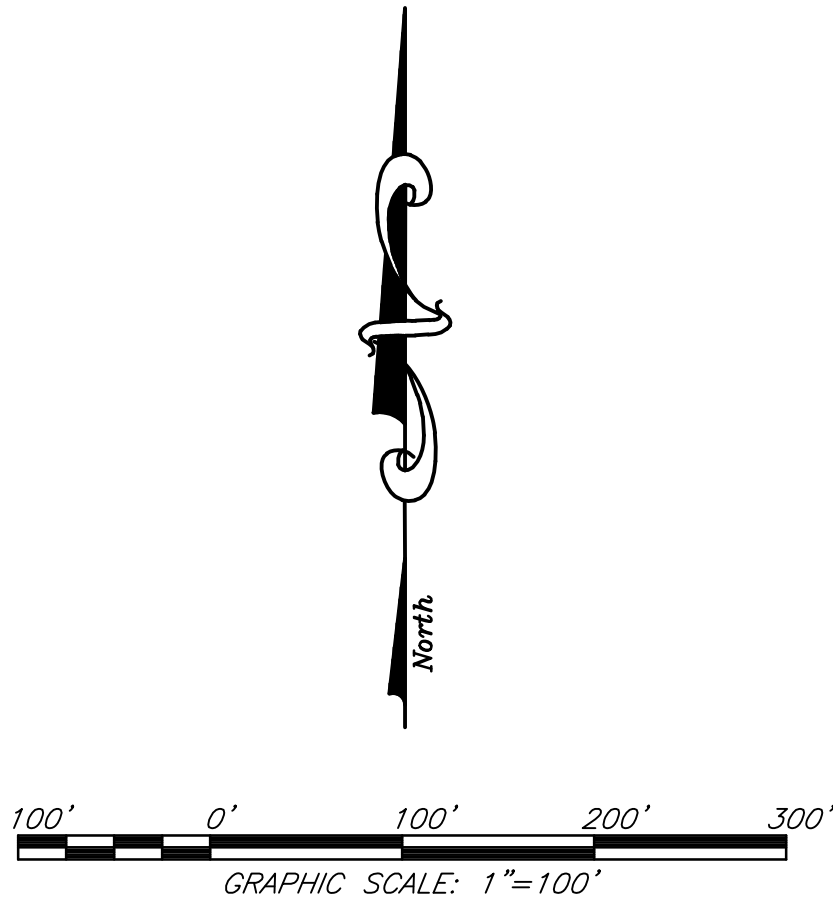
State of California
AUGUST 2019

Sheet 1 of 1

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



VICINITY MAP



JM-50
PARK
9.0 AC. ±

JM-61
SCHOOL
12.0 AC. ±

- OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842
- DEVELOPER:
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH. (916) 969-2842
- ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336
- ASSESSOR'S PARCEL NUMBER:
498-010-054, 055 & 498-020-038
- ACREAGE:
29.7 ACRES
- PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:
VACANT LAND
- SEWER:
CITY OF ROSEVILLE
- WATER SUPPLY:
CITY OF ROSEVILLE
- DRAINAGE:
CITY OF ROSEVILLE
- FIRE PROTECTION:
CITY OF ROSEVILLE
- SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT
- PARK DISTRICT:
ROSEVILLE PARKS DISTRICT

JMC HOMES

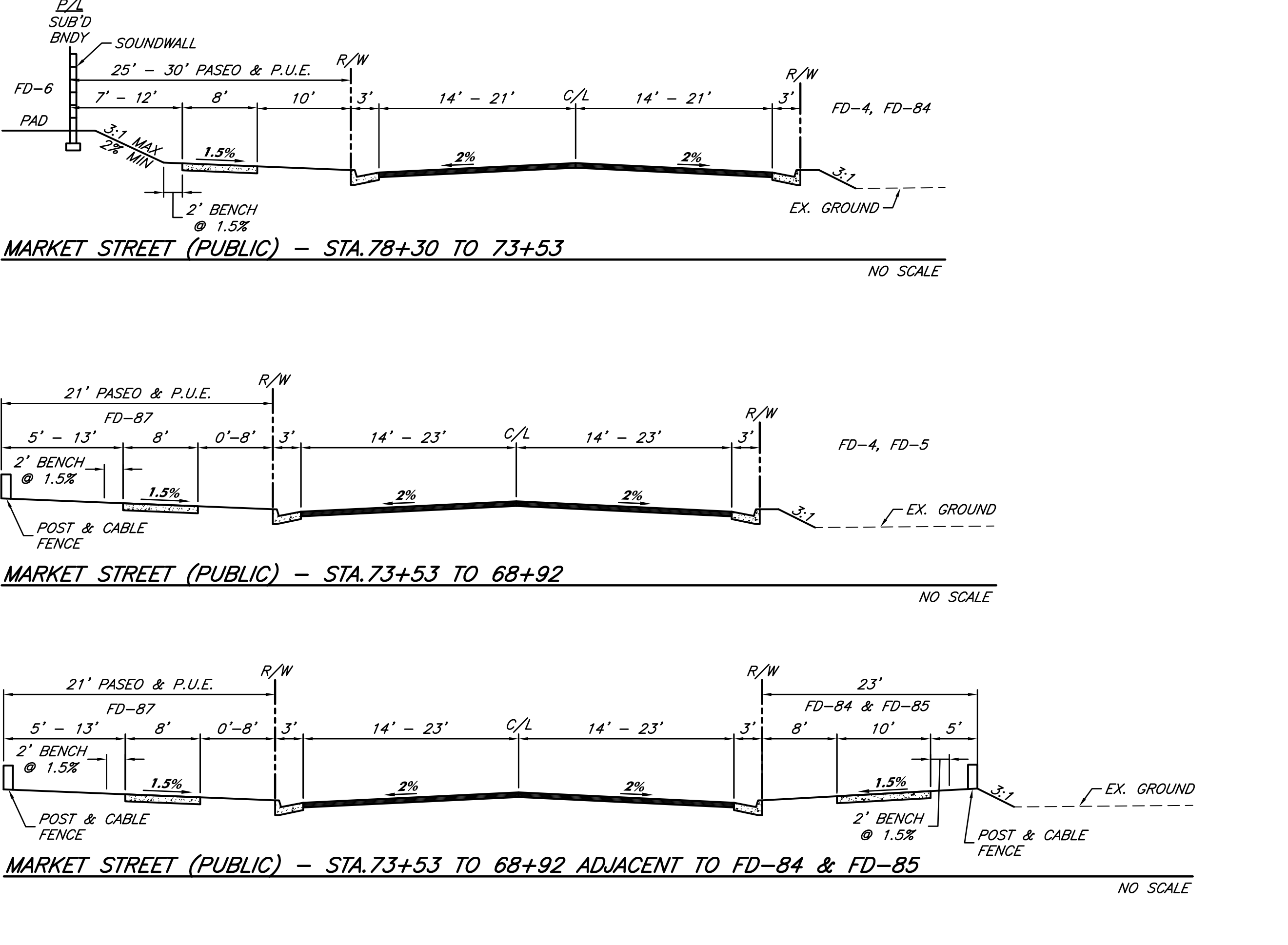
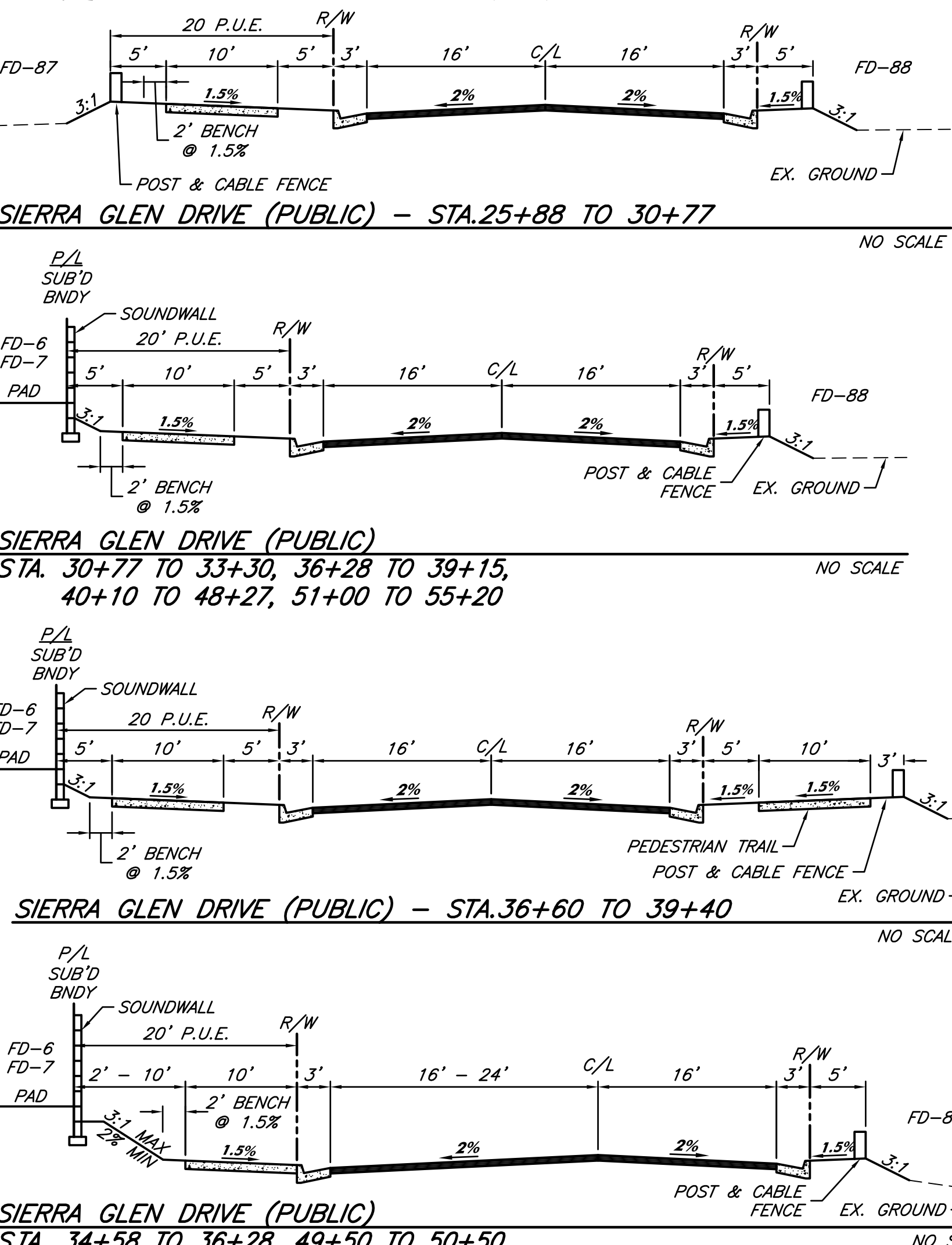
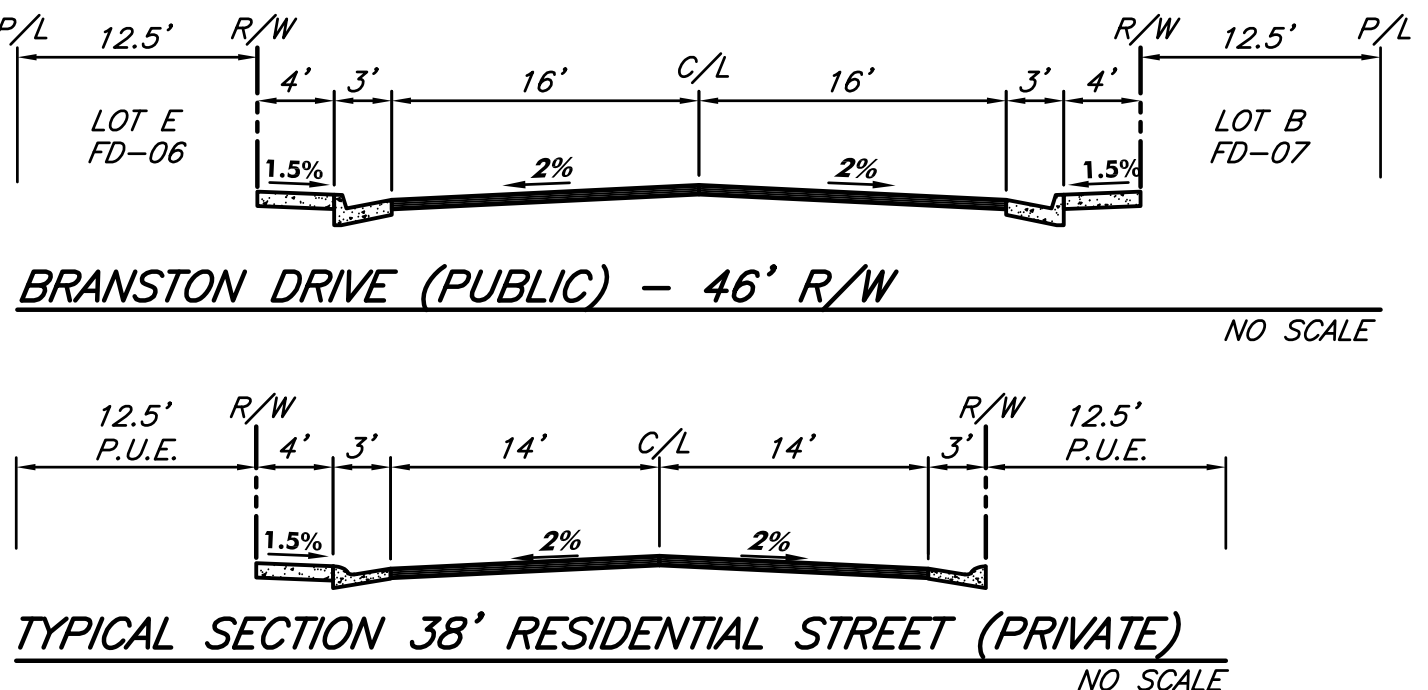
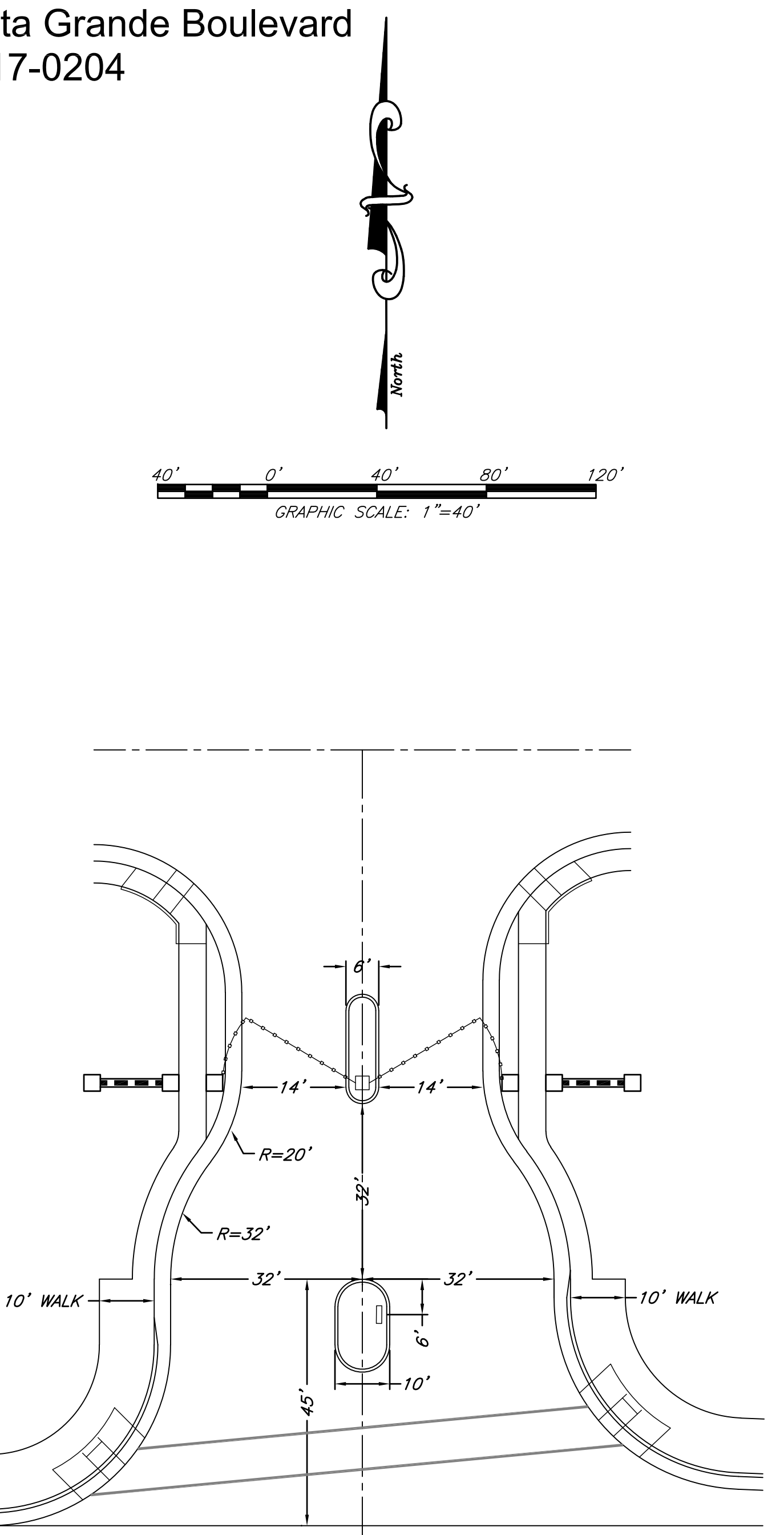
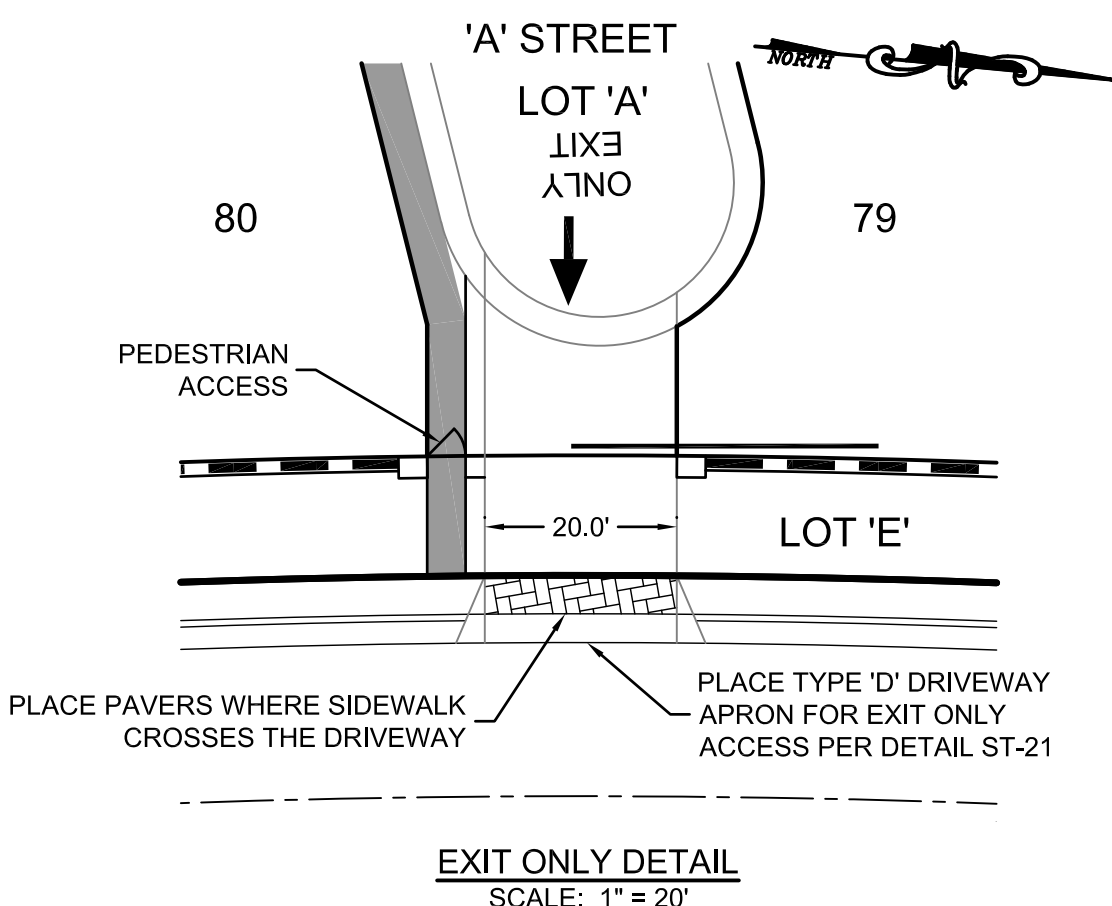
JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 2 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

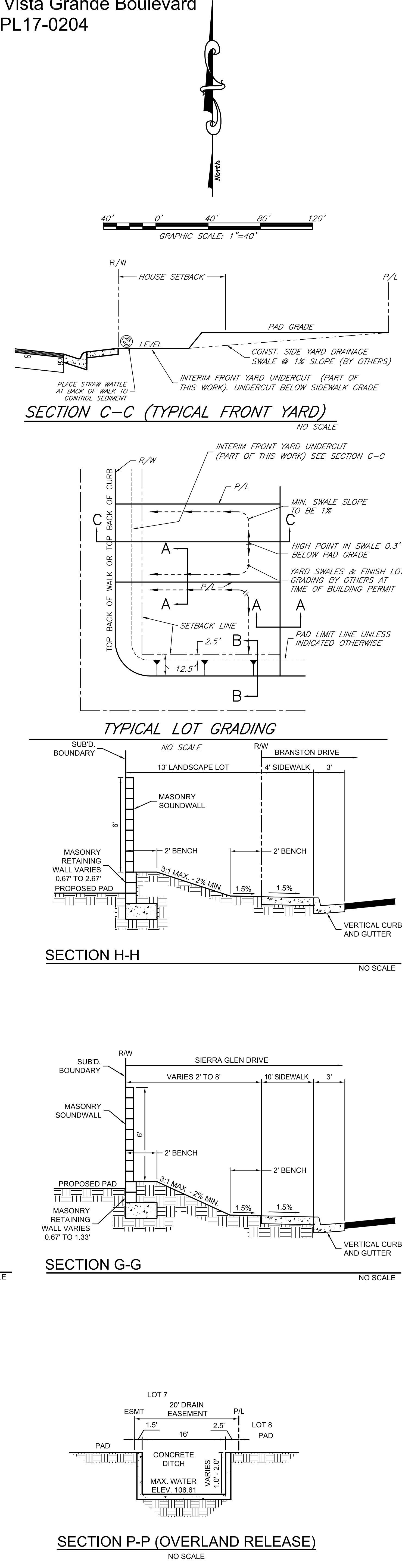
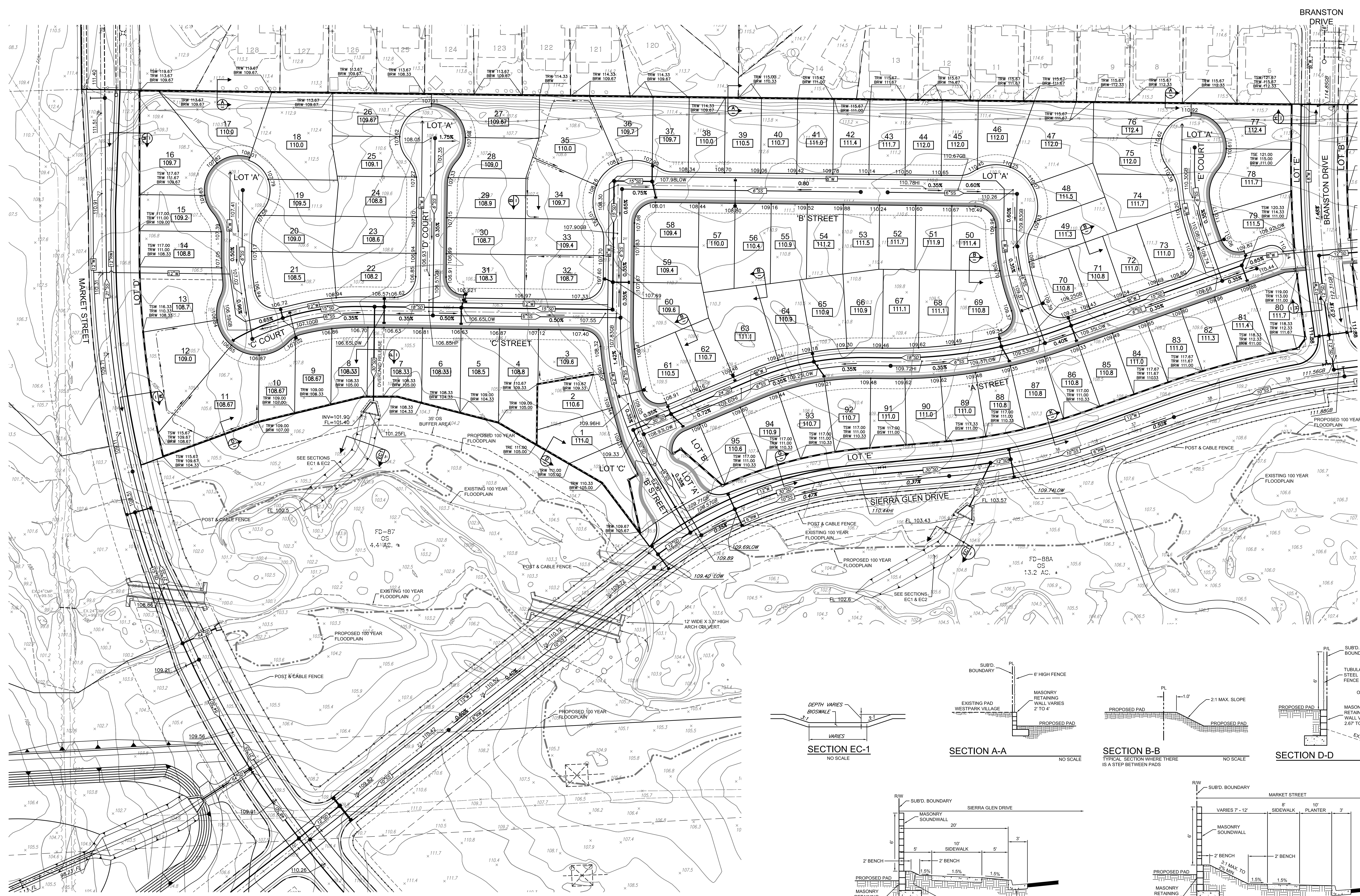


NOTES: LETTERED LOTS
LOT A PRIVATE ROAD TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION AND AS A P.U.E. FOR ALL UTILITIES EXCEPT STORM DRAIN TO THE CITY OF ROSEVILLE.
LOT B PRIVATE LANDSCAPE AREA TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION.
LOT C PRIVATE LANDSCAPE AREA TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION.
LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE.
LOT E PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE.

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

Sheet 3 of 11



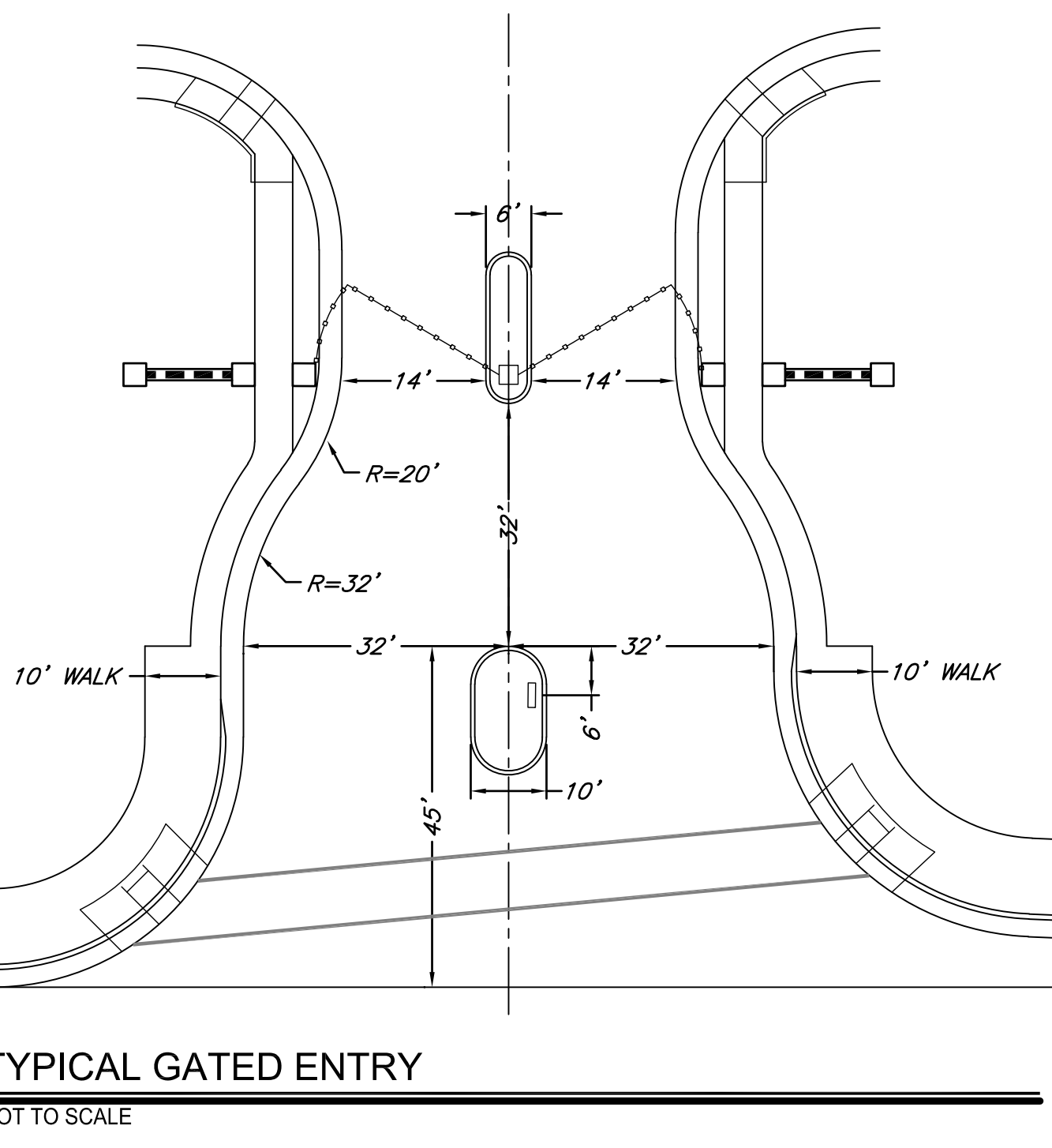
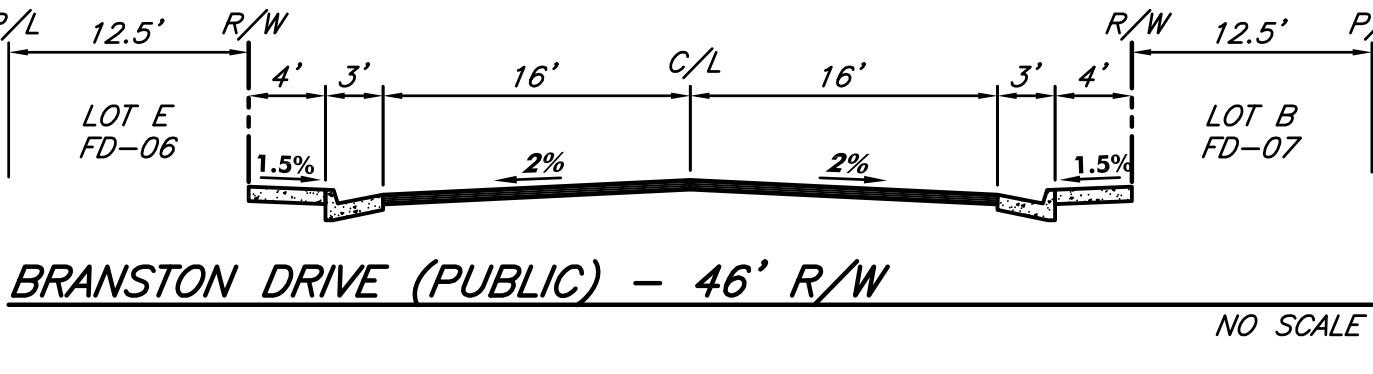
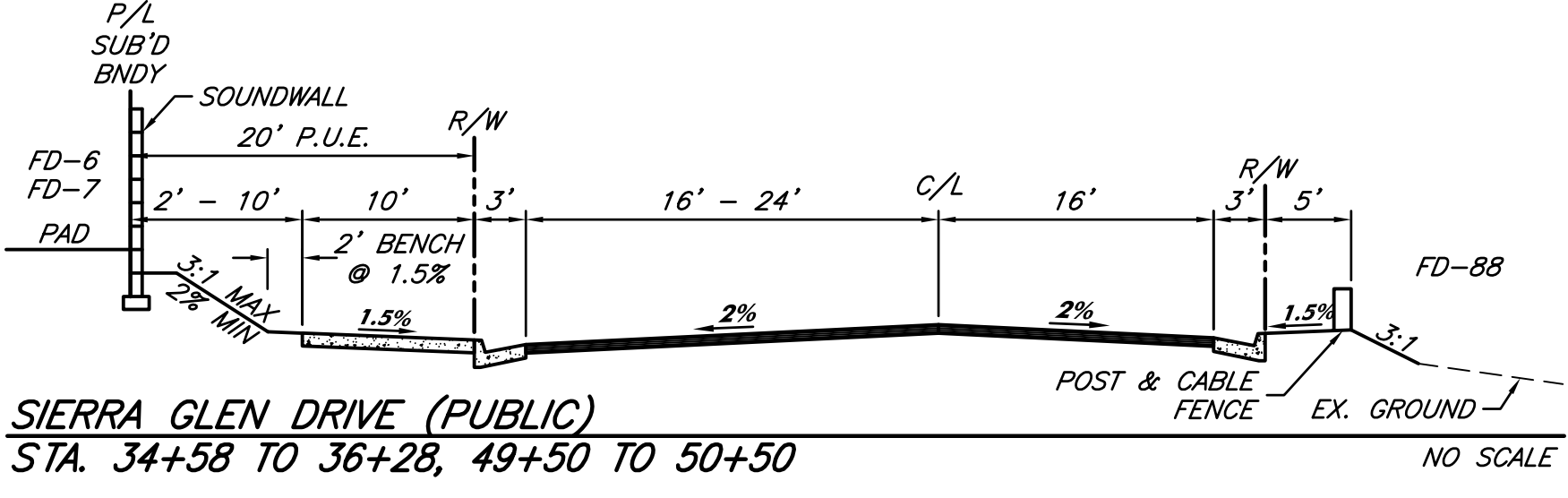
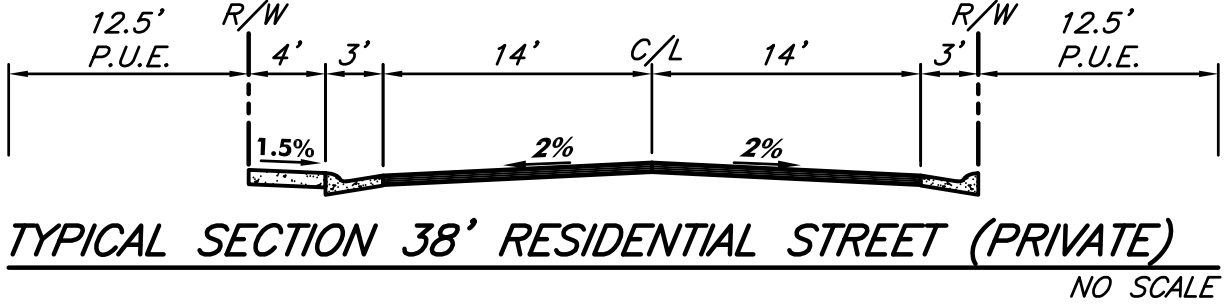
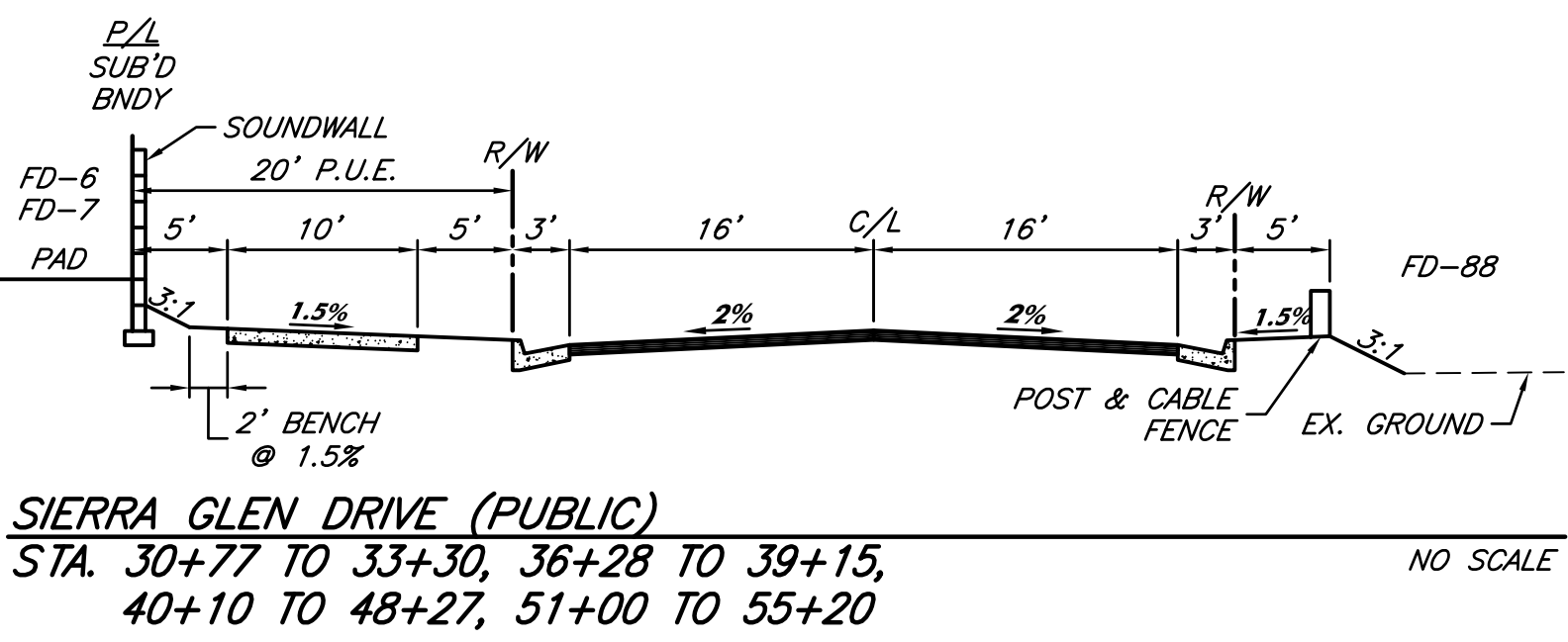
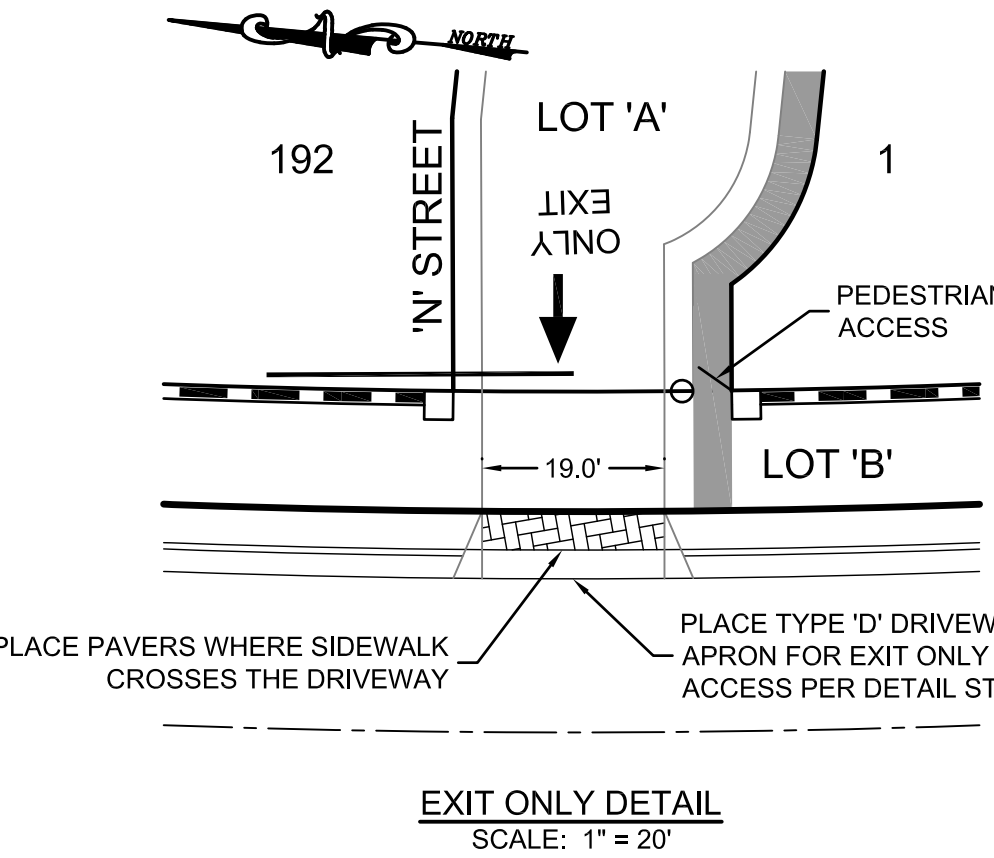
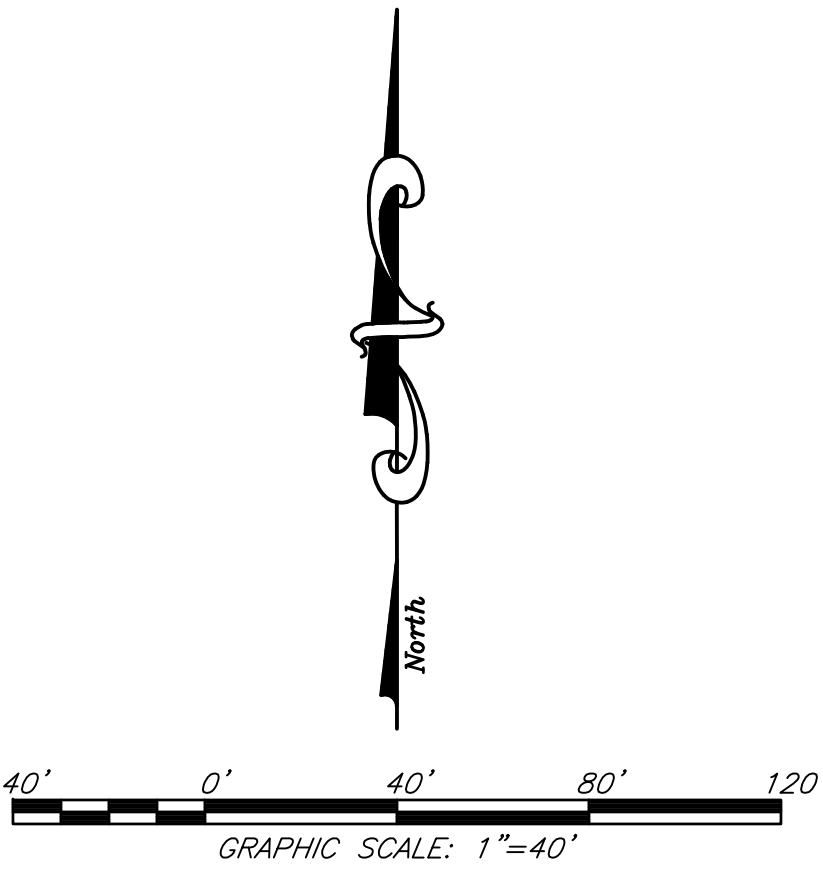
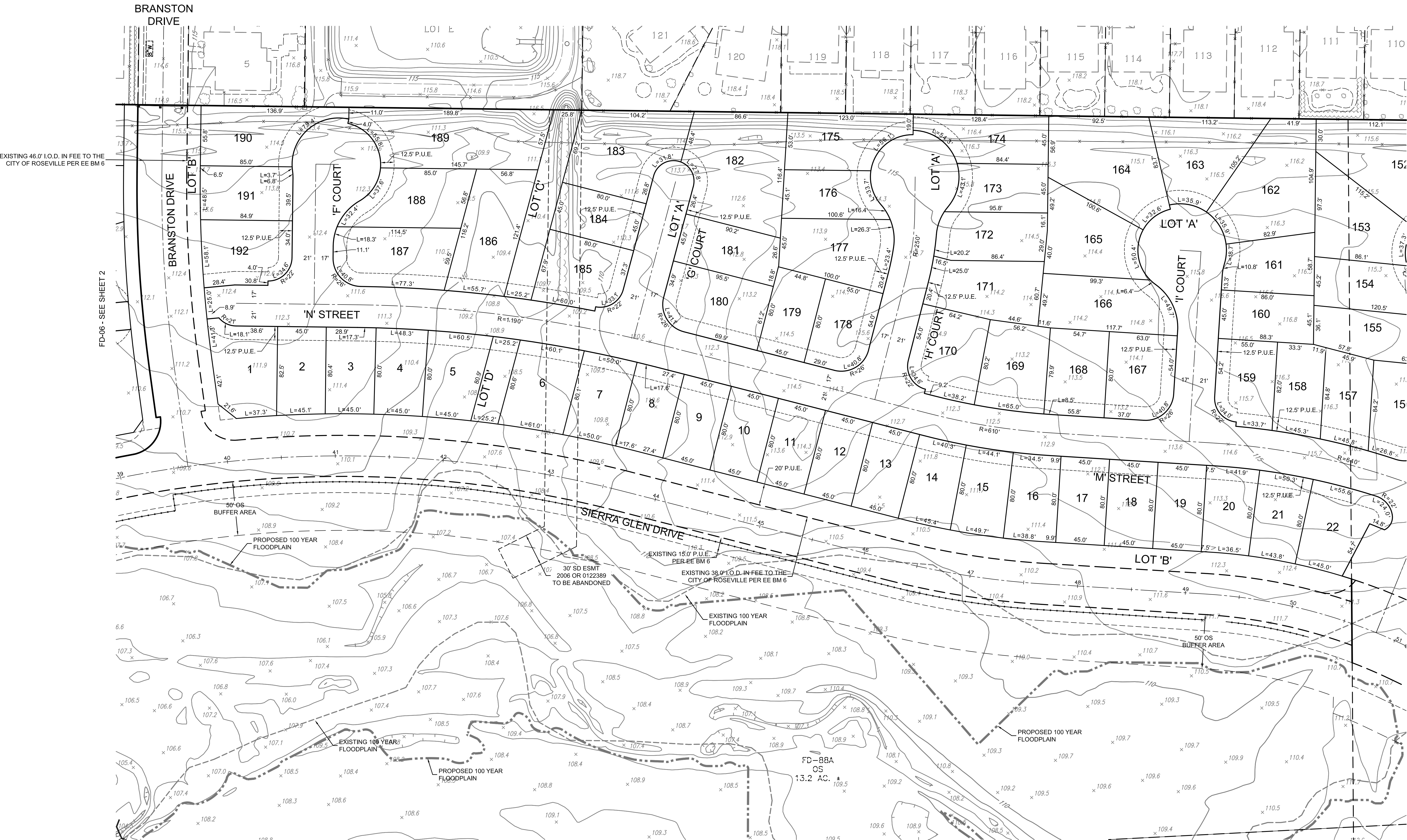
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PROJECT: 1520 Vista Grande Boulevard
SHEET: 3 OF 11
SCALE: 1" = 40'

Tentative Subdivision Map of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

Sheet 4 of 11

Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204

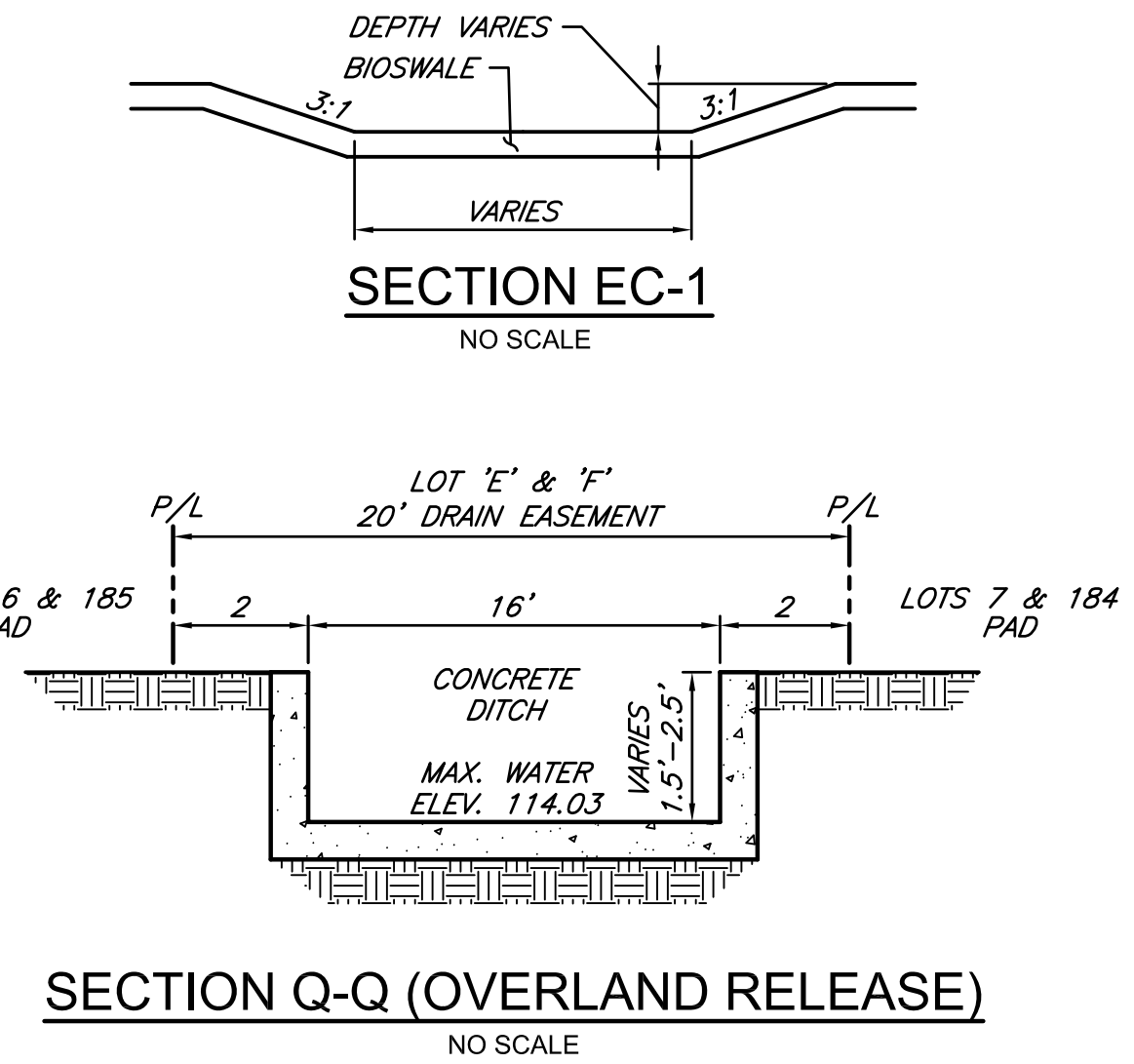
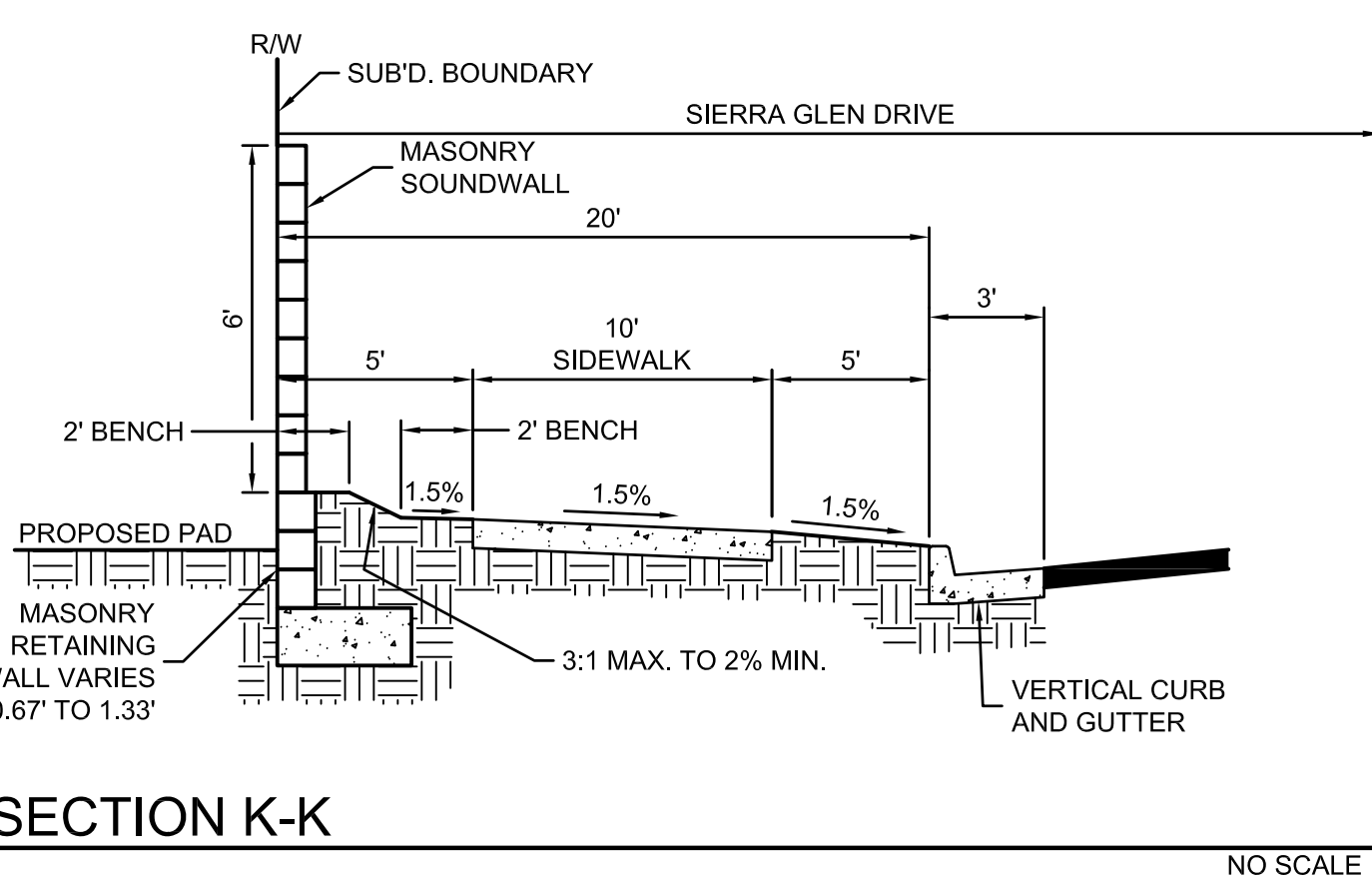
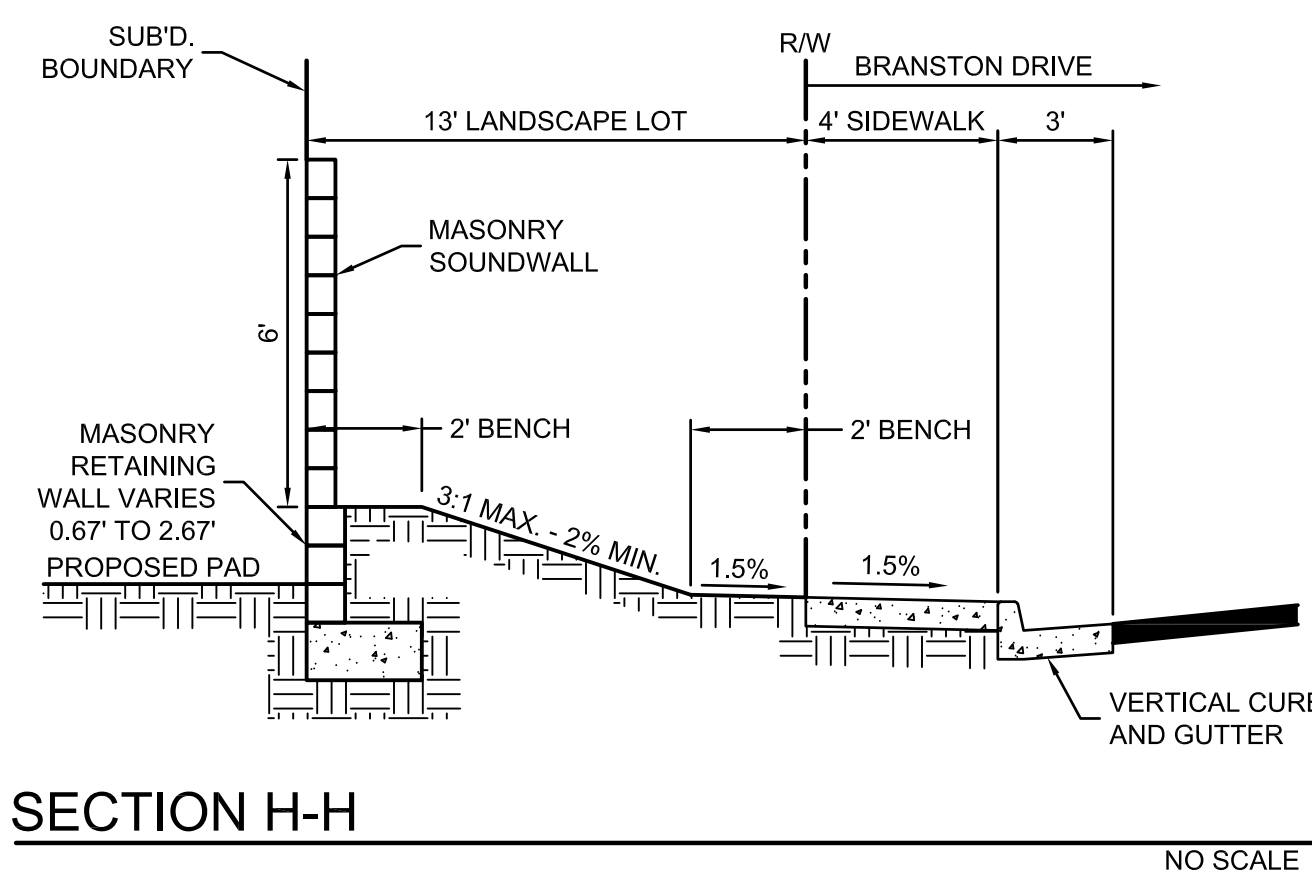
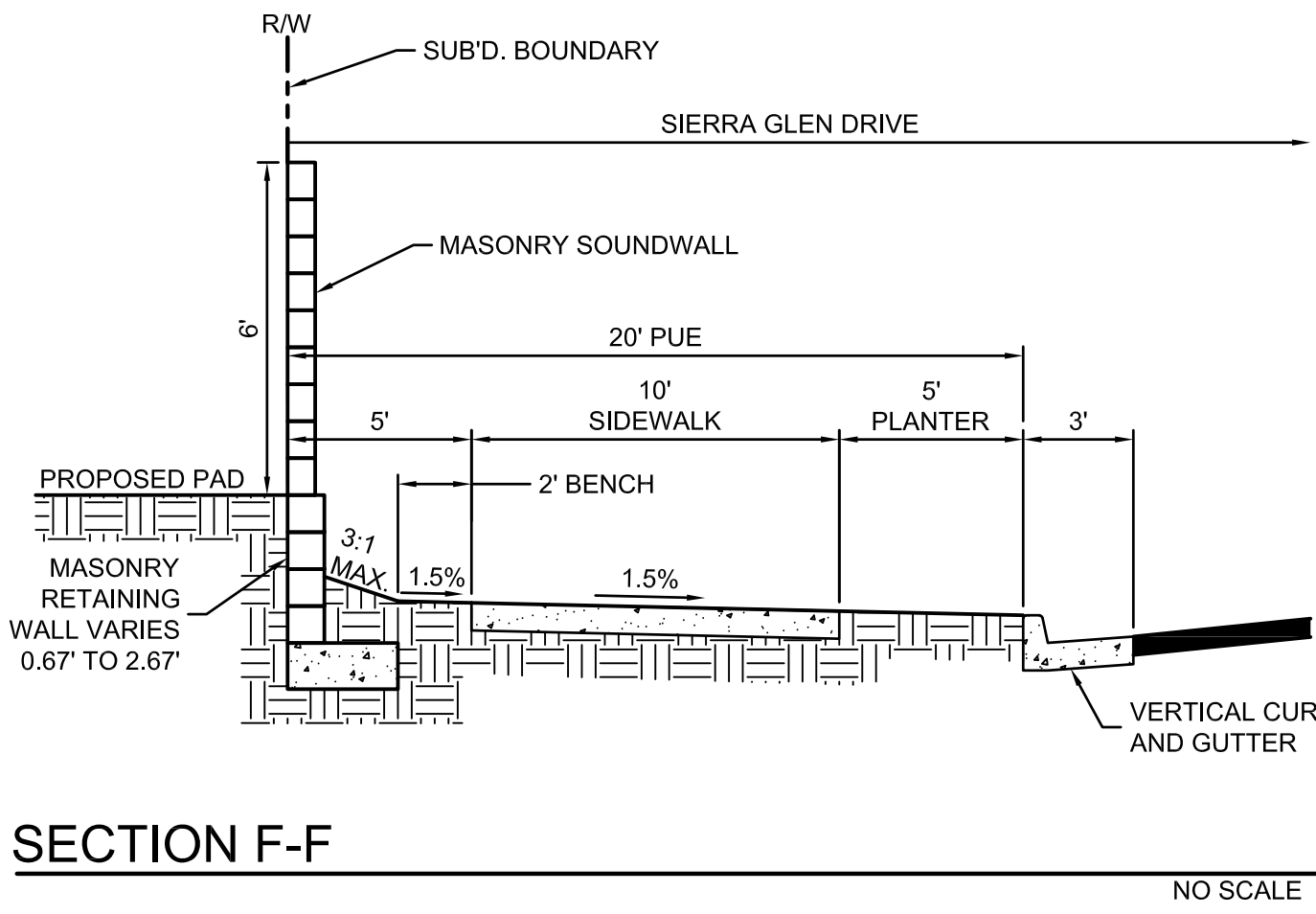
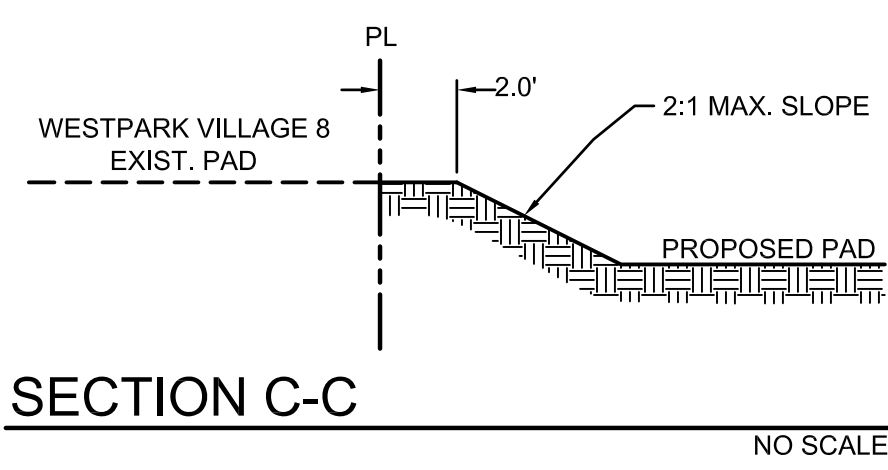
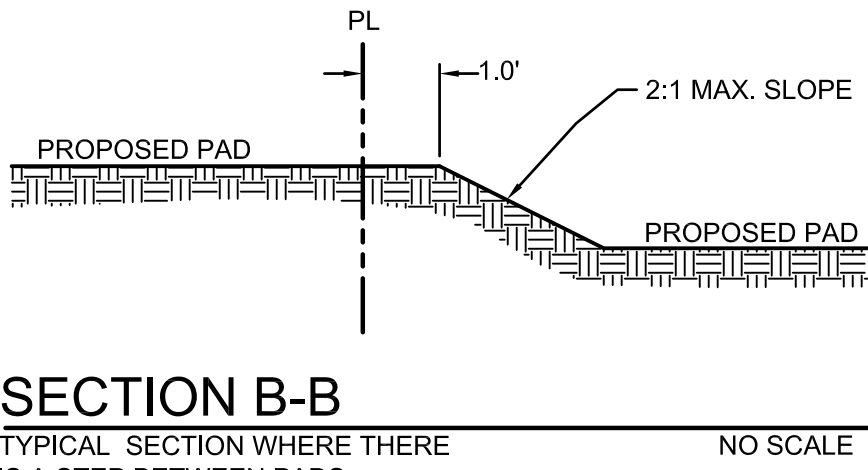
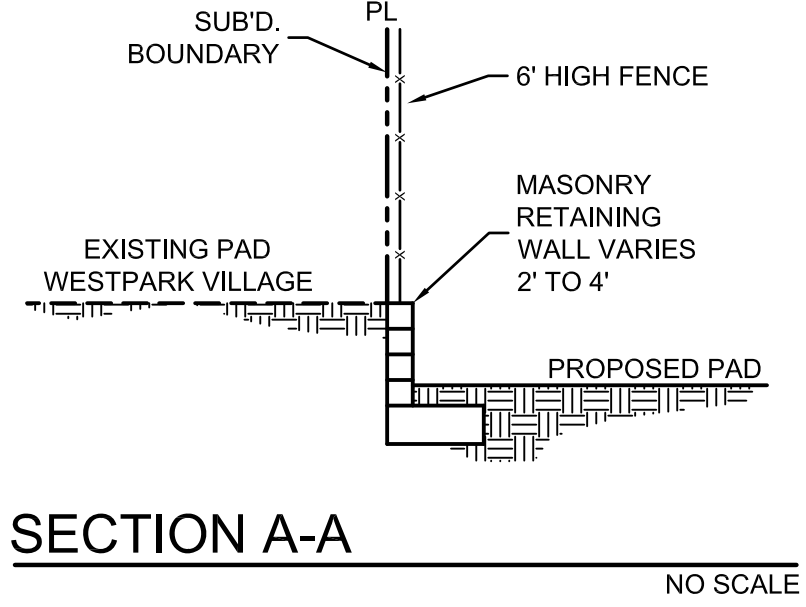
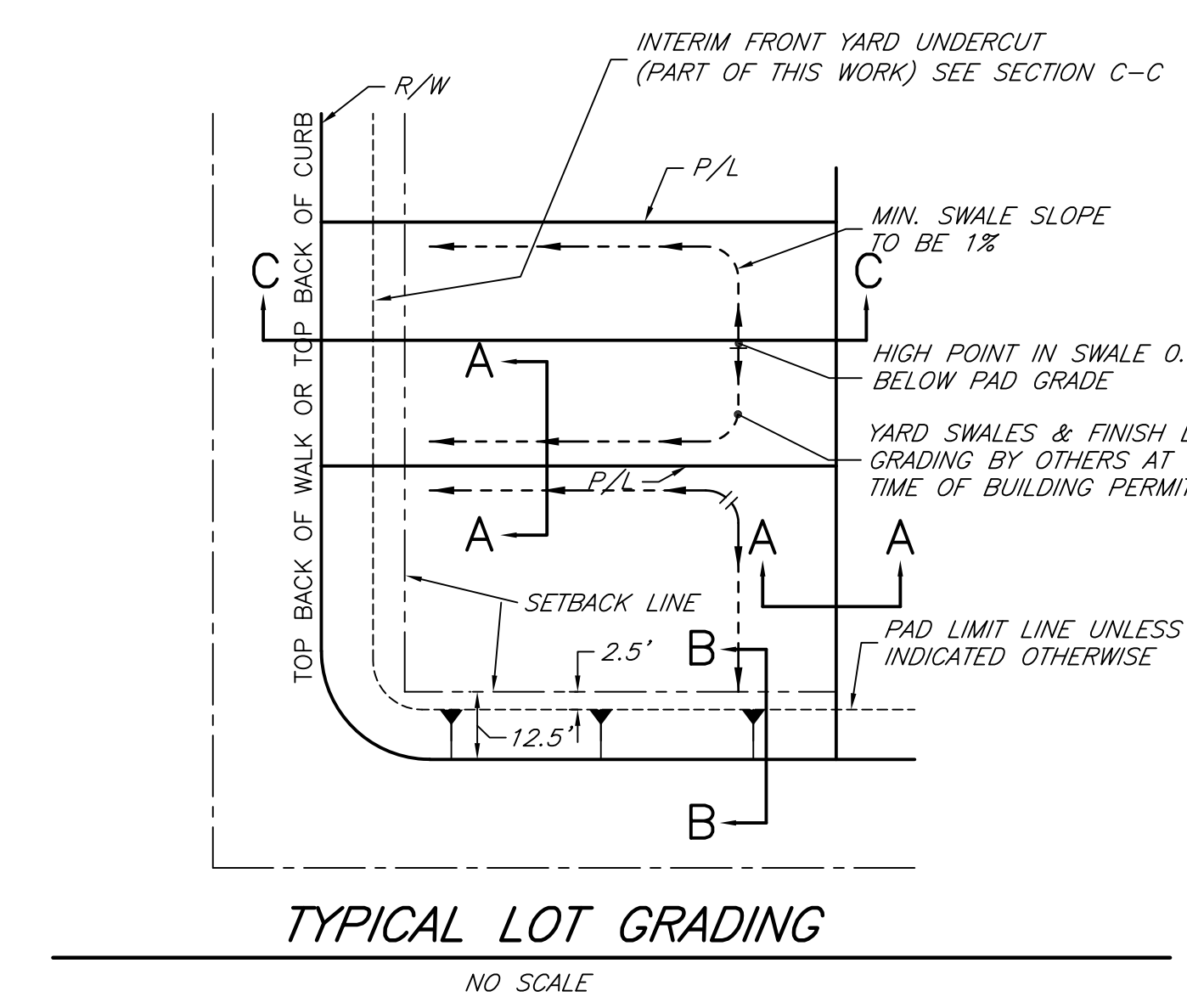
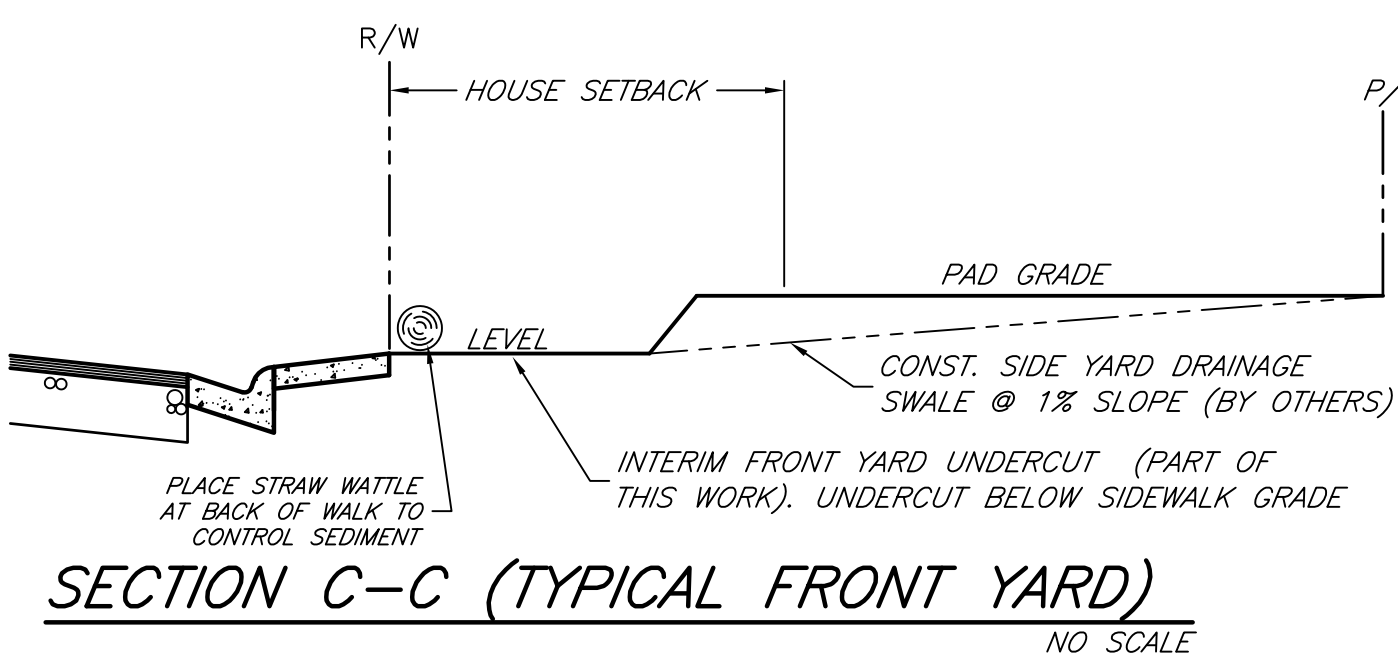
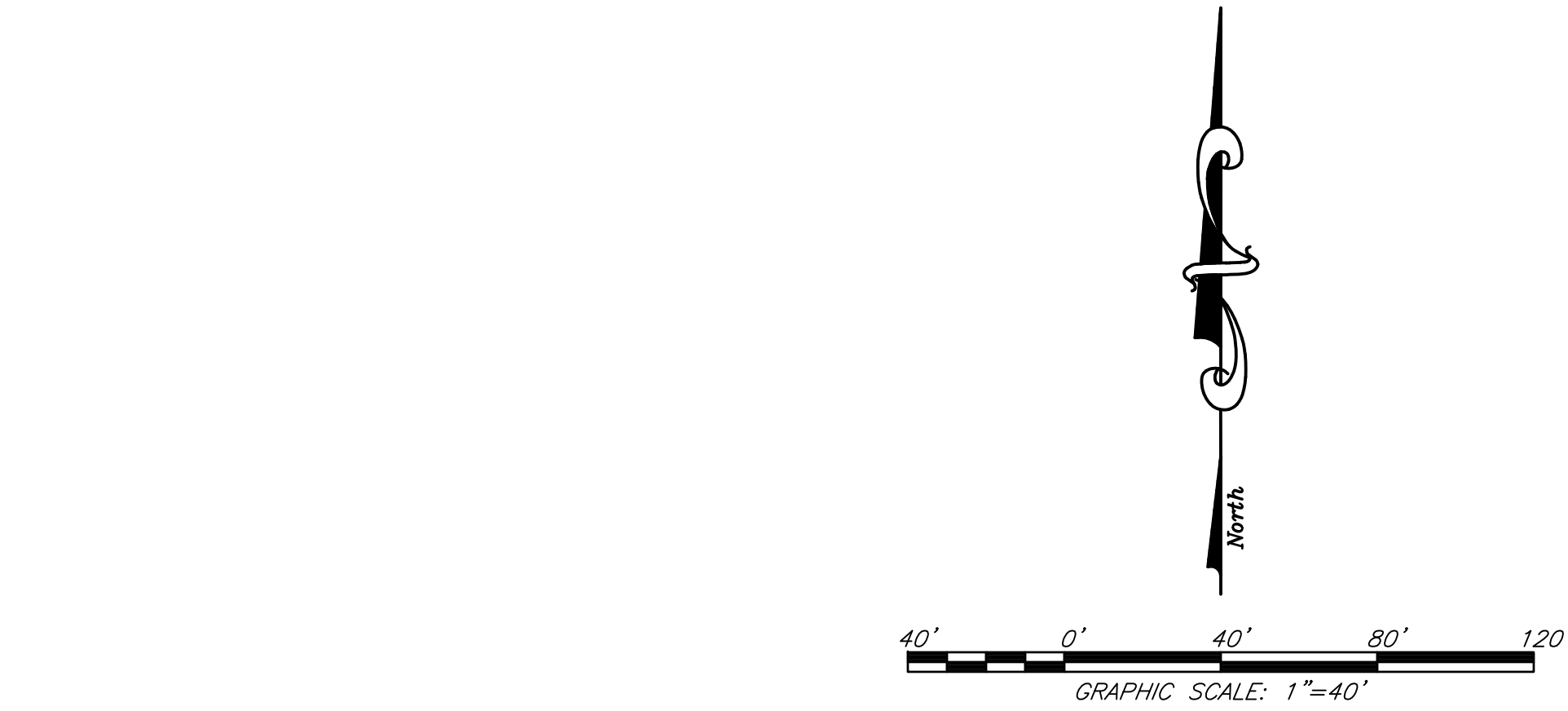
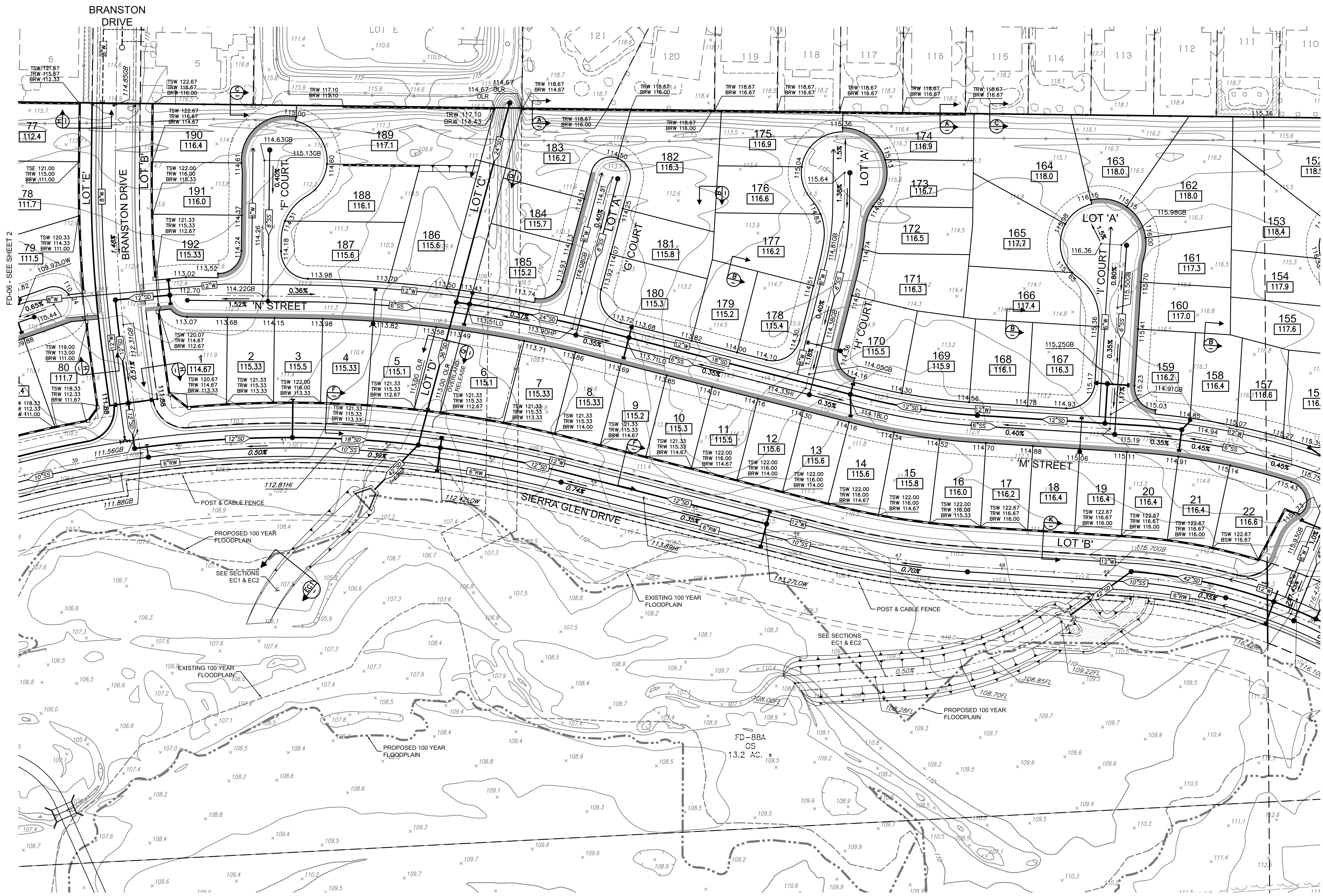


- NOTES:
- LETTERED LOTS
- LOT A PRIVATE ROAD TO BE DEDICATED IN FEE TO THE HOME OWNERS ASSOCIATION AND AS A P.U.E. AND E.V.A.E TO THE CITY OF ROSEVILLE.
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE
 - LOT E DRAIN LOT TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE FOR DRAIN PURPOSES
 - LOT F DRAIN LOT TO BE DEDICATED AS AN I.O.D. IN FEE TO CITY OF ROSEVILLE FOR DRAIN PURPOSES
 - LOT H PRIVATE ACCESS LOT TO BE DEDICATED IN FEE TO THE HOMEOWNERS ASSOCIATION AND AS A P.U.E. FOR ALL UTILITIES EXCEPT STORM DRAIN AND AN EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF ROSEVILLE.

Preliminary Grading and Utility Plan of:
VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP

A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.
City of Roseville, State of California
Scale 1" = 40' June 2019

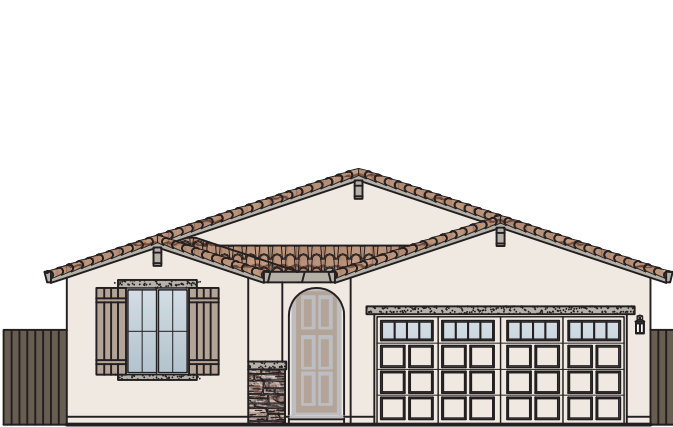
Sheet 5 of 11
Project Address - 1520 Vista Grande Boulevard
File No. - PL17-0204



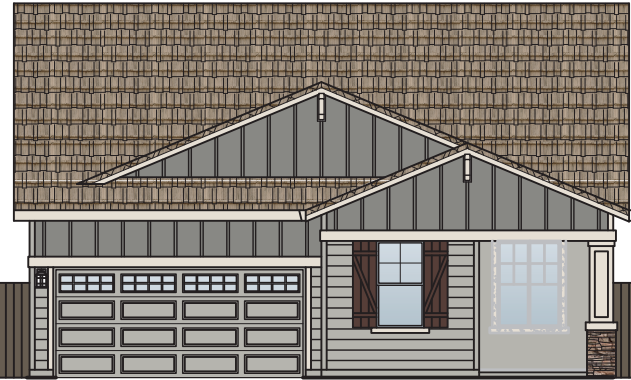
SVSP JMC Subdivisions; JM-1, JM-20, JM-21, FD-6, FD-7, FD-24

DEVELOPMENT FEATURE	PROPOSED
<i>Lot Size (minimum)</i>	
Area, Interior Lot	2,600
Area, Corner Lot	2,900 sf
Width, Interior Lot	38 ft typical, 25 ft. for a flag lot
Width, Corner Lot	44 ft.
<i>Permitted Density (maximum per lot)</i>	
Residential Density	1 dwelling; 1 second unit
<i>Setbacks (minimum)</i>	
Front Yard Setback	12.5 ft. to living space/porch; 18' min. driveway depth with roll up garage door
Side Yard Setback	4 ft. interior lot, 12.5 ft. – street side of corner lot
Rear Yard Setback	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
<i>Coverage (maximum)</i>	
Site Coverage	None & no minimum useable open space required
<i>Height (maximum)</i>	
Height	35 ft.

Other Provisions	Proposed
Front Yard Stagger	None required, but optional per unit design
2 nd story wall separation	8 ft.
Two Story Mix	No limit
Stagger for 3 rd Car Garage	2 ft. feet between third car bay and two car garage
Additional Design Standards	
Street facing elevations shall have a single story element or enhanced treatment with grid and trim at windows and incorporation of decorative trim details and variation of colors similar to the front elevation on the two story elements.	
The front façade shall incorporate a minimum of two building façade element breaks with varied depth. Two story homes to have a variety of one and two story components. All two story homes shall incorporate a covered porch element to be a minimum of 6 feet deep (measured from the front edge of the column to the wall) with a decorative railing. of at least 50 sf or a covered single story entry with single story living space at the front of the home.	
The exterior building materials shall include: • A minimum of three elevations per plan with at least one elevation style to be other than stucco; • Each elevation to have distinct design elements such as column style, siding, masonry, architectural details, roofing, etc; • All homes to be finished consistent with the approved colors and materials board with four paint colors; body, shadow, trim and accent; and • All windows, openings and gable vents to have trim appropriate to the architecture.	
Adjacent lots shall have different plans or elevations.	
All lots to have enhanced landscaping as shown on the approved landscape plan.	
At least 70% of the homes 40% of the two story homes shall include a front porch.	



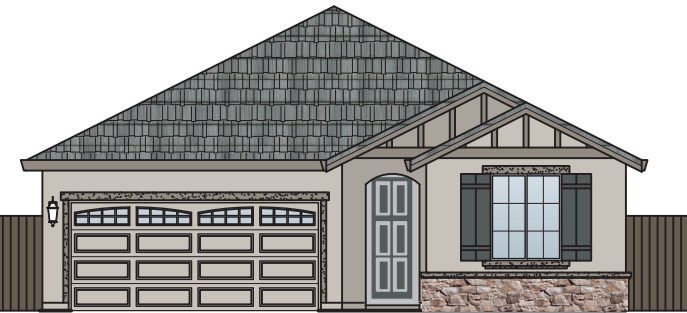
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SPANISH



1964
CRAFTSMAN



2184
CAPE COD



1343
FRENCH



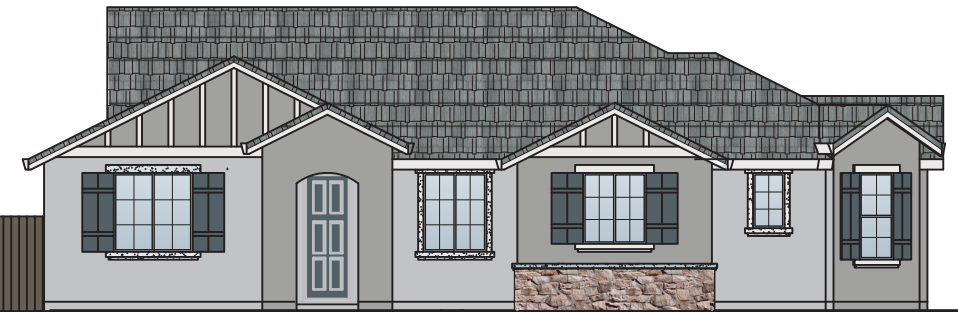
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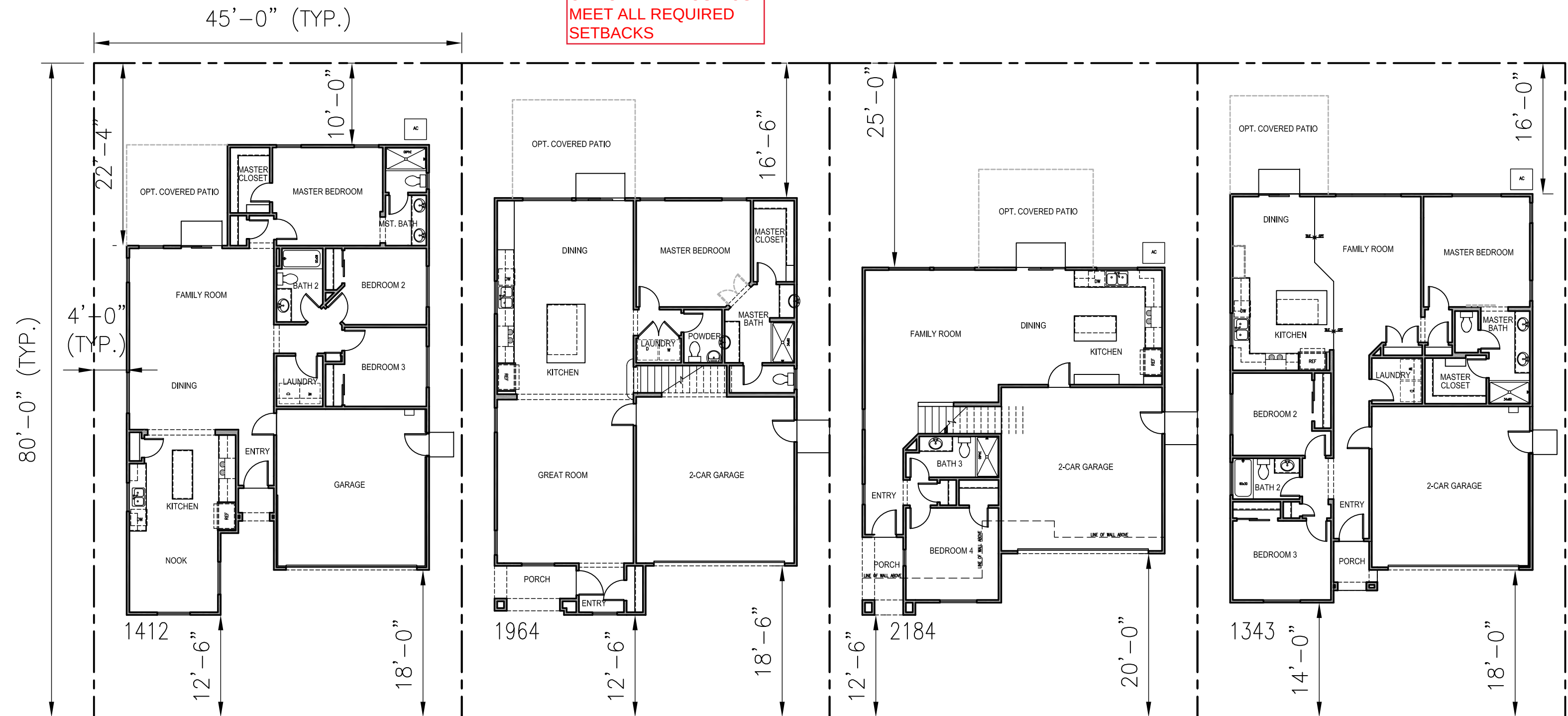
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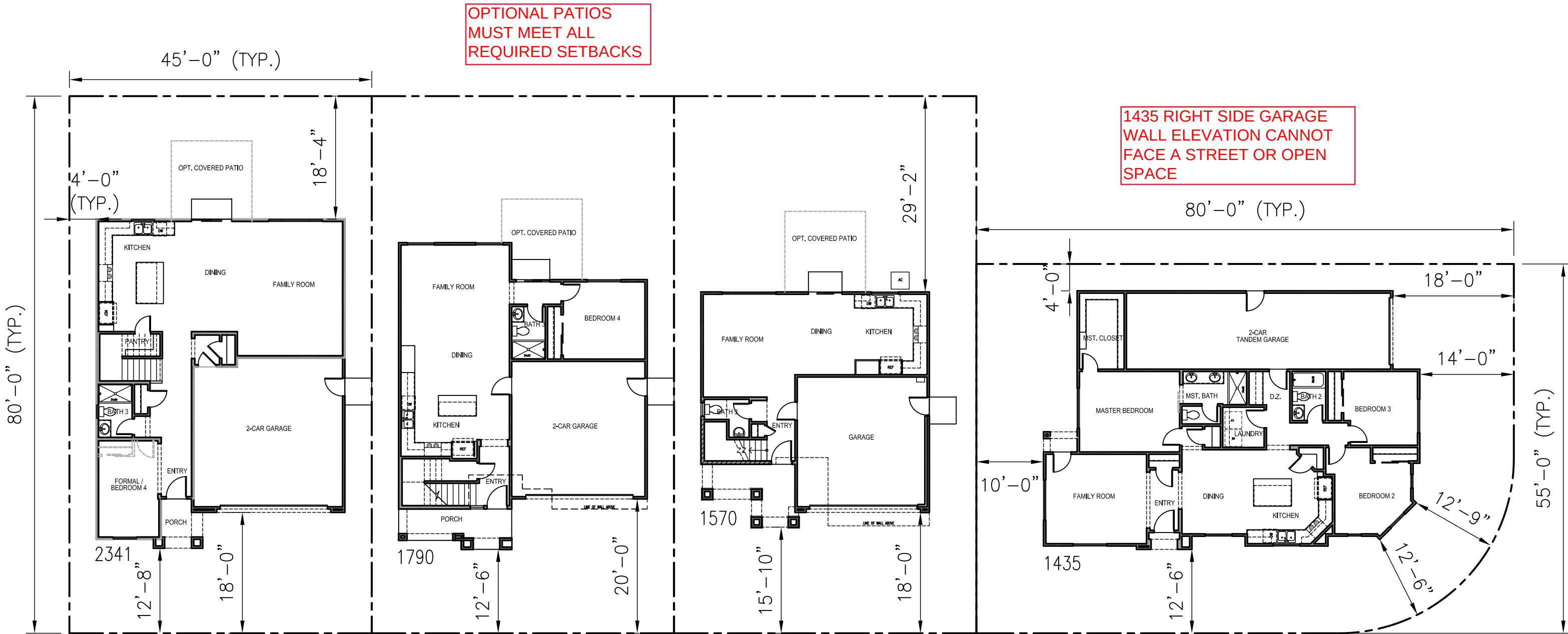
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FRENCH

JM-20 STREETSCENE

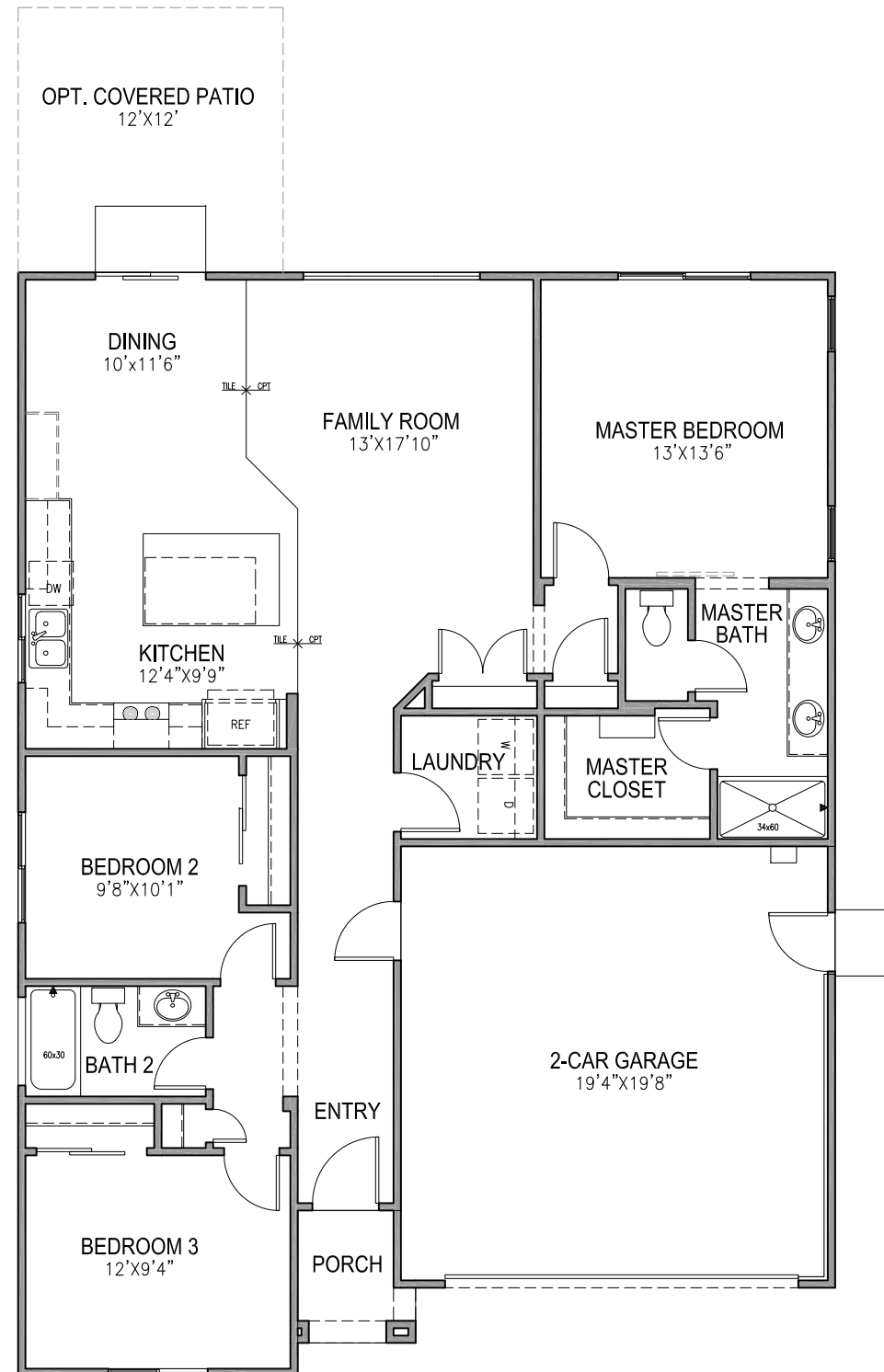
OPTIONAL PATIOS MUST
MEET ALL REQUIRED
SETBACKS



JM-20 TYPICAL LOT FIT 1



JM-20 TYPICAL LOT FIT 2



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1343 FLOOR PLAN
SIERRA VISTA
JM20

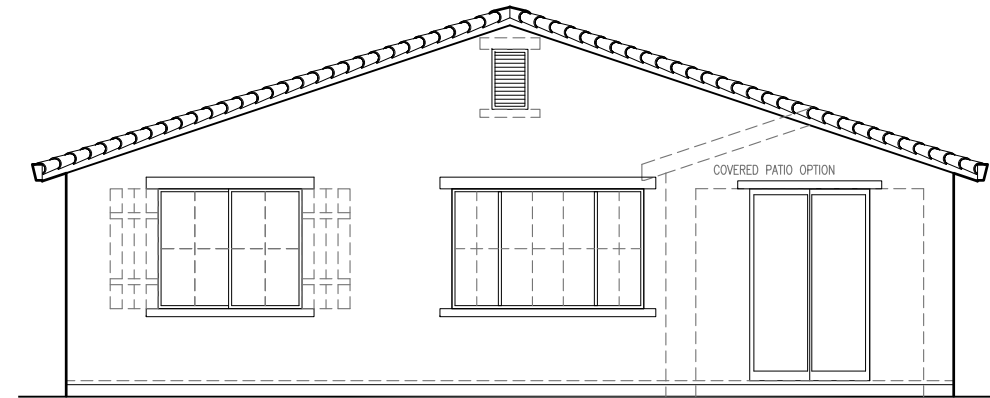


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FRONT ELEVATION 'A'

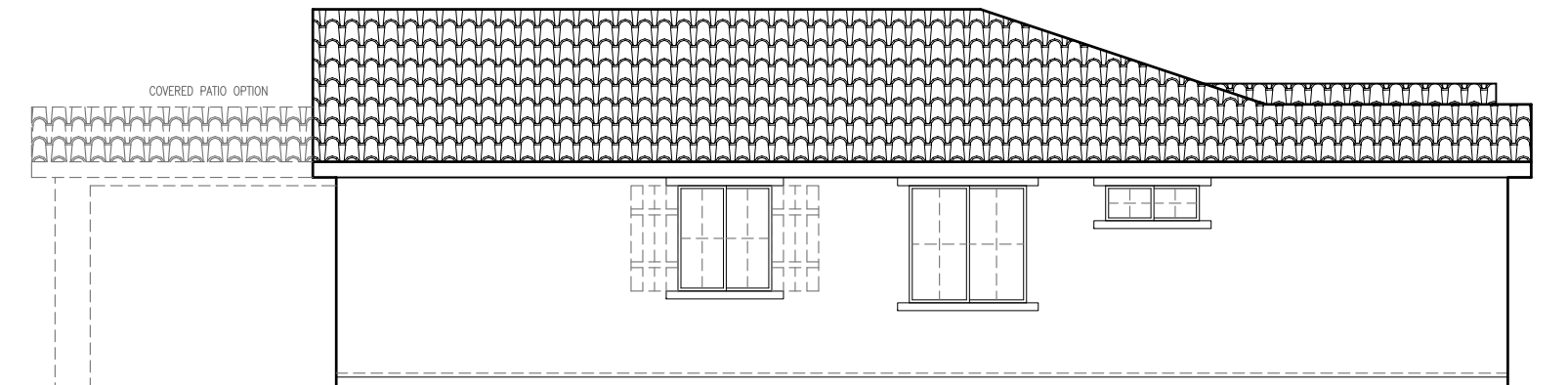
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'

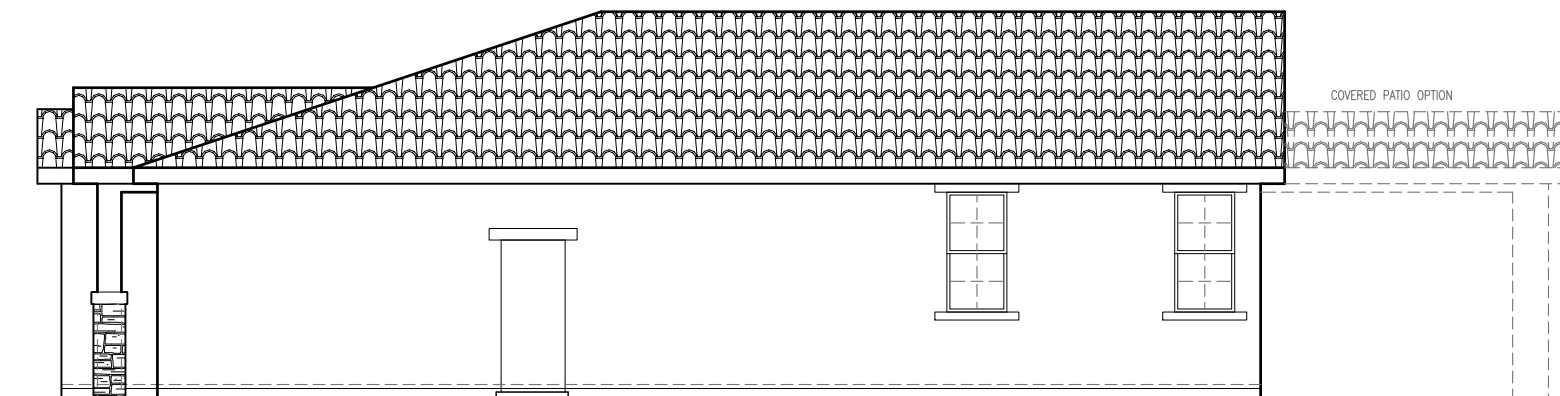
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



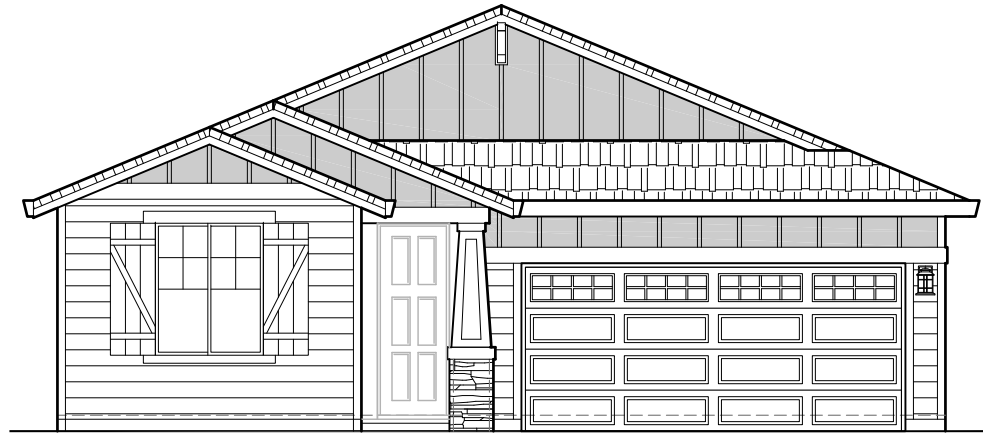
LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

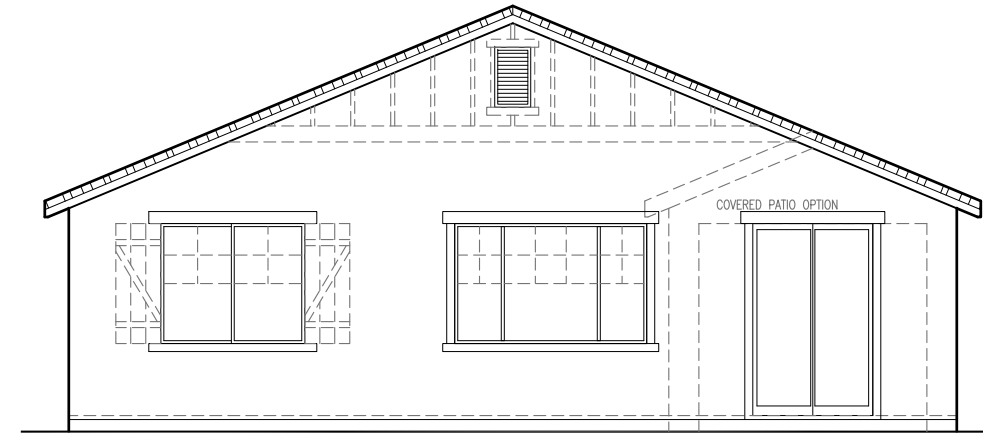
1343 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

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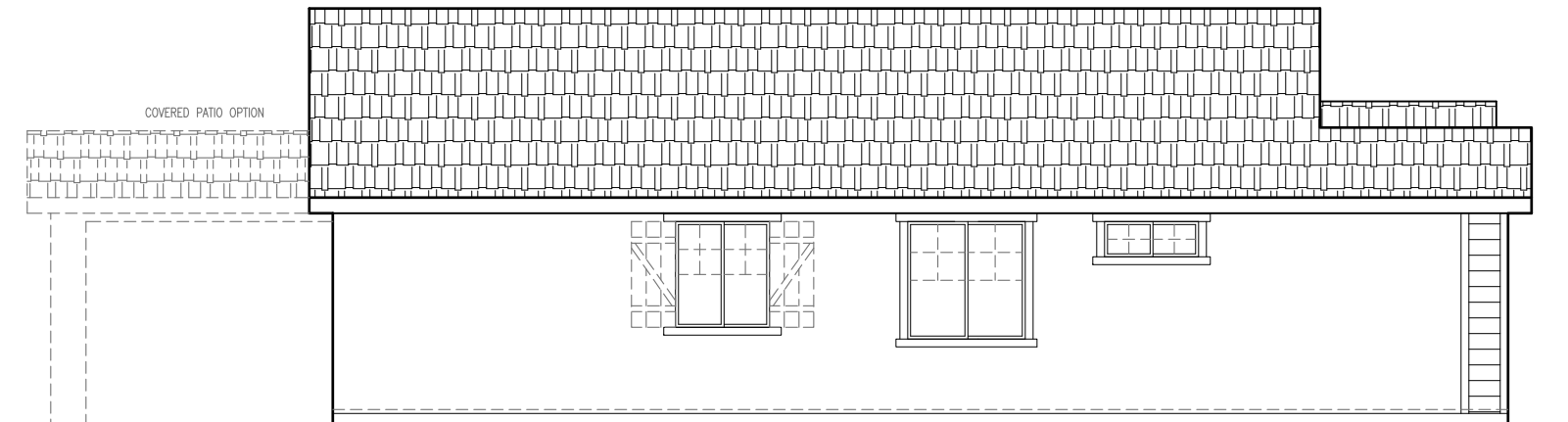


FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"

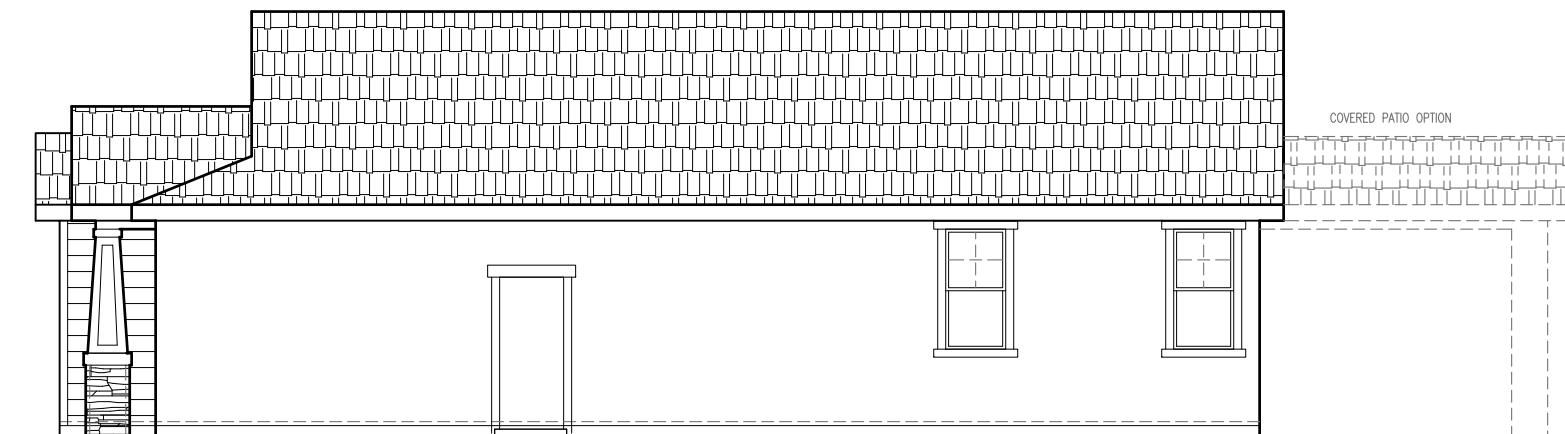


REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

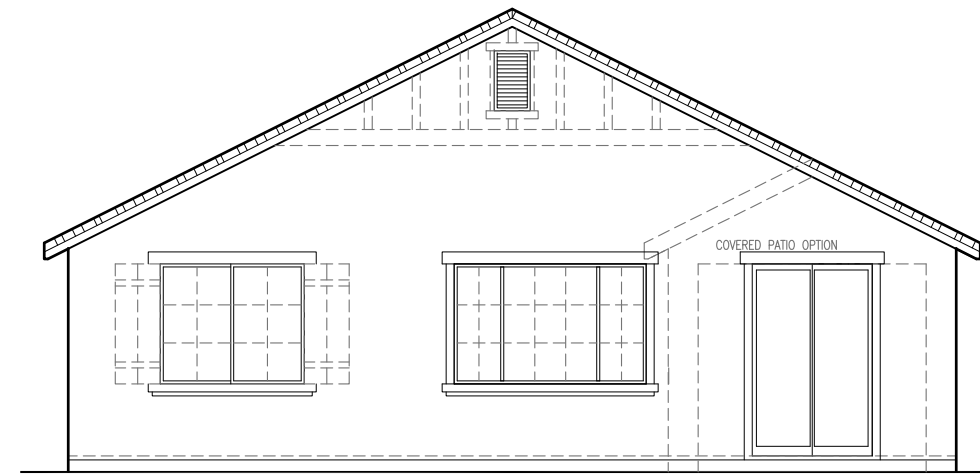
1343 'B' ELEVATIONS
SIERRA VISTA
JM20



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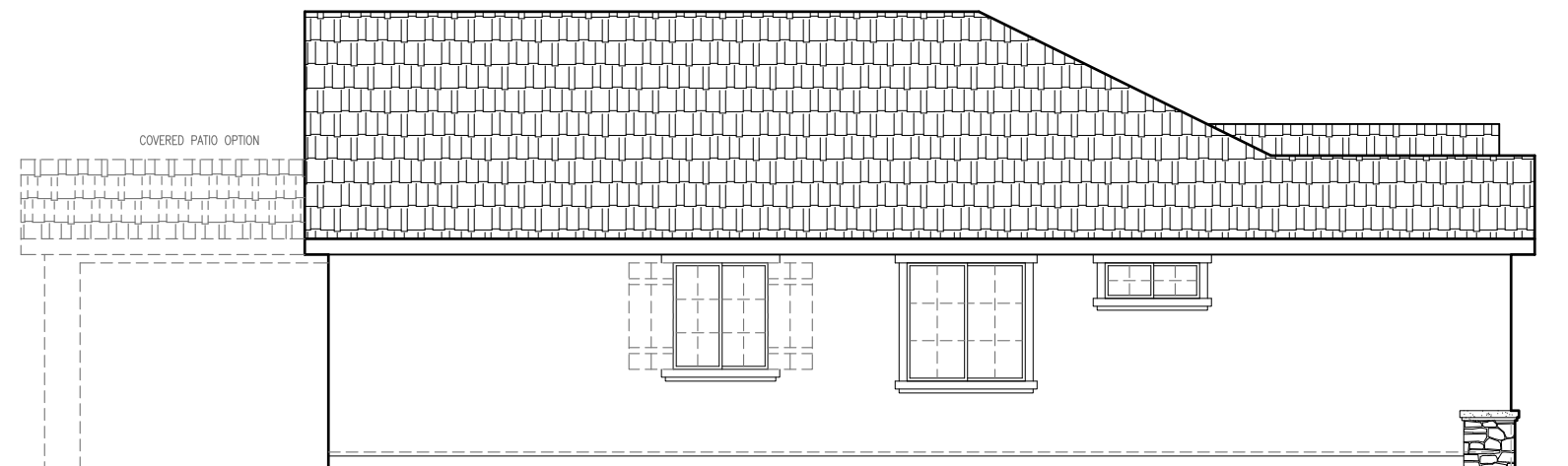


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

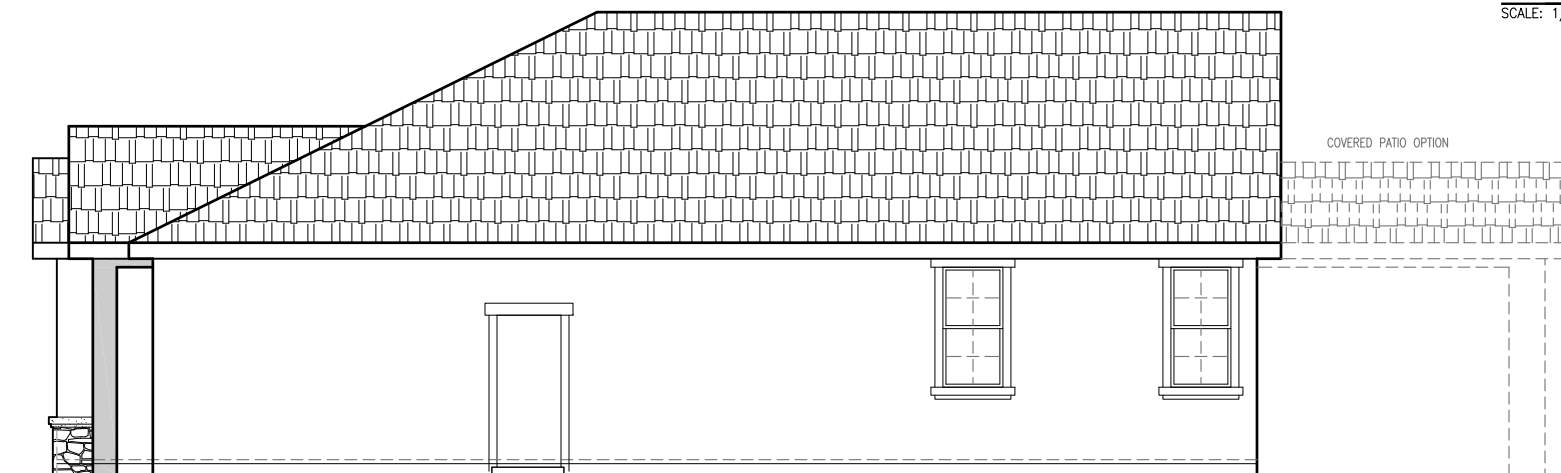


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

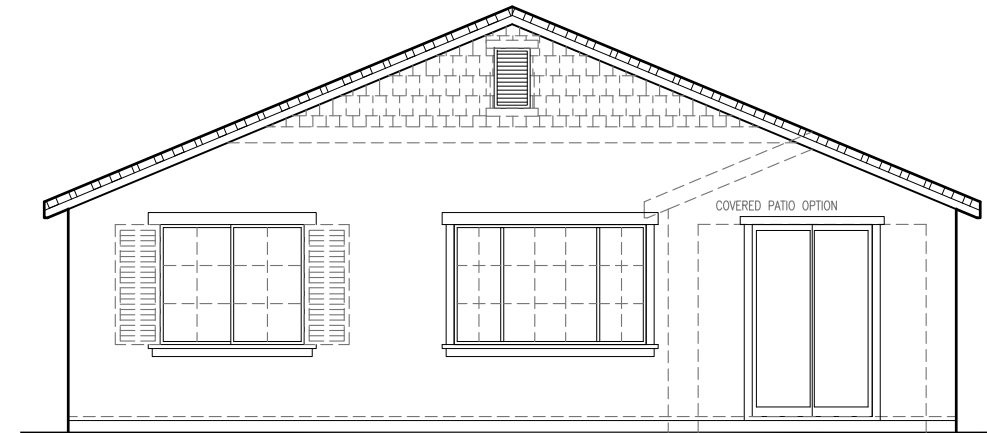
1343 'C' ELEVATIONS
SIERRA VISTA
JM20



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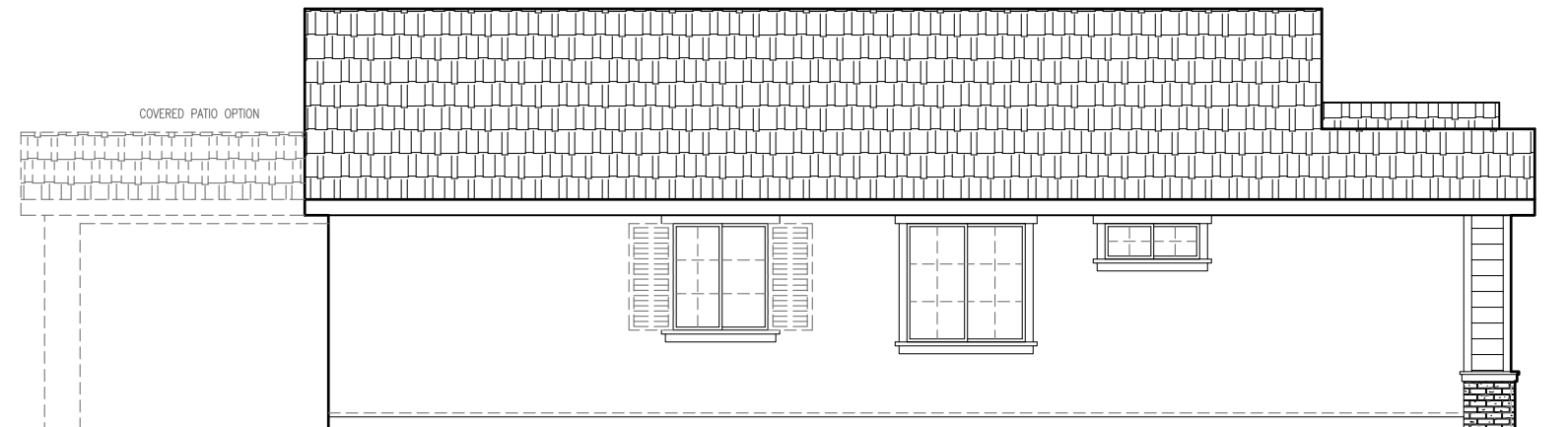


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

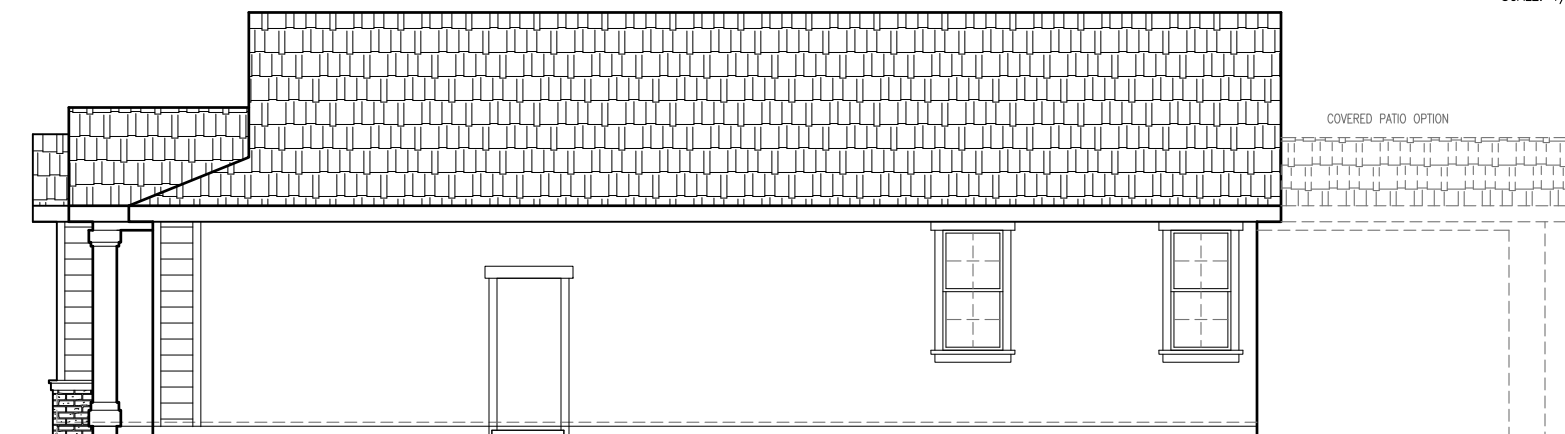


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

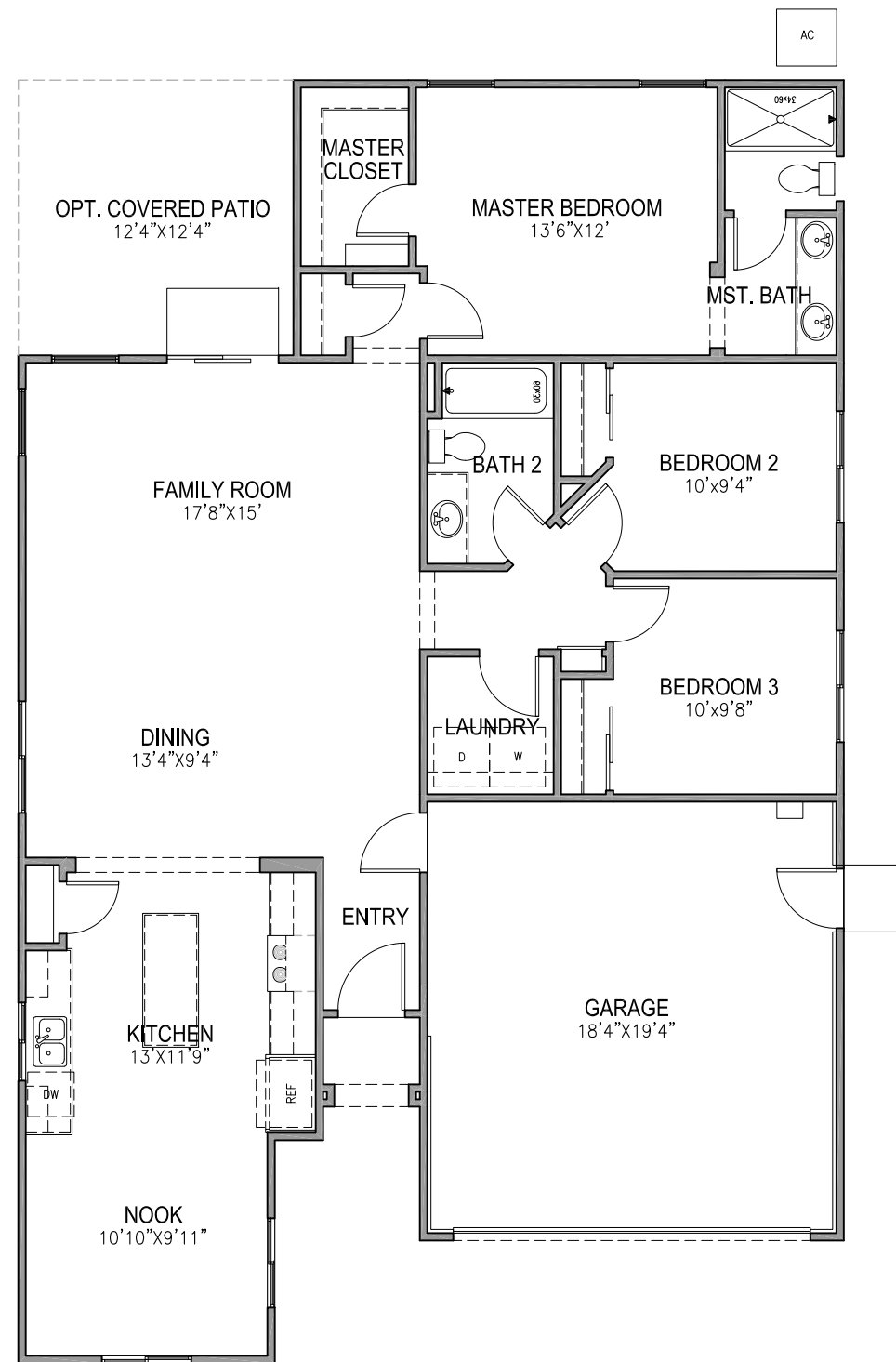


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1343 'D' ELEVATIONS
SIERRA VISTA
JM20



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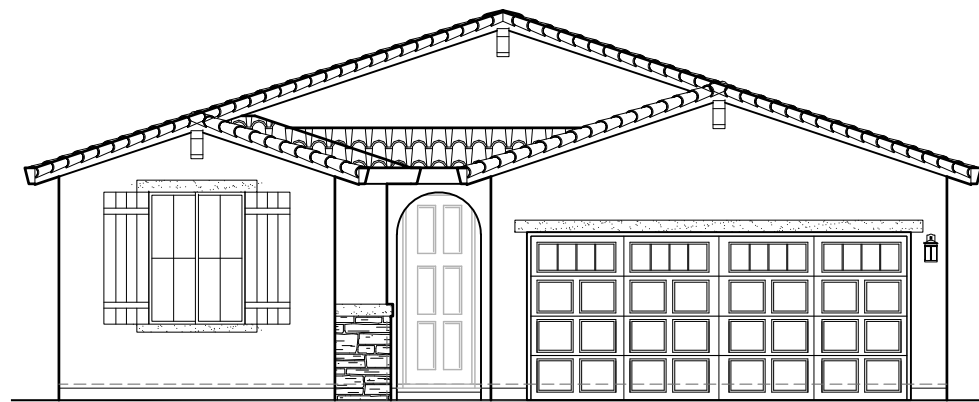


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1412 FLOOR PLAN
SIERRA VISTA
JM20

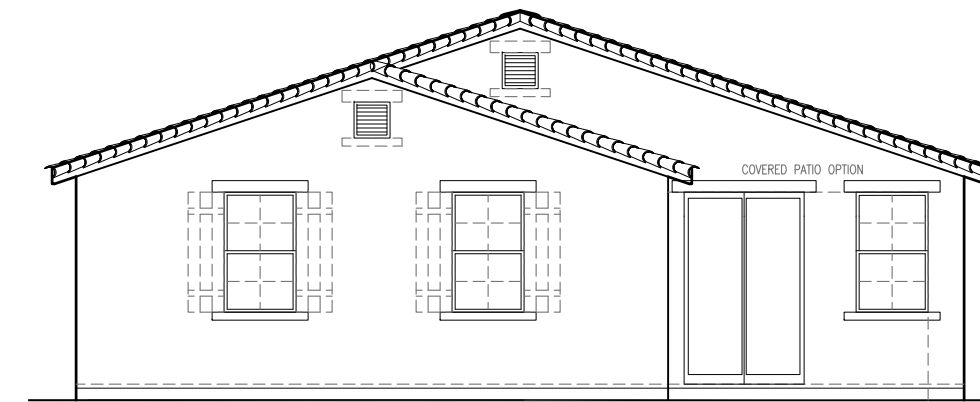


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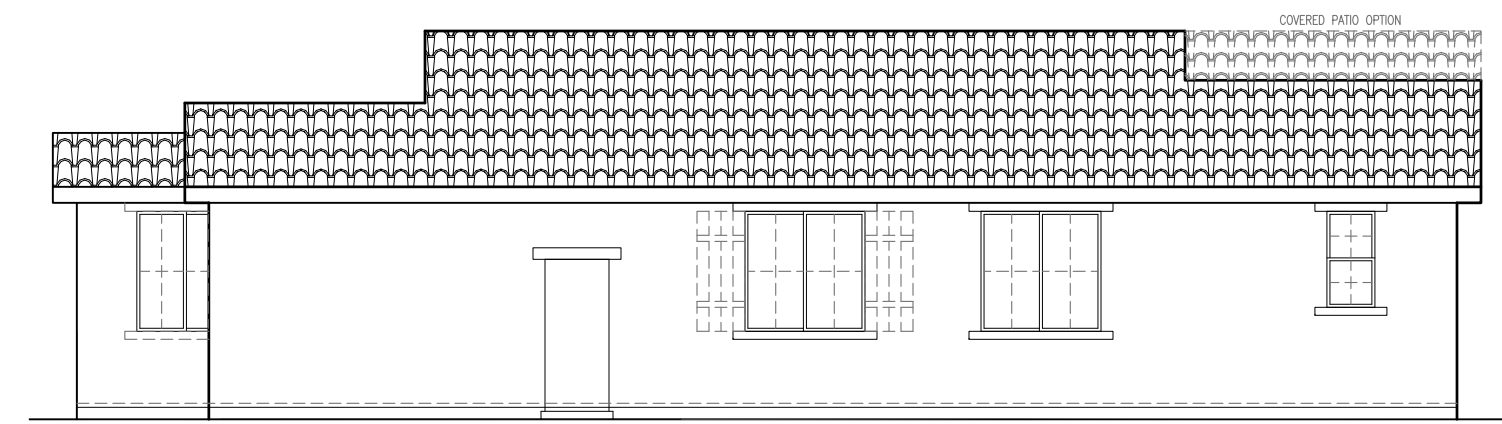
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



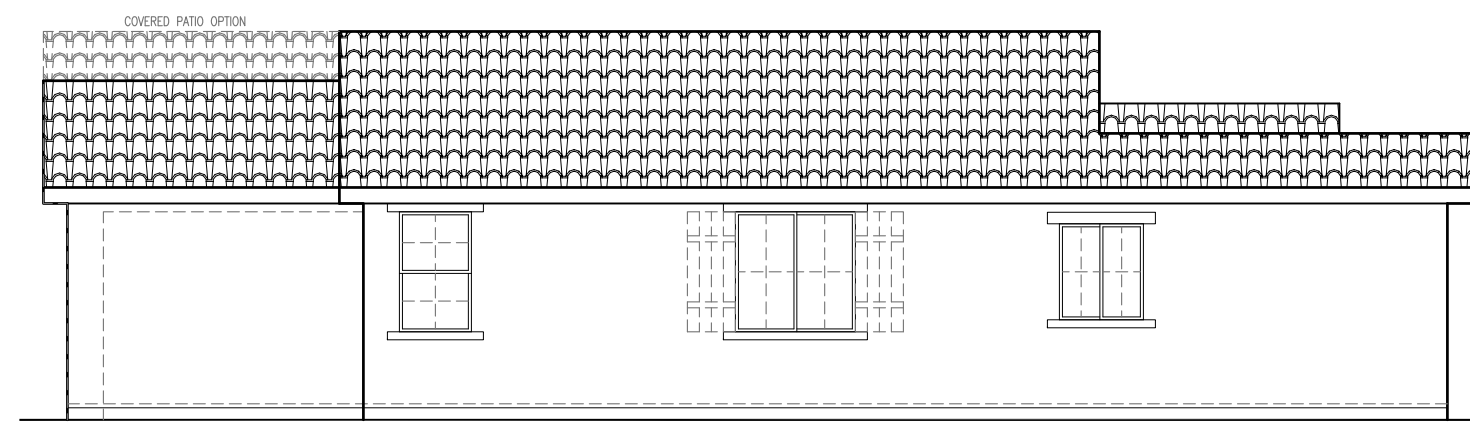
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"



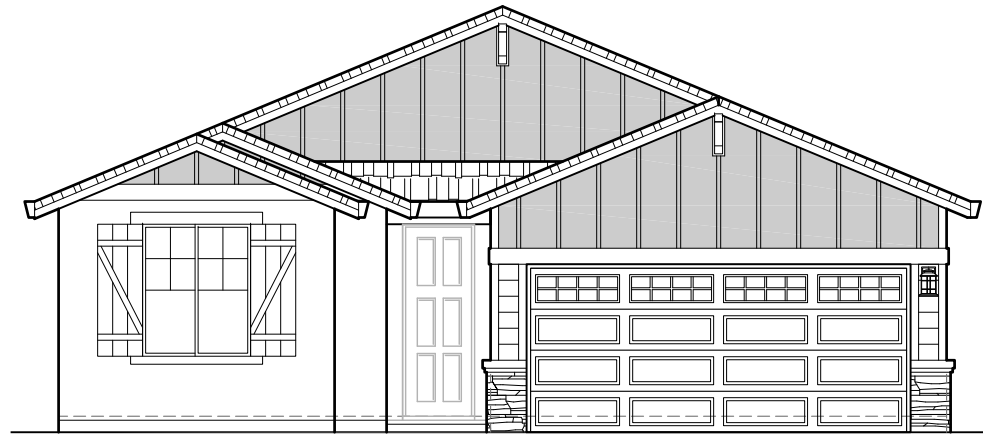
LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"

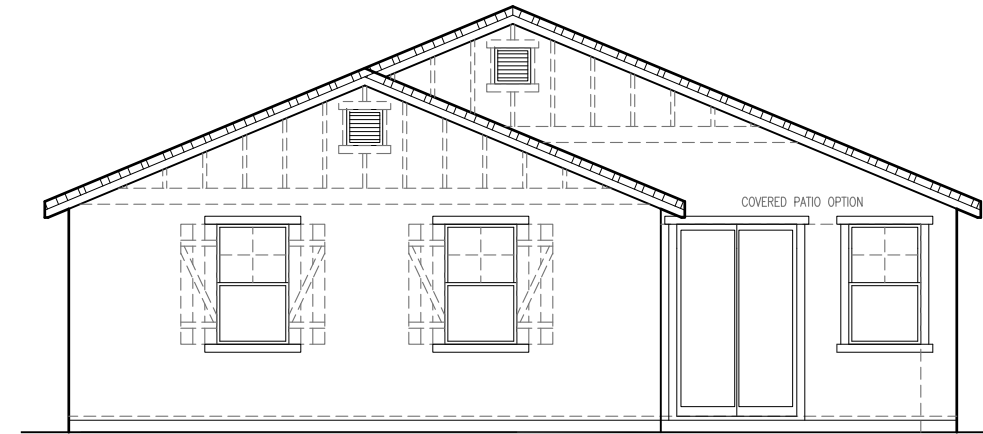
1412 'A' ELEVATIONS
SIERRA VISTA
JM20



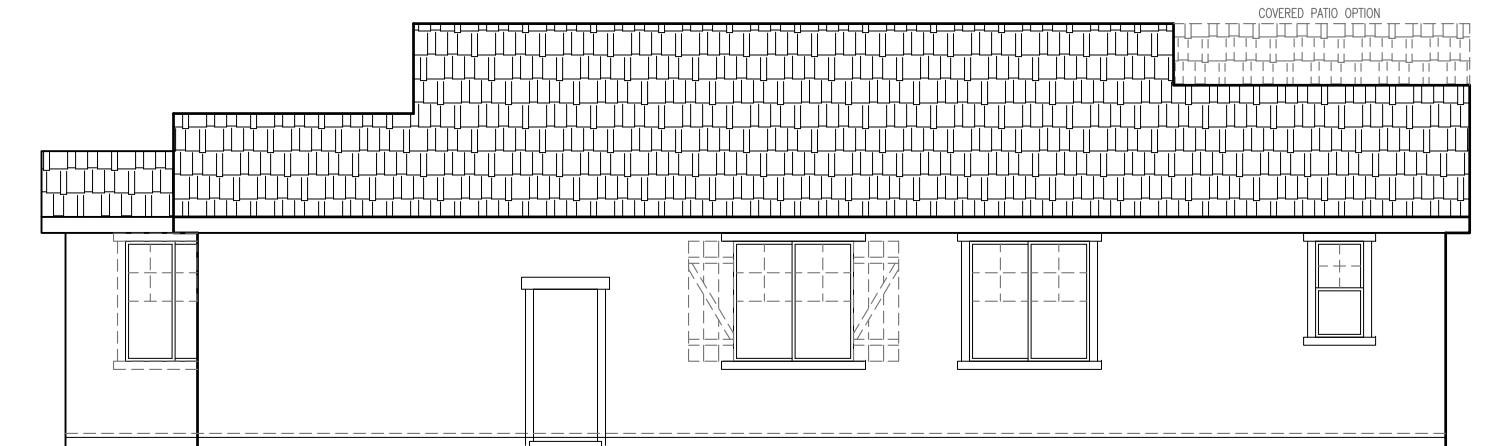
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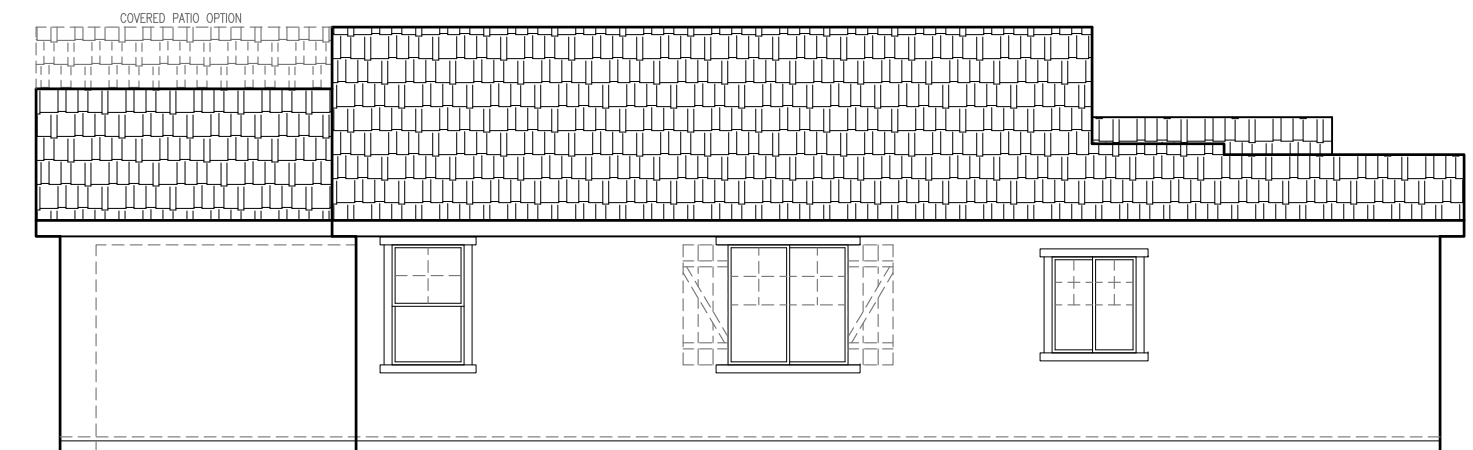
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"

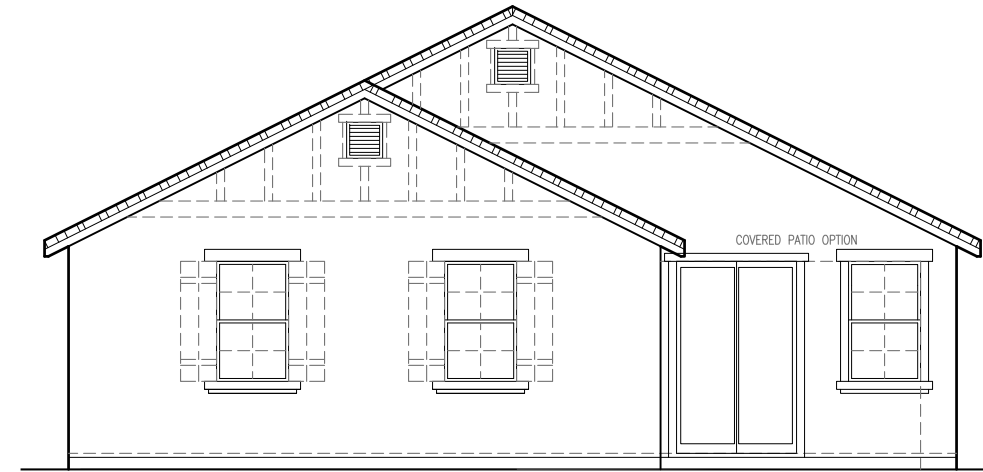
1412 'B' ELEVATIONS
SIERRA VISTA
JM20



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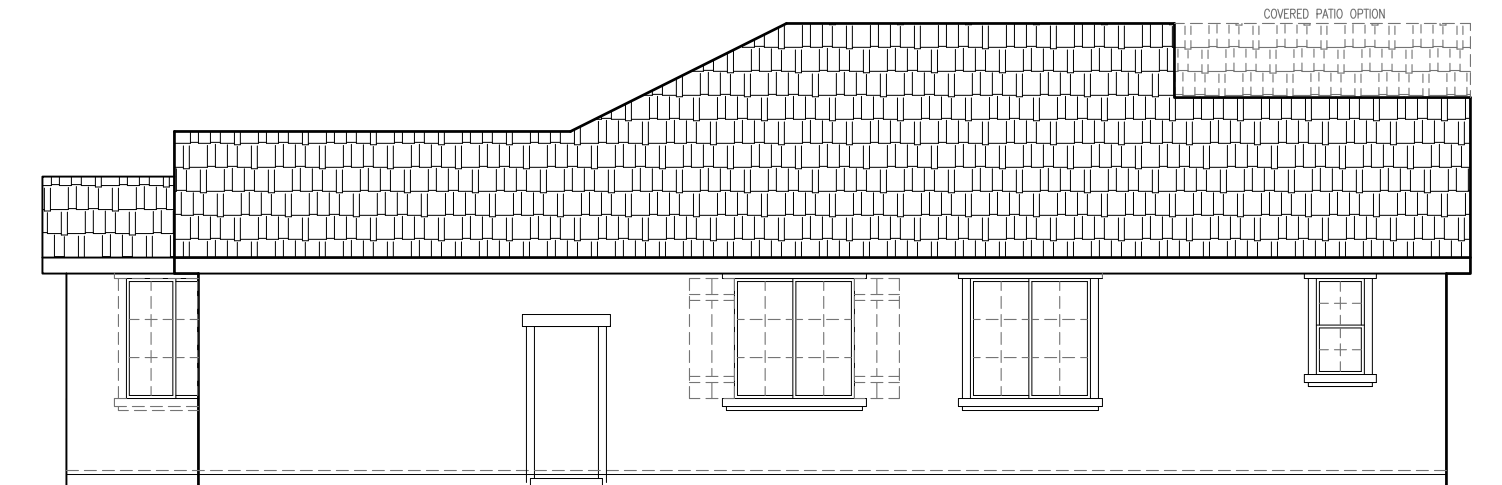


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"

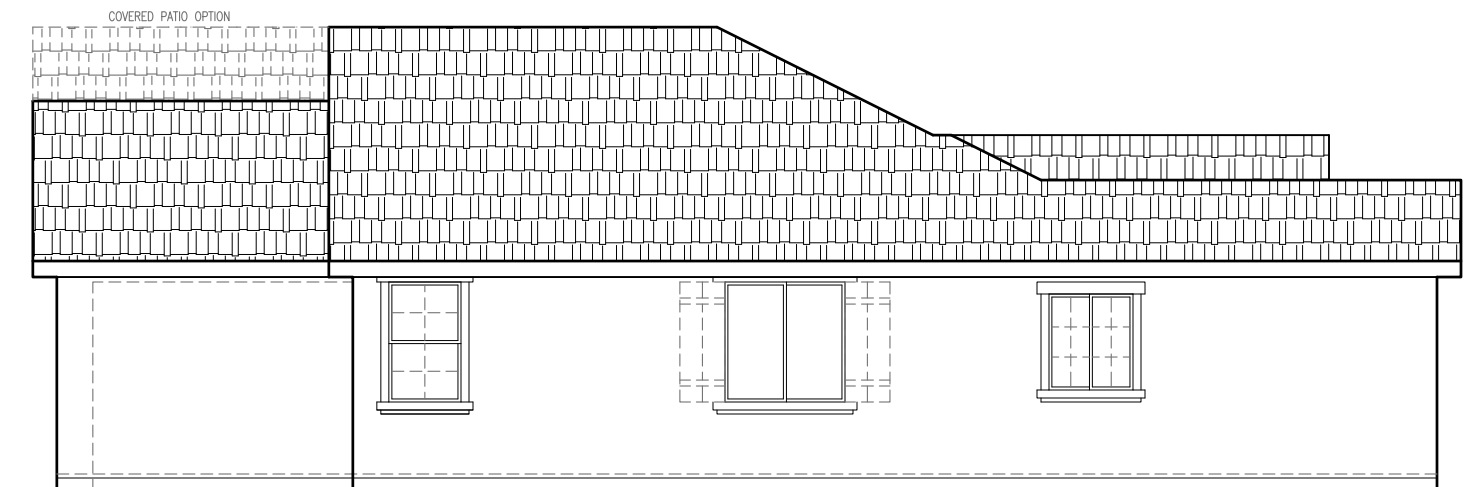


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

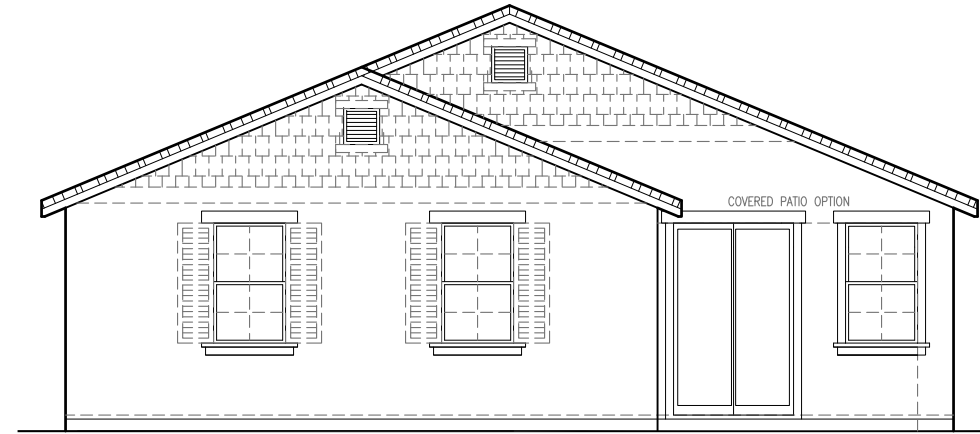
1412 'C' ELEVATIONS
SIERRA VISTA
JM20



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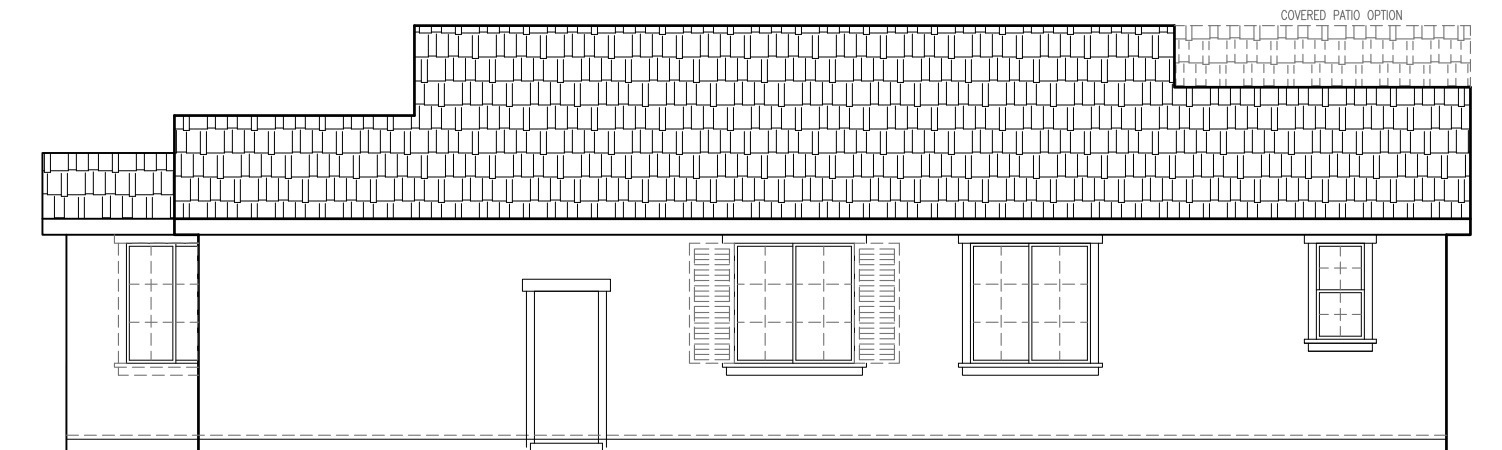


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

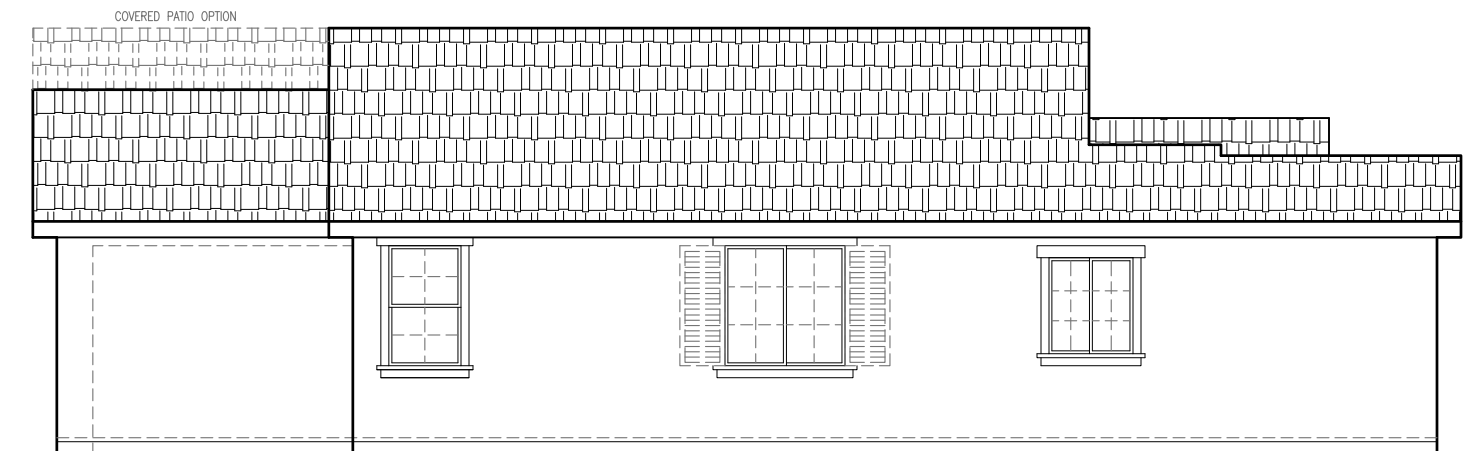


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

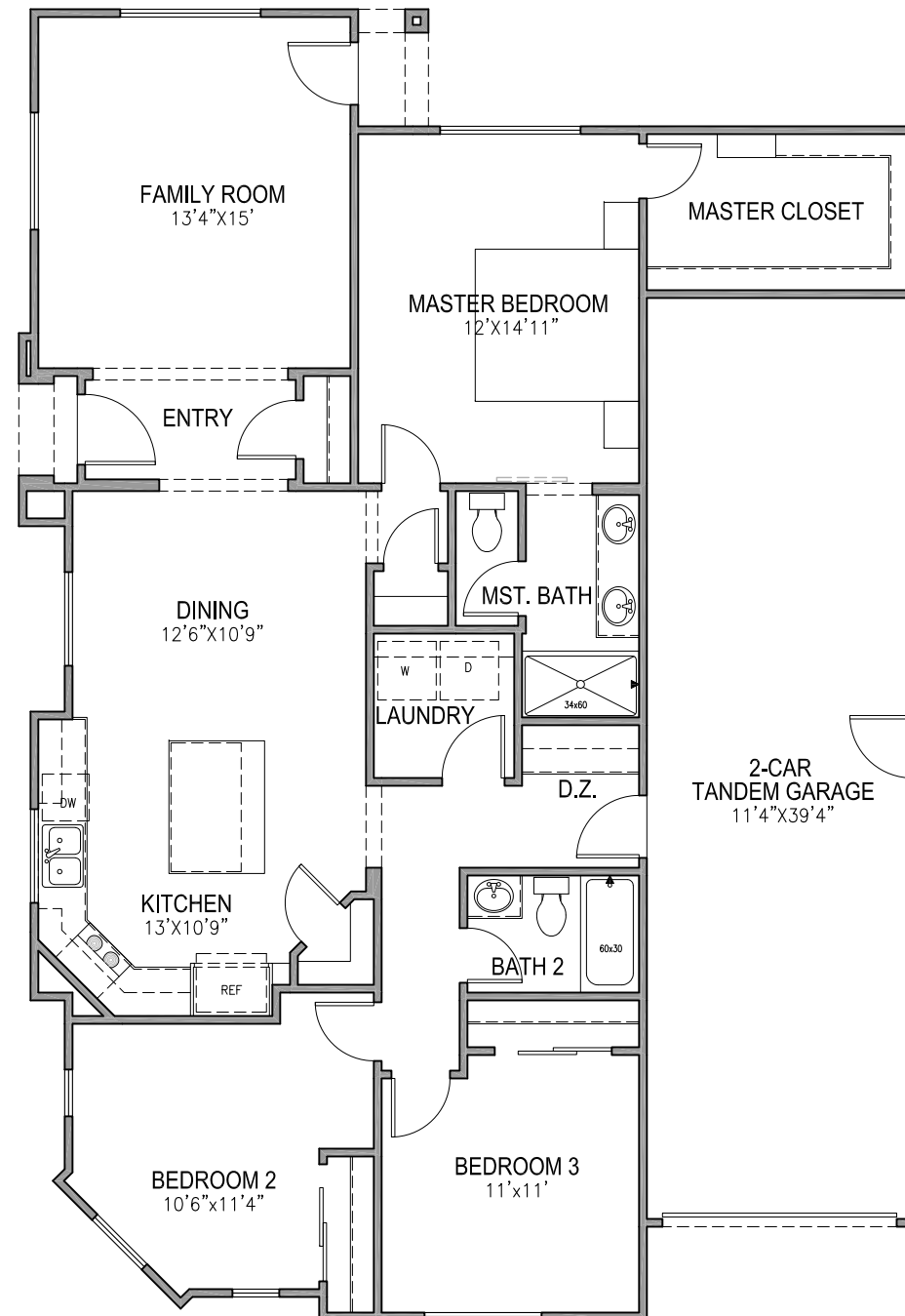


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1412 'D' ELEVATIONS
SIERRA VISTA
JM20



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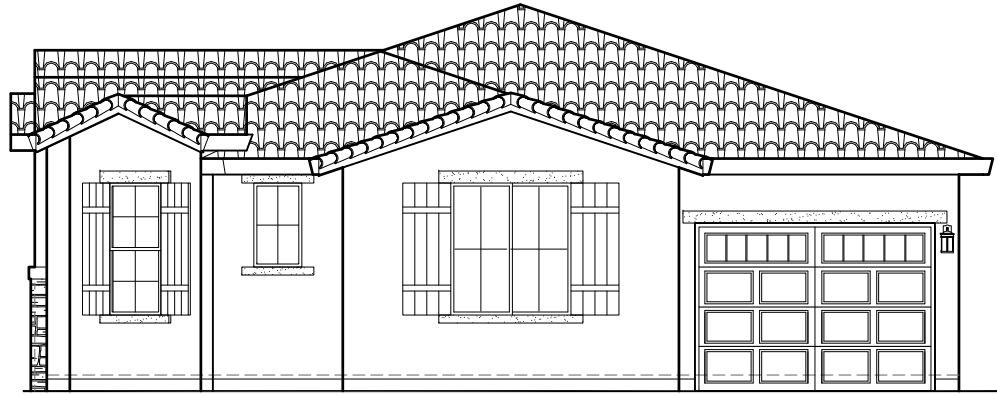
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

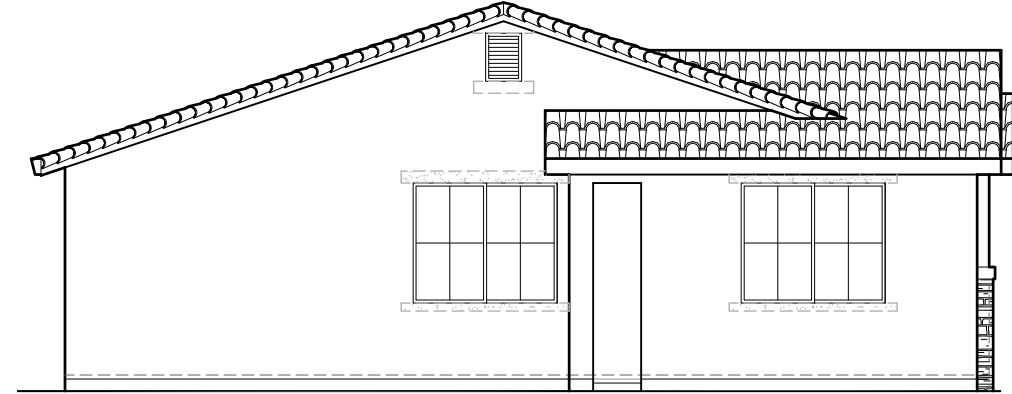
1435 FLOOR PLAN
SIERRA VISTA
JM20



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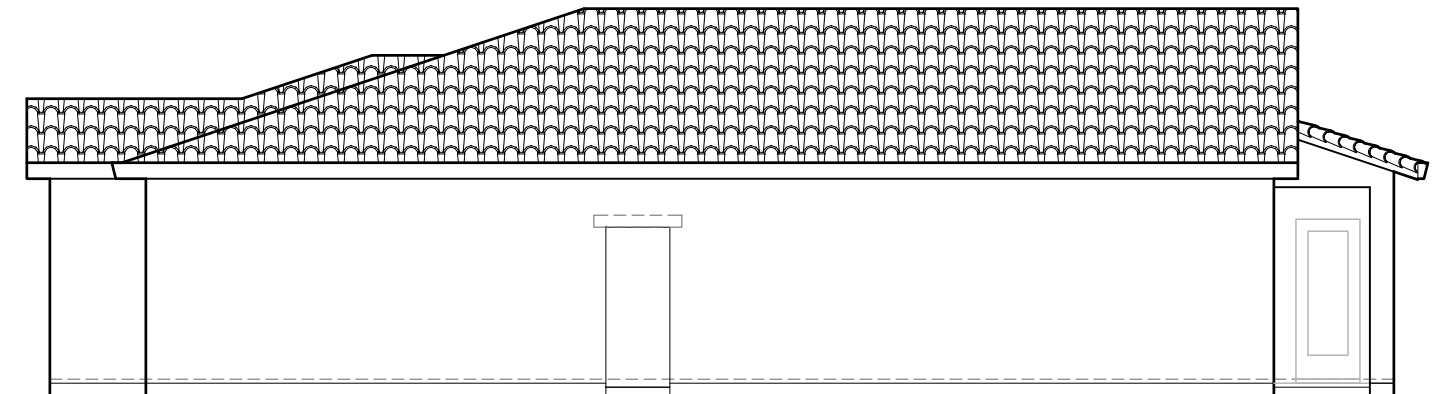


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1435 'A' ELEVATIONS
SIERRA VISTA
JM20

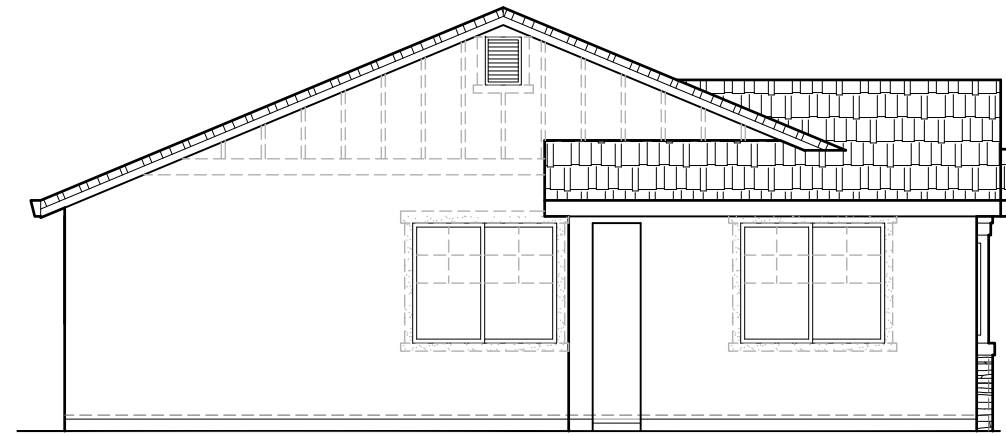


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FRONT ELEVATION 'B'

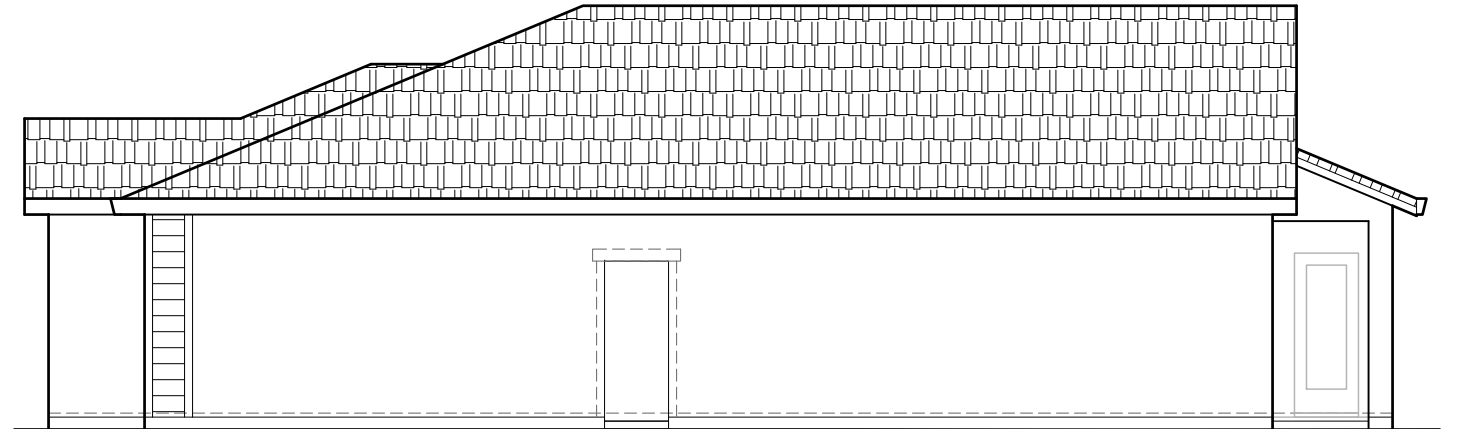
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

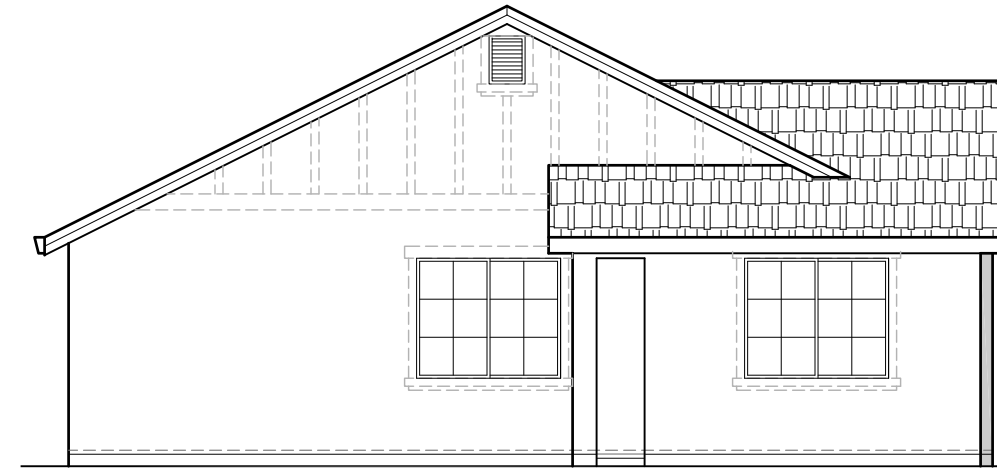
1435 'B' ELEVATIONS
SIERRA VISTA
JM20



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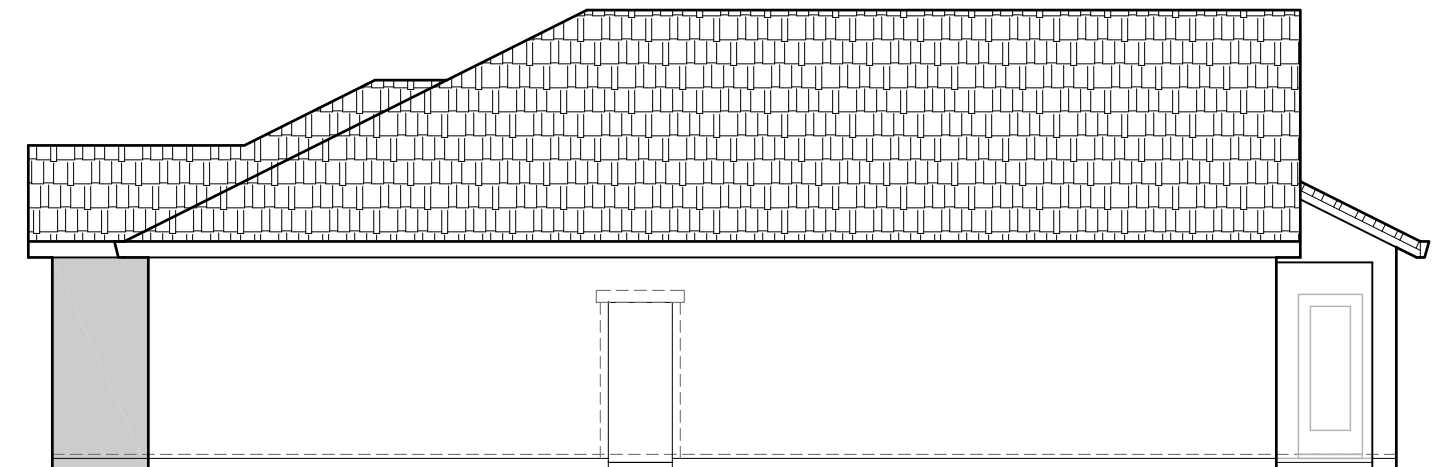


FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1435 'C' ELEVATIONS
SIERRA VISTA
JM20

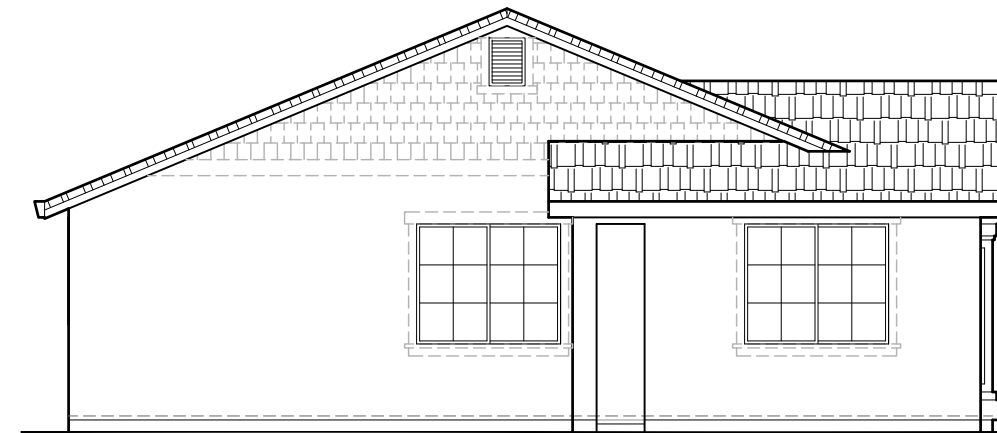


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FRONT ELEVATION 'D'

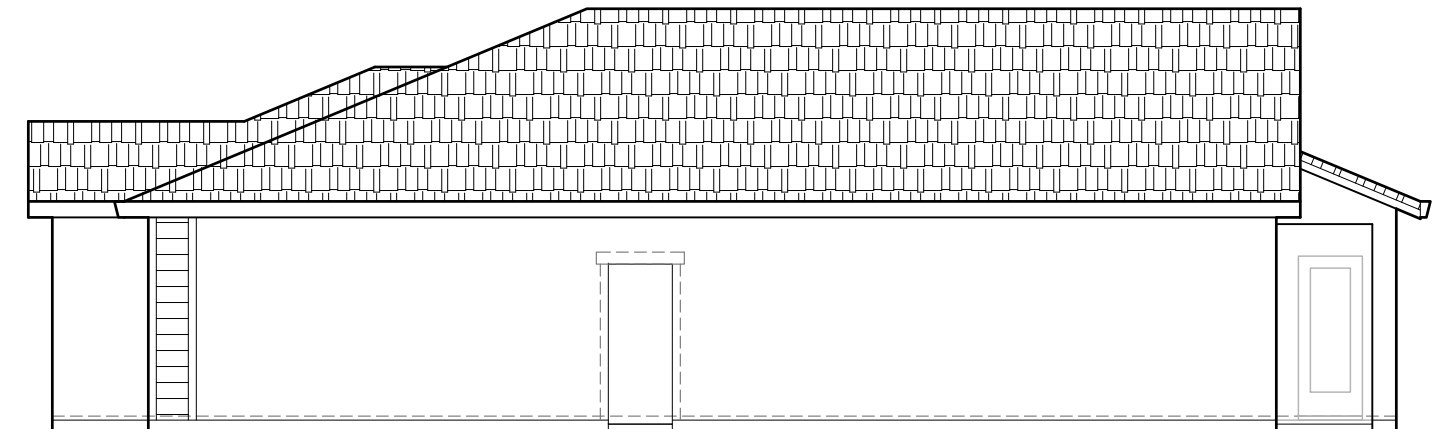
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'

SCALE: 1/8"=1'-0"



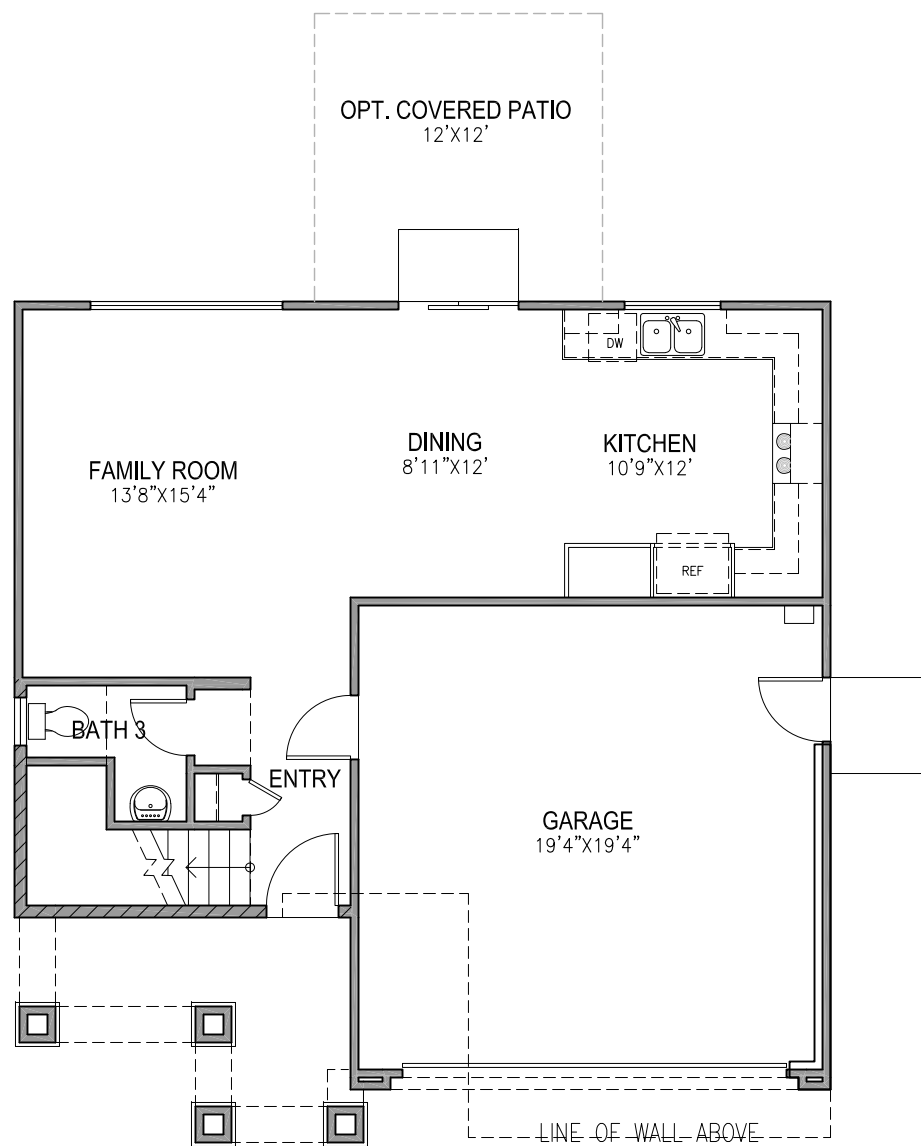
LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"

1435 'D' ELEVATIONS
SIERRA VISTA
JM20

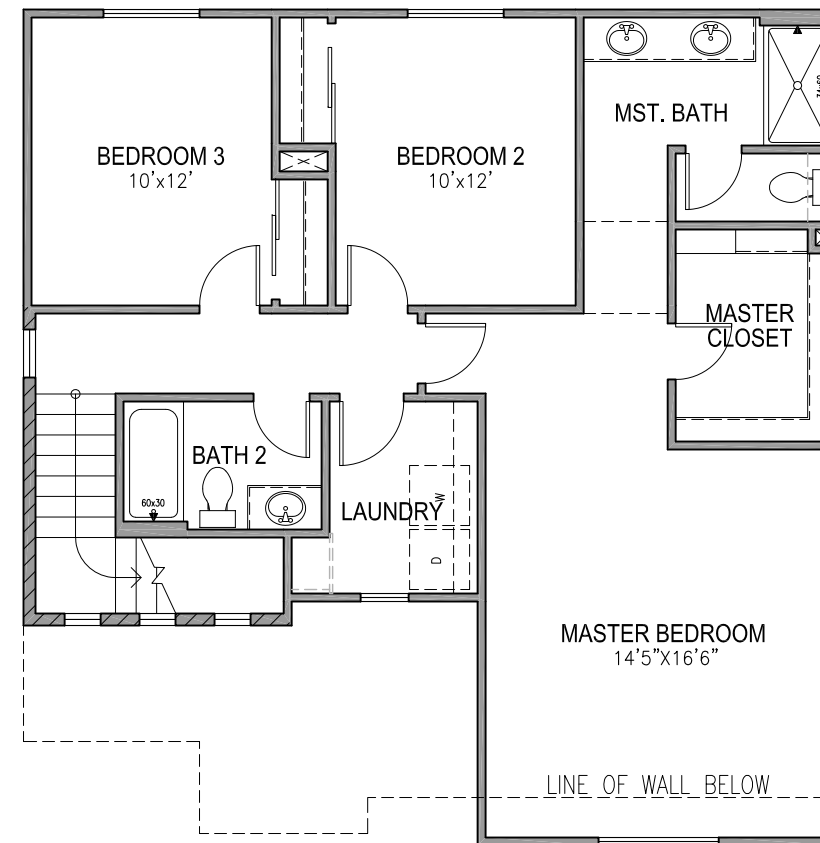


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FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

1570 FLOOR PLAN
SIERRA VISTA
JM20

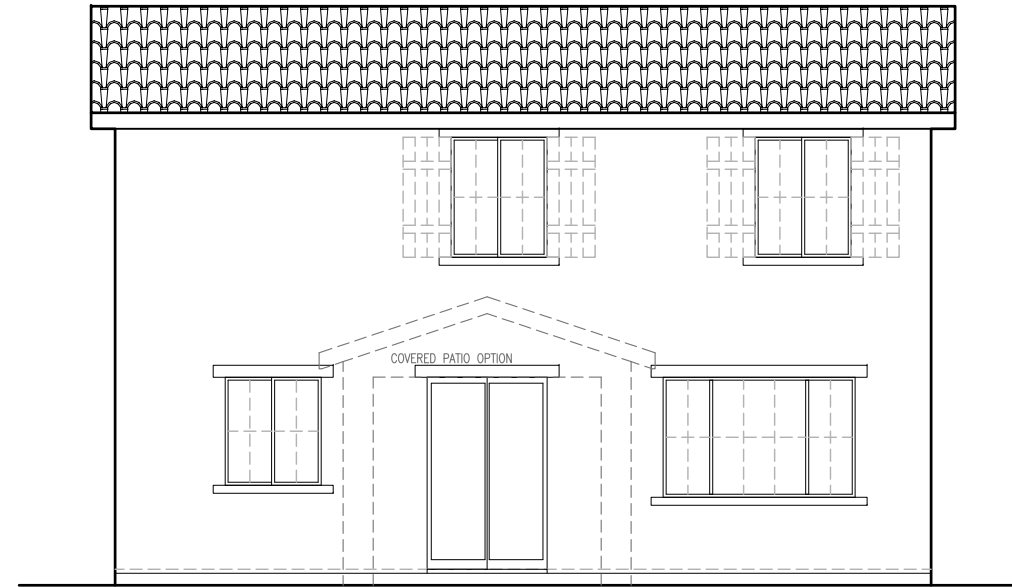


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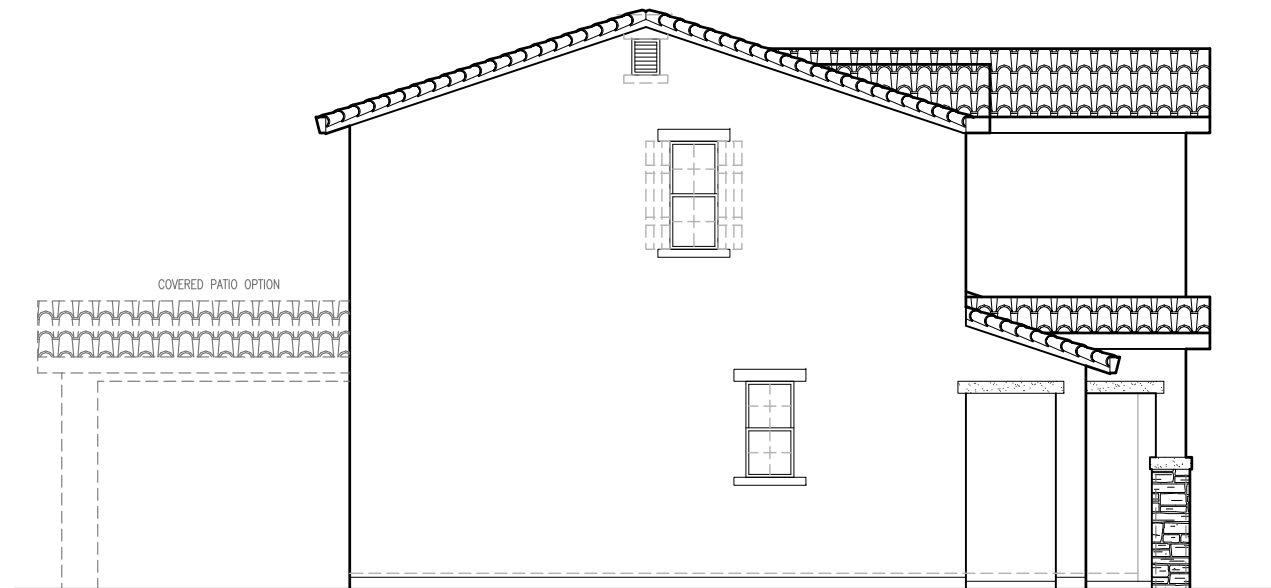
FRONT ELEVATION 'A'

SCALE: 1/8"=1'-0"



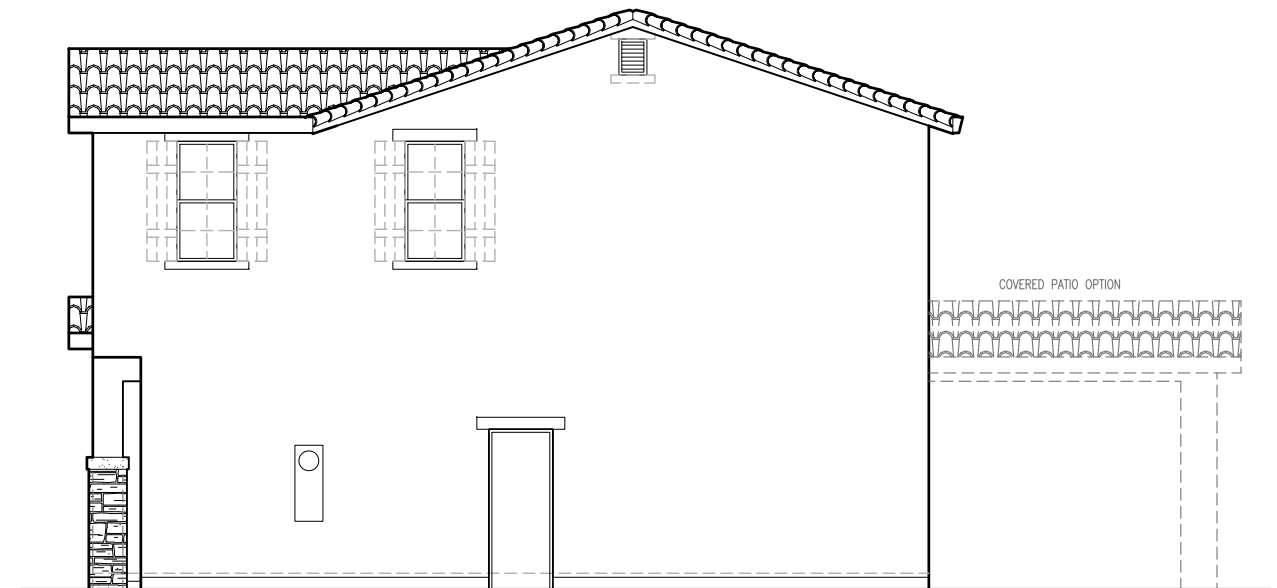
REAR ELEVATION 'A'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'

SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1570 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California



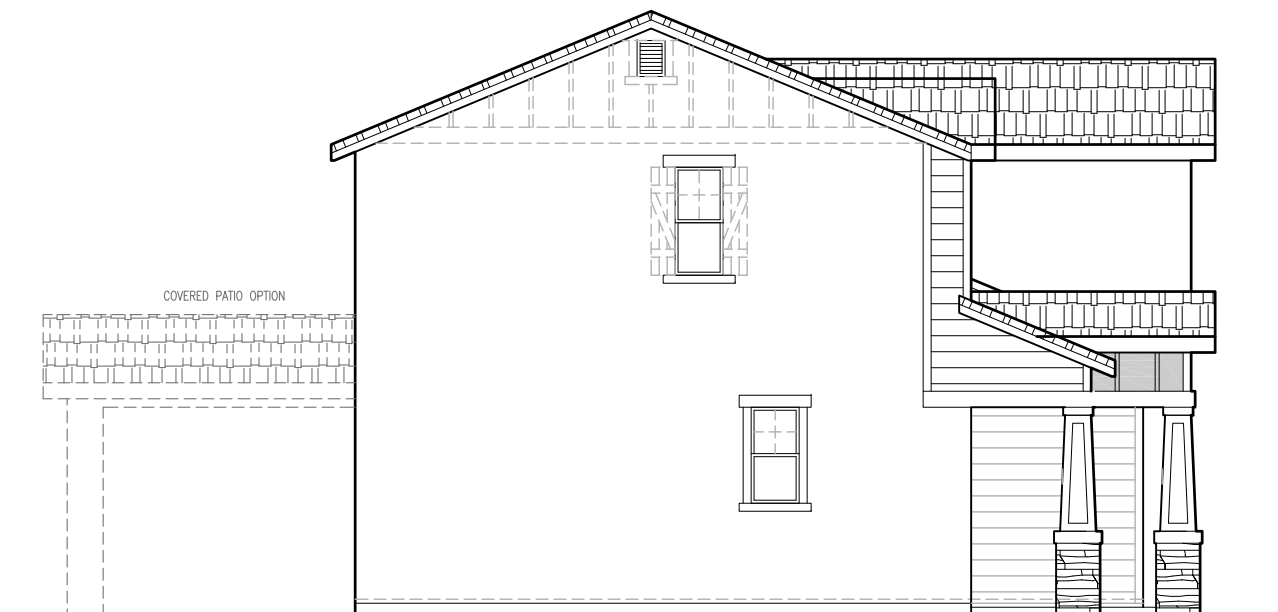
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



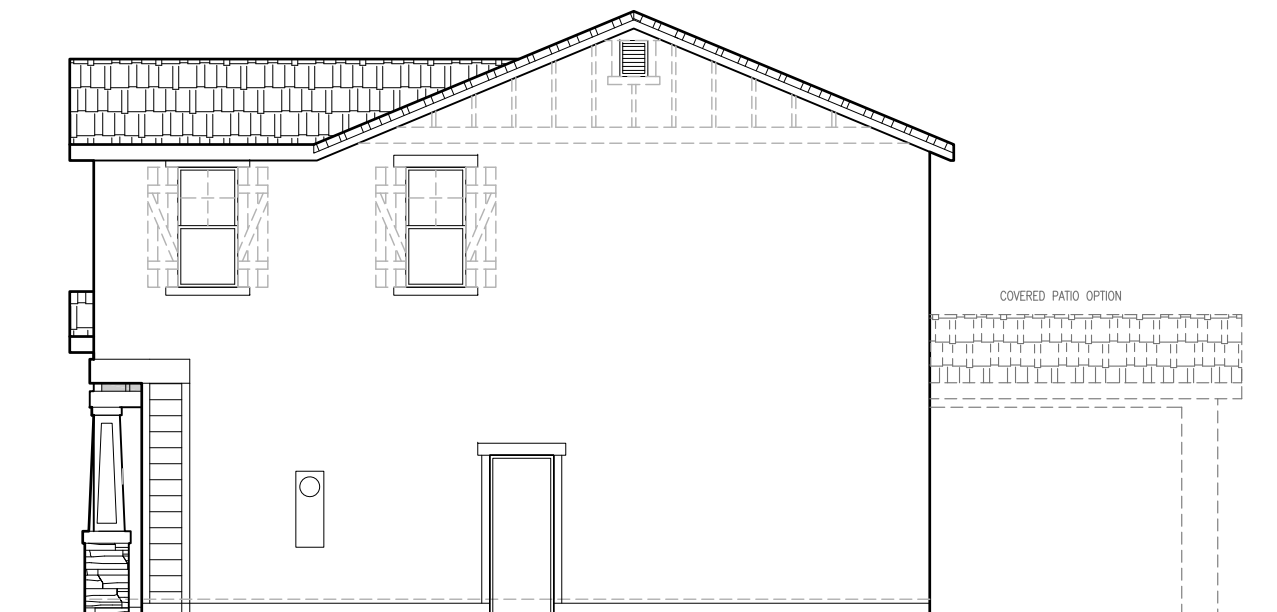
REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

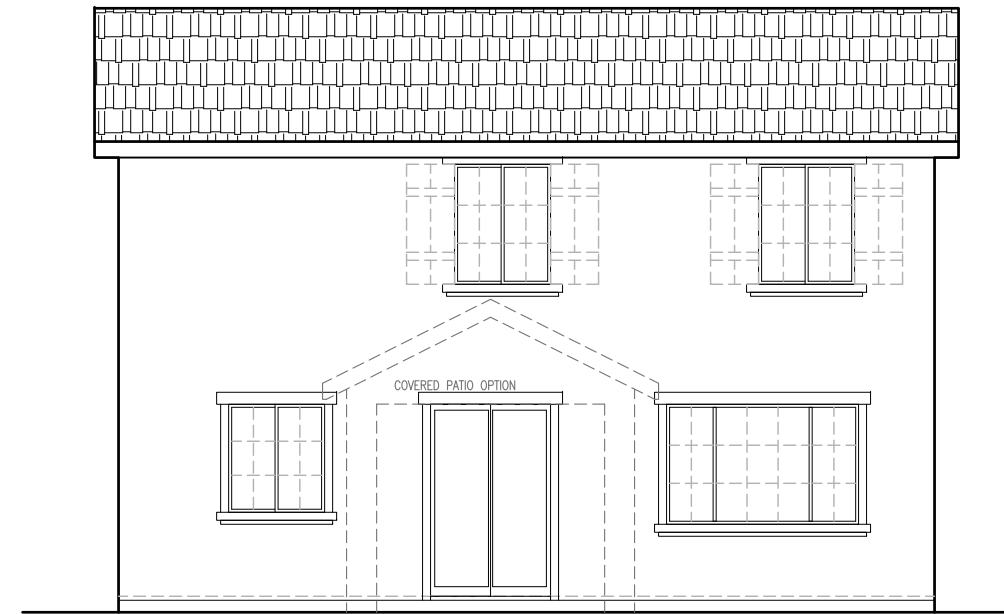
1570 'B' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

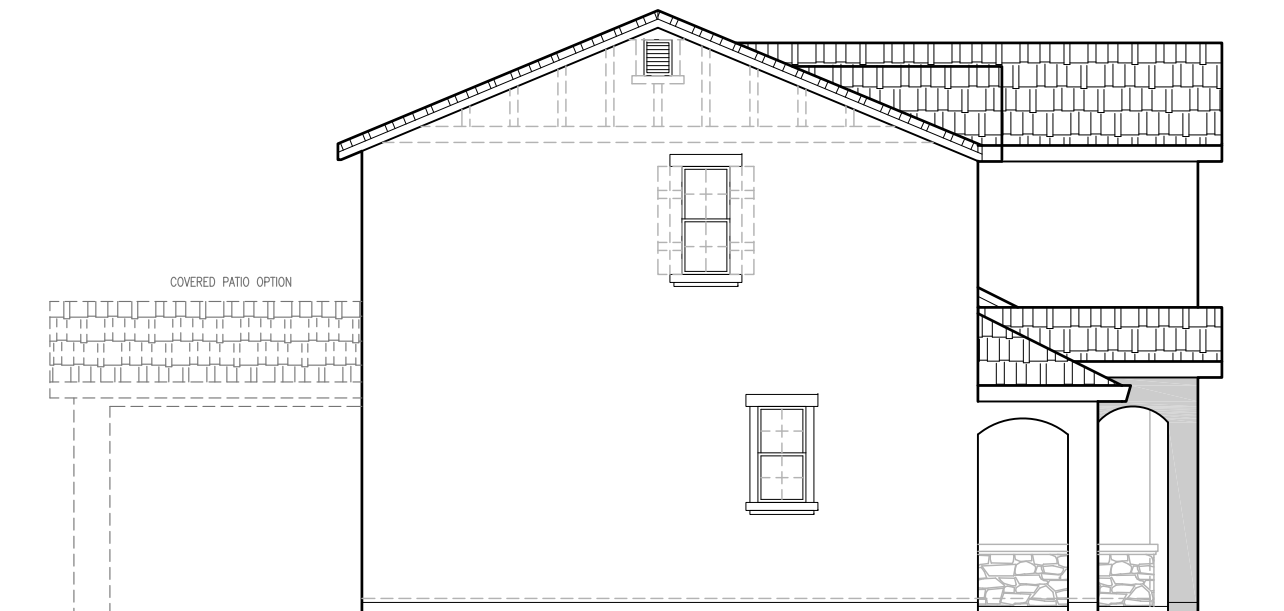
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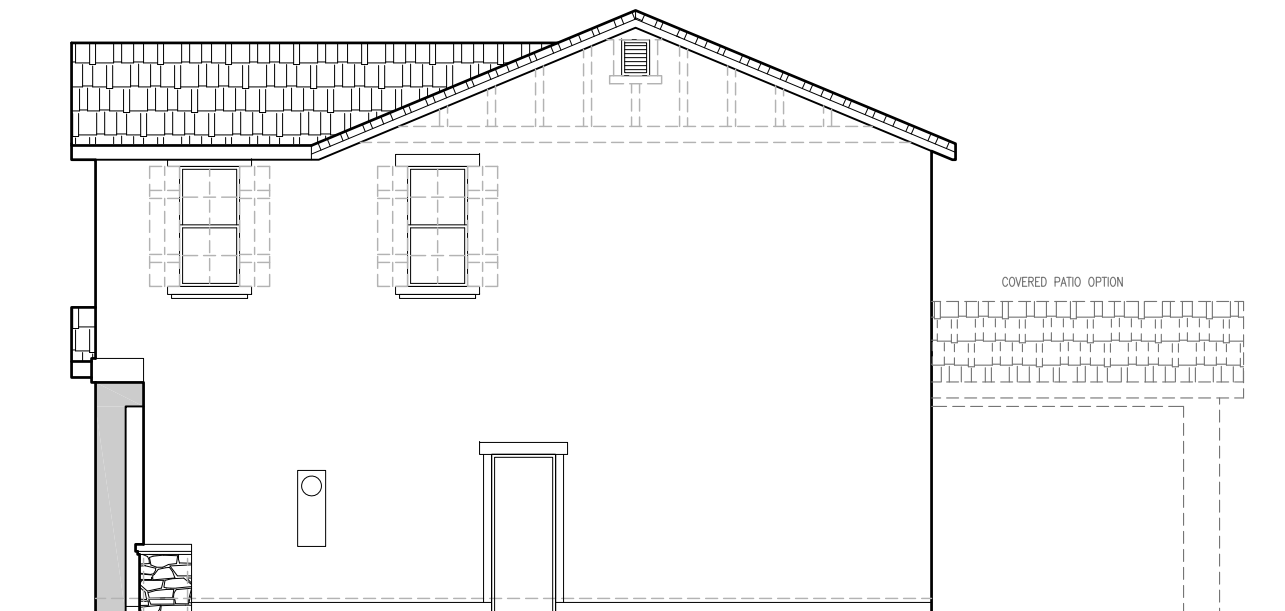
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

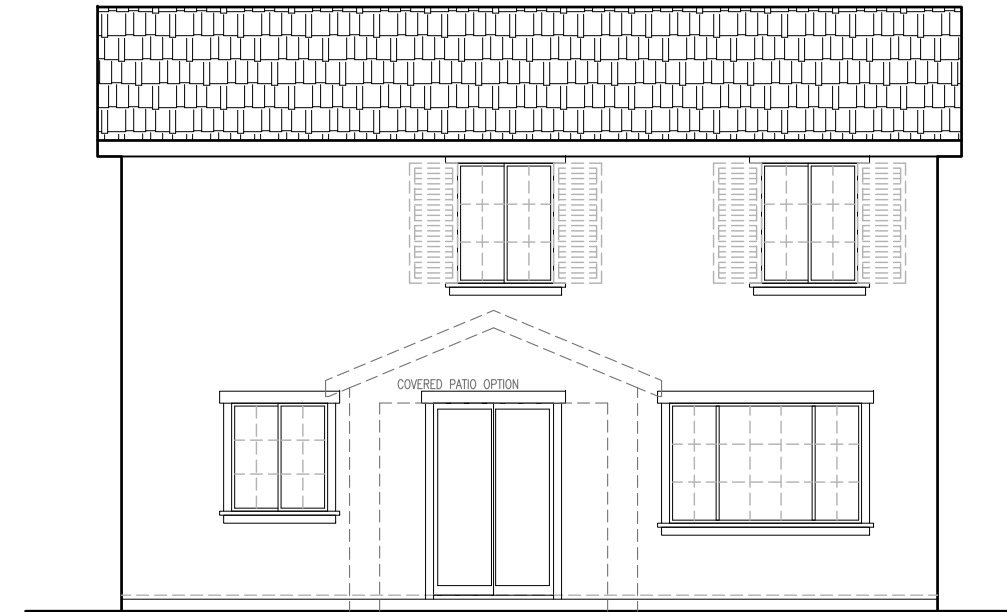
1570 'C' ELEVATIONS
SIERRA VISTA
JM20



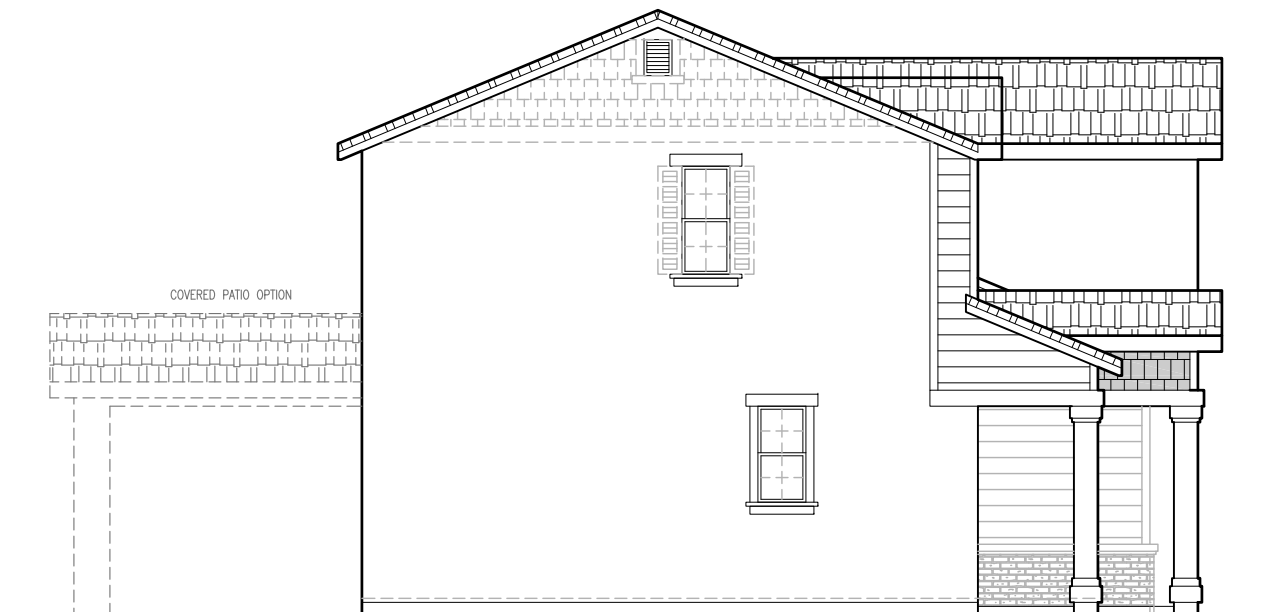
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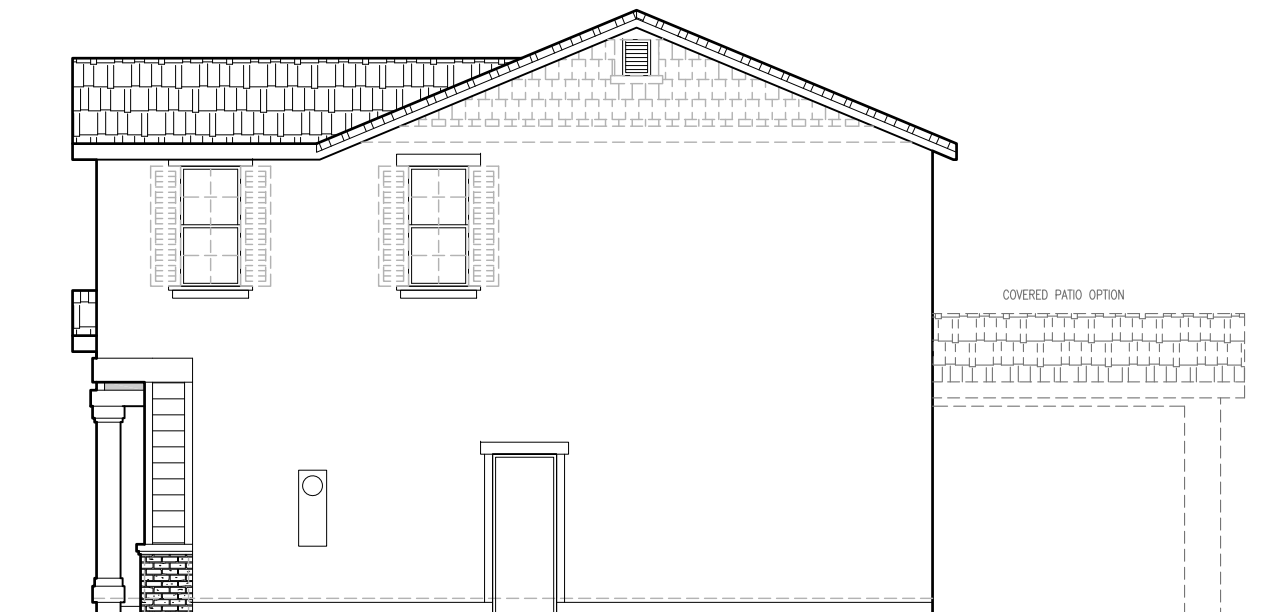
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



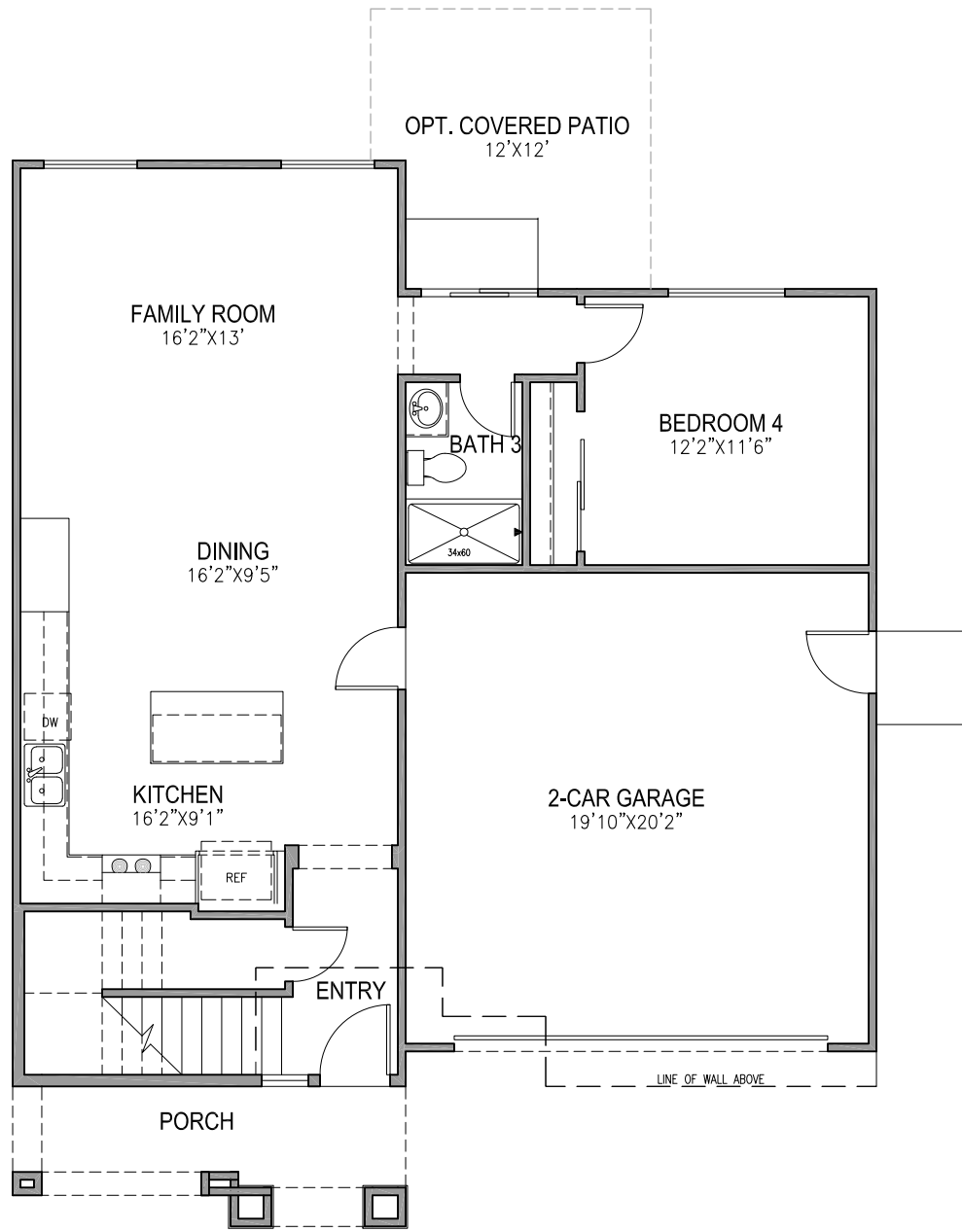
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

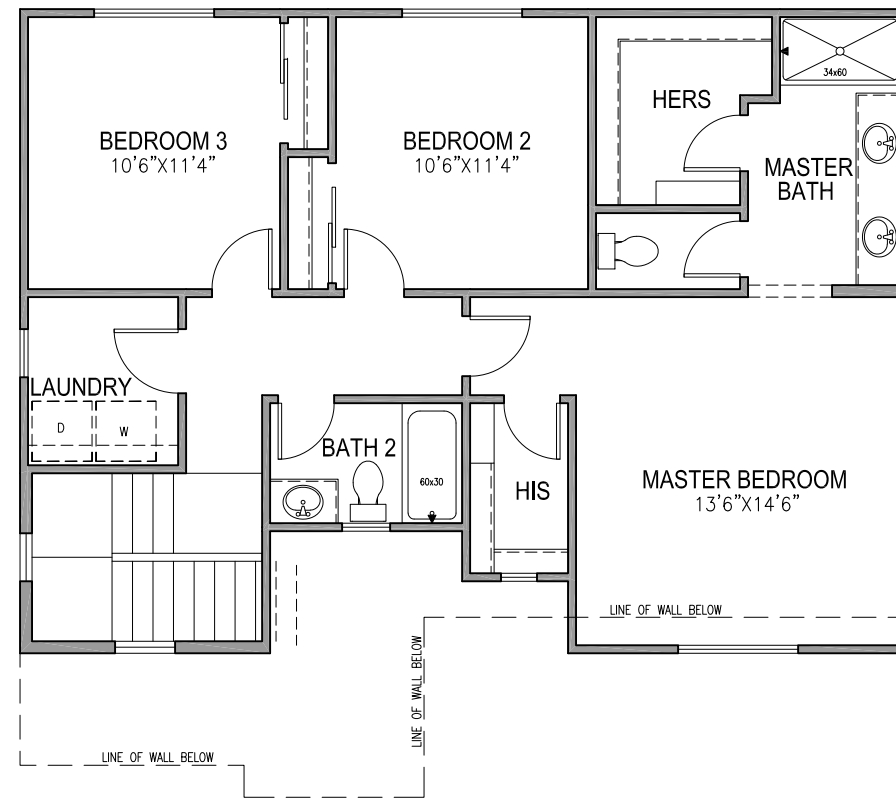
1570 'D' ELEVATIONS
SIERRA VISTA
JM20



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Roseville, California



FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

1790 FLOOR PLAN
 SIERRA VISTA
 JM20



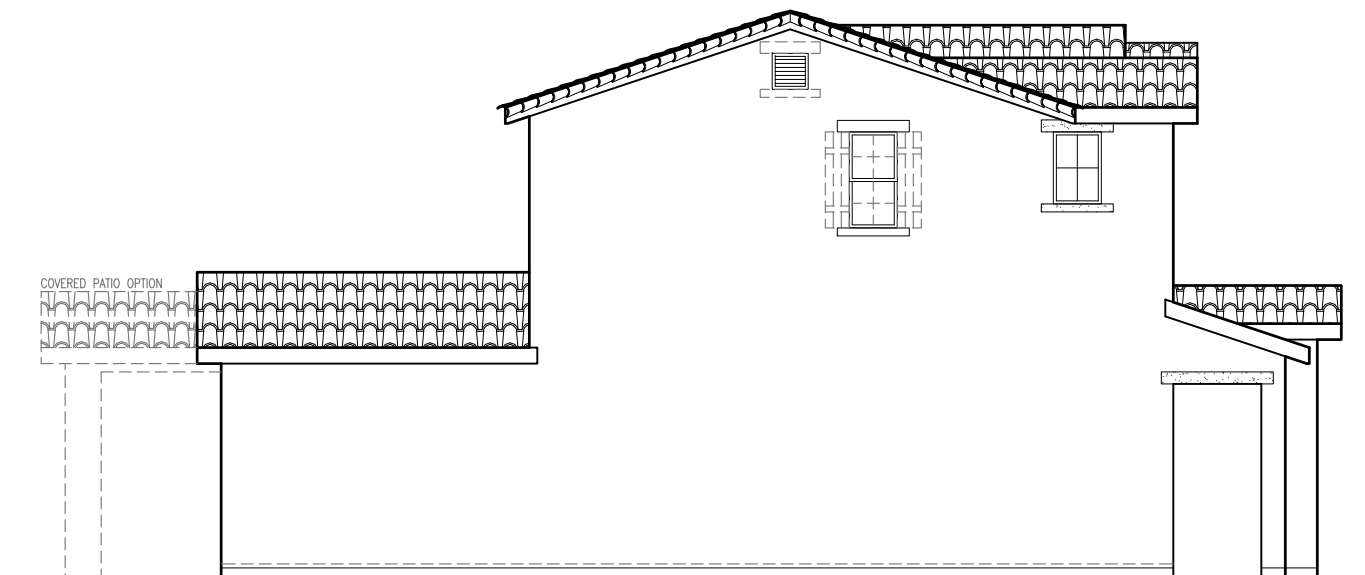
John Mourier Construction Inc.
 Roseville, California



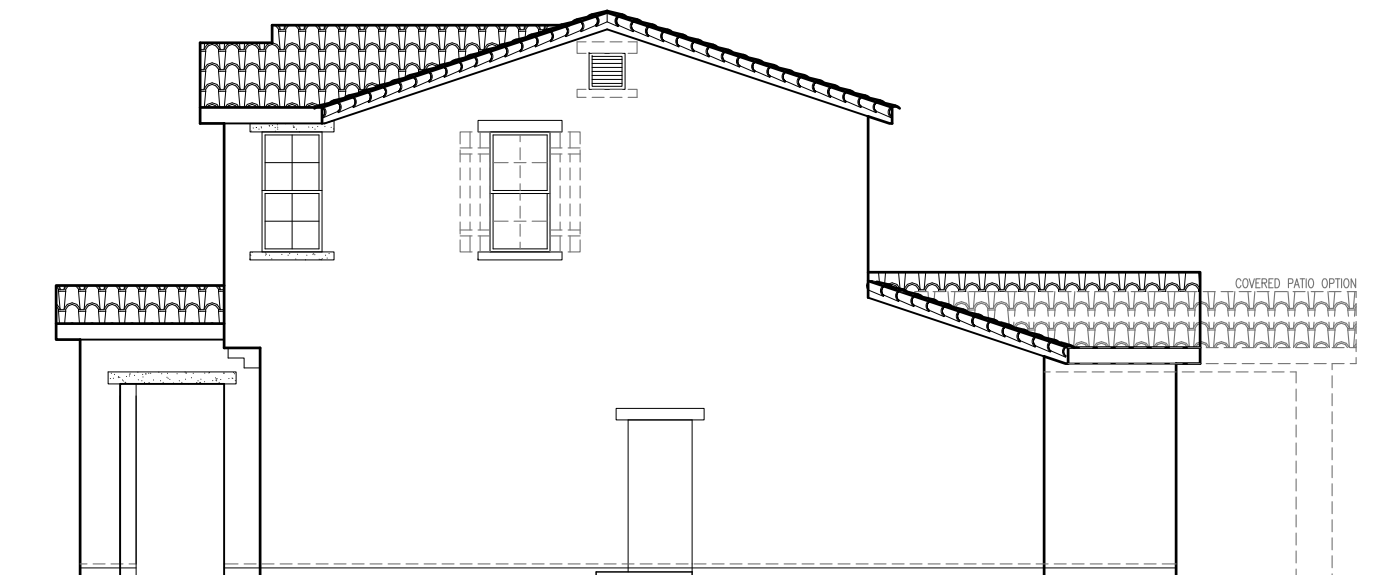
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

**1790 'A' ELEVATIONS
SIERRA VISTA
JM20**



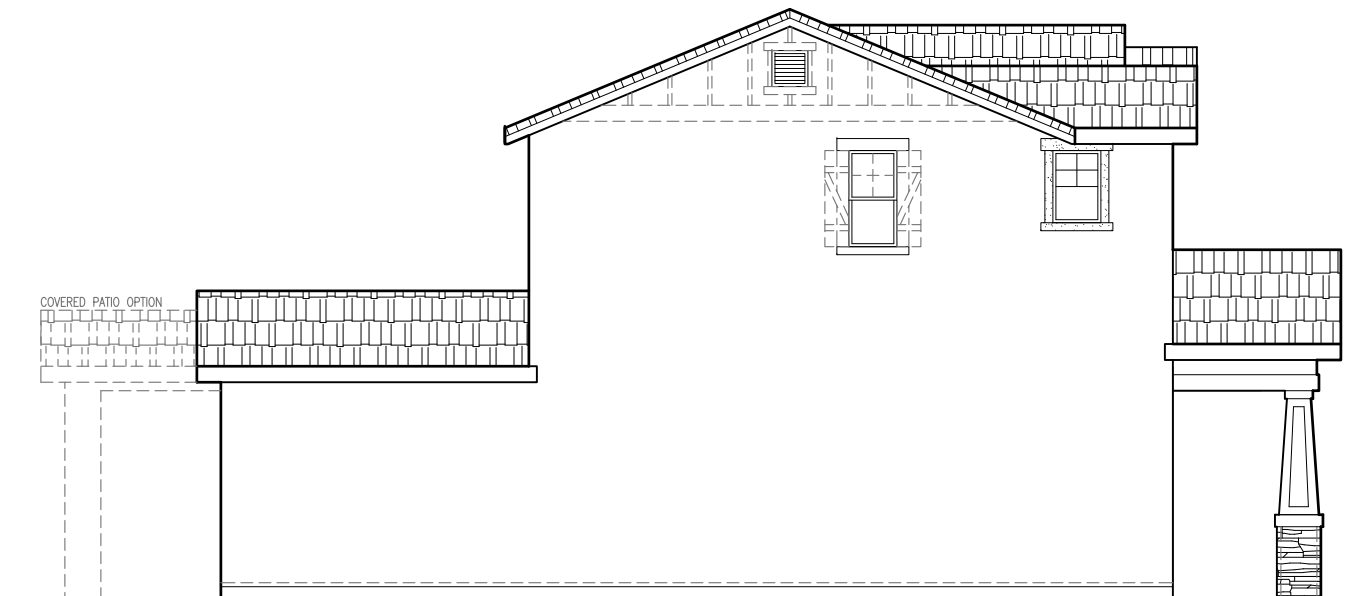
John Mourier Construction Inc.
Roseville, California



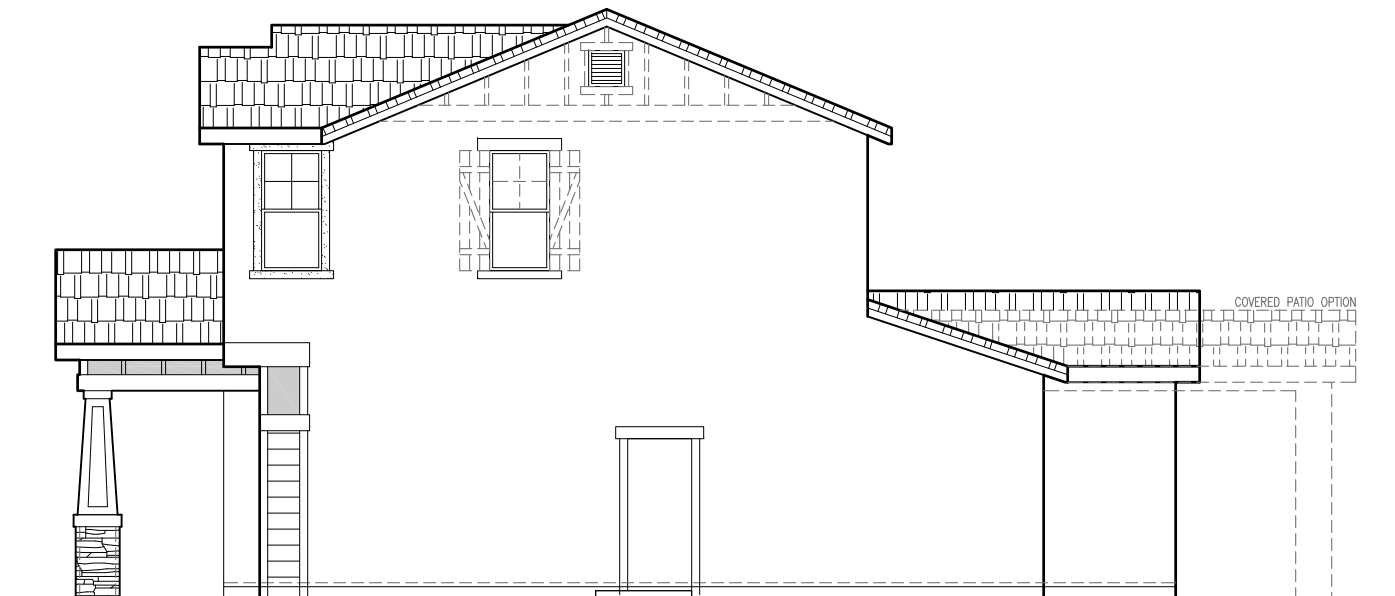
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1790 'B' ELEVATIONS
SIERRA VISTA
JM20



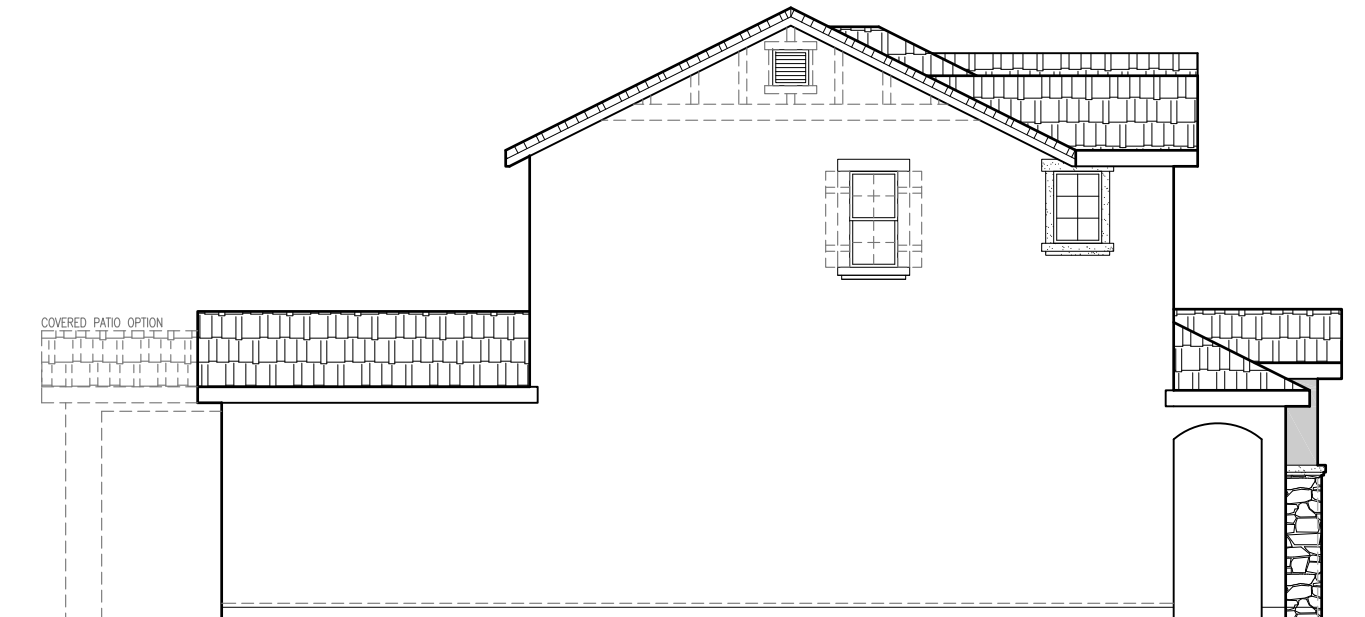
John Mourier Construction Inc.
Roseville, California



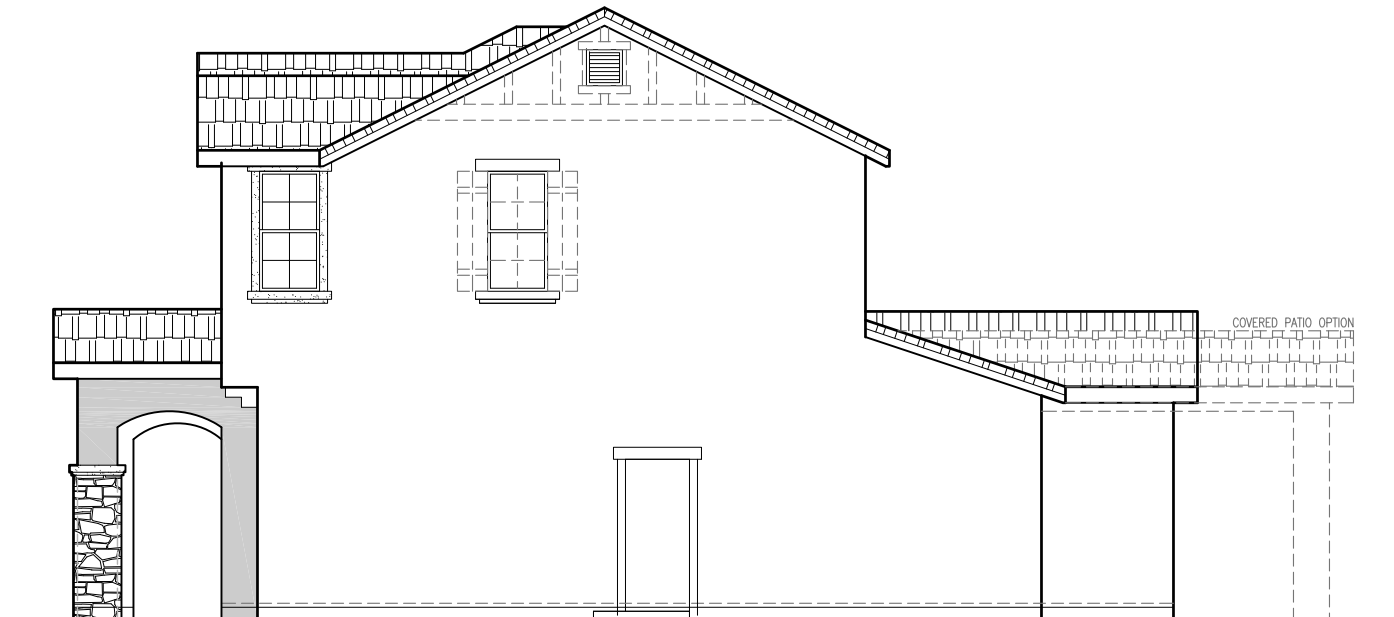
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.

1790 'C' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California



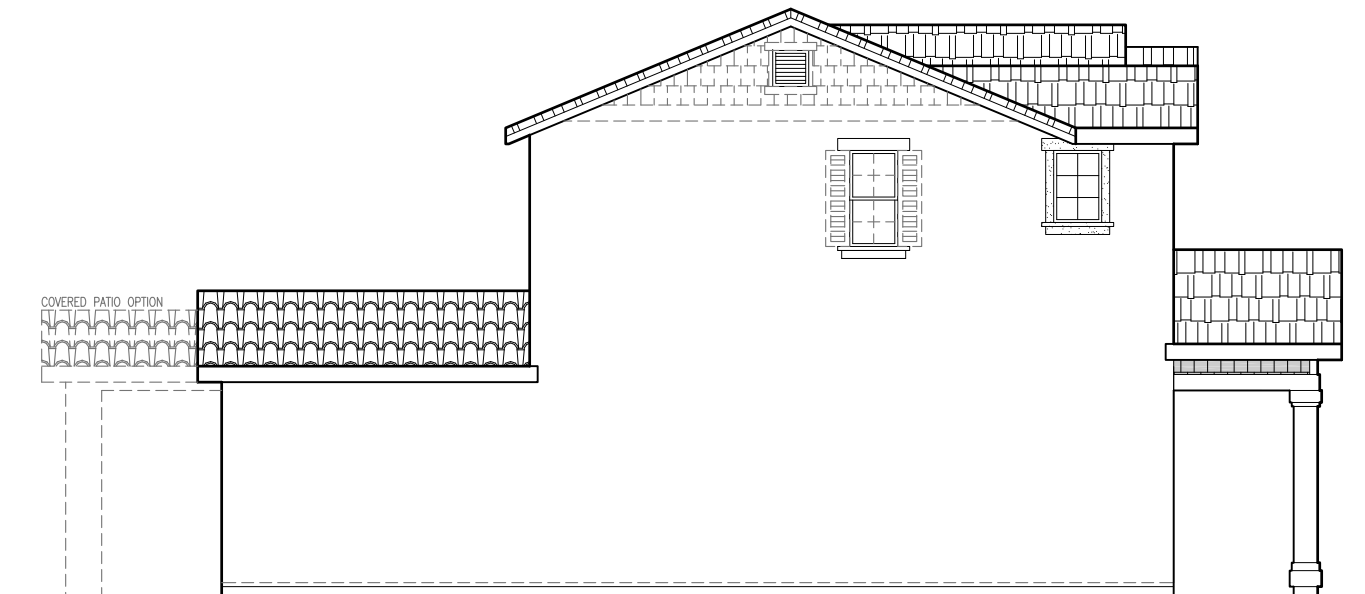
FRONT ELEVATION 'D'

SCALE: 1/8"=1'-0"



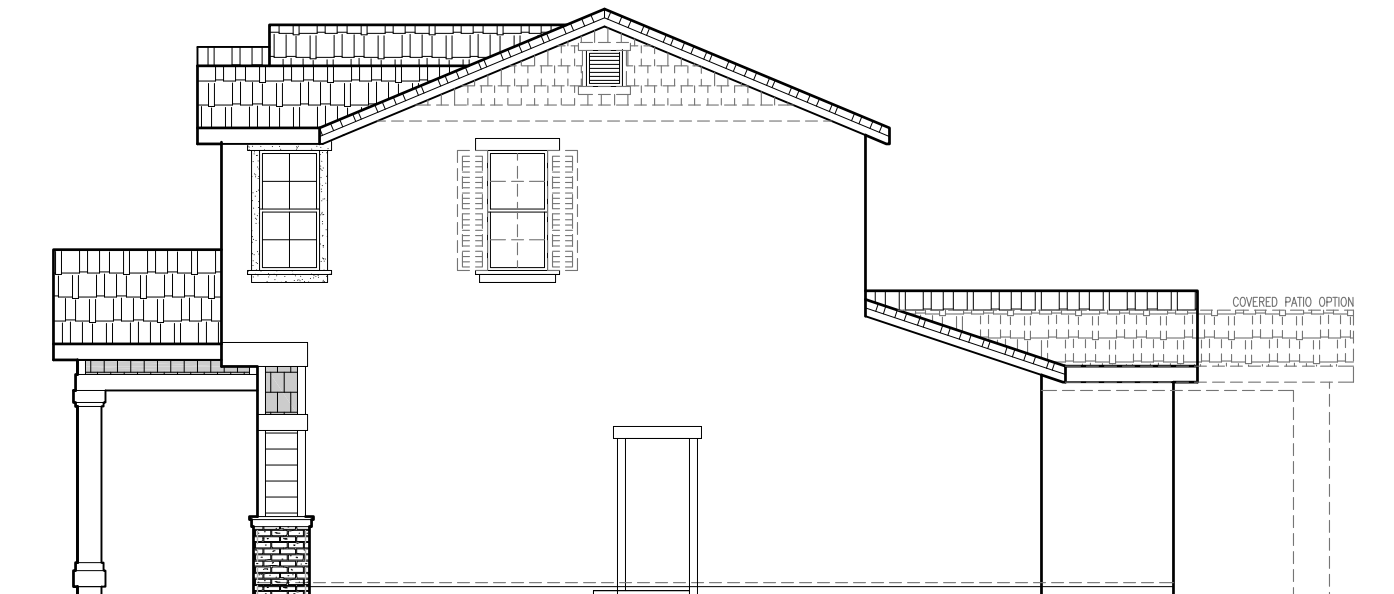
REAR ELEVATION 'D'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'

SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'D'

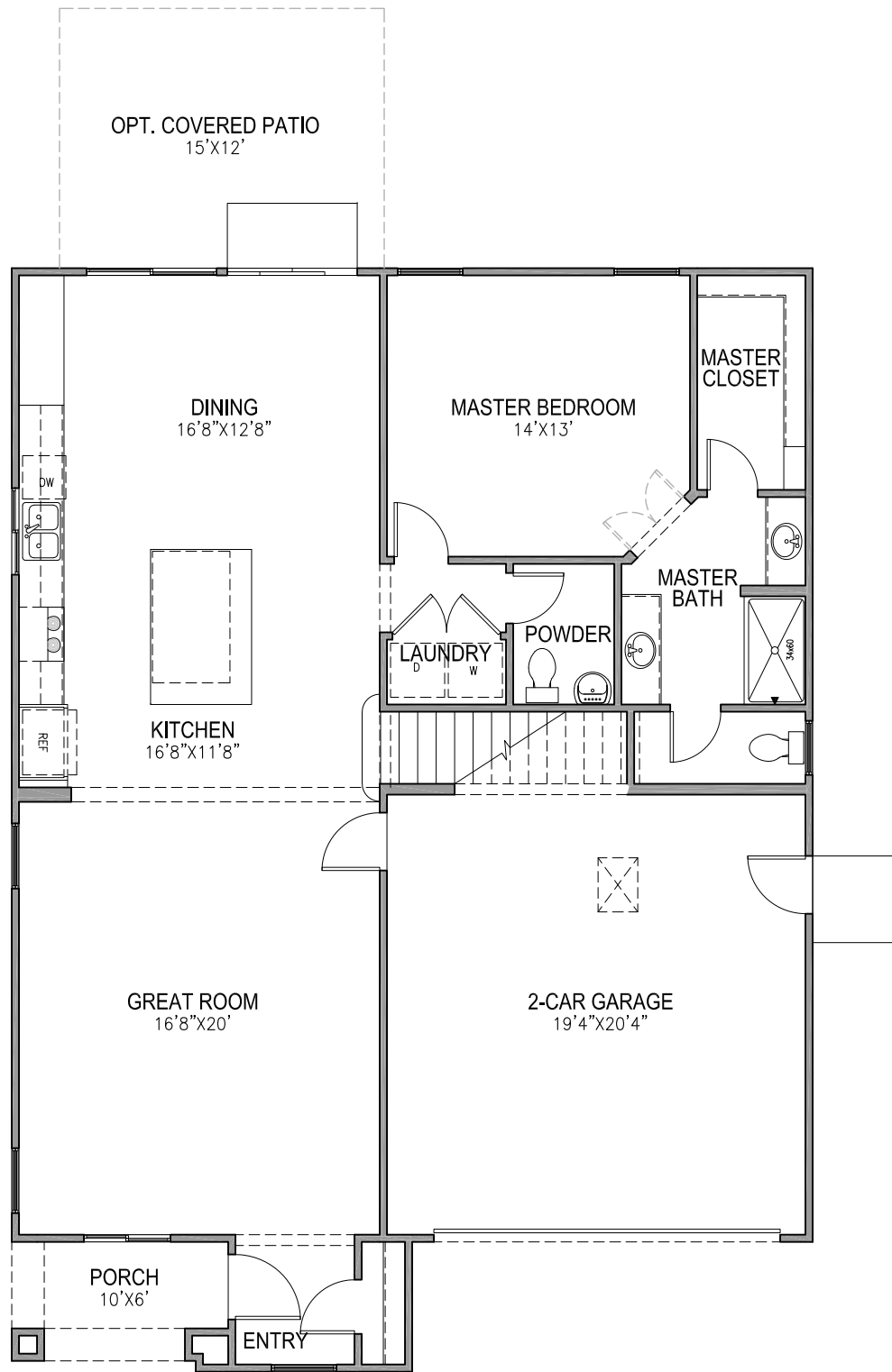
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

1790 'D' ELEVATIONS
SIERRA VISTA
JM20

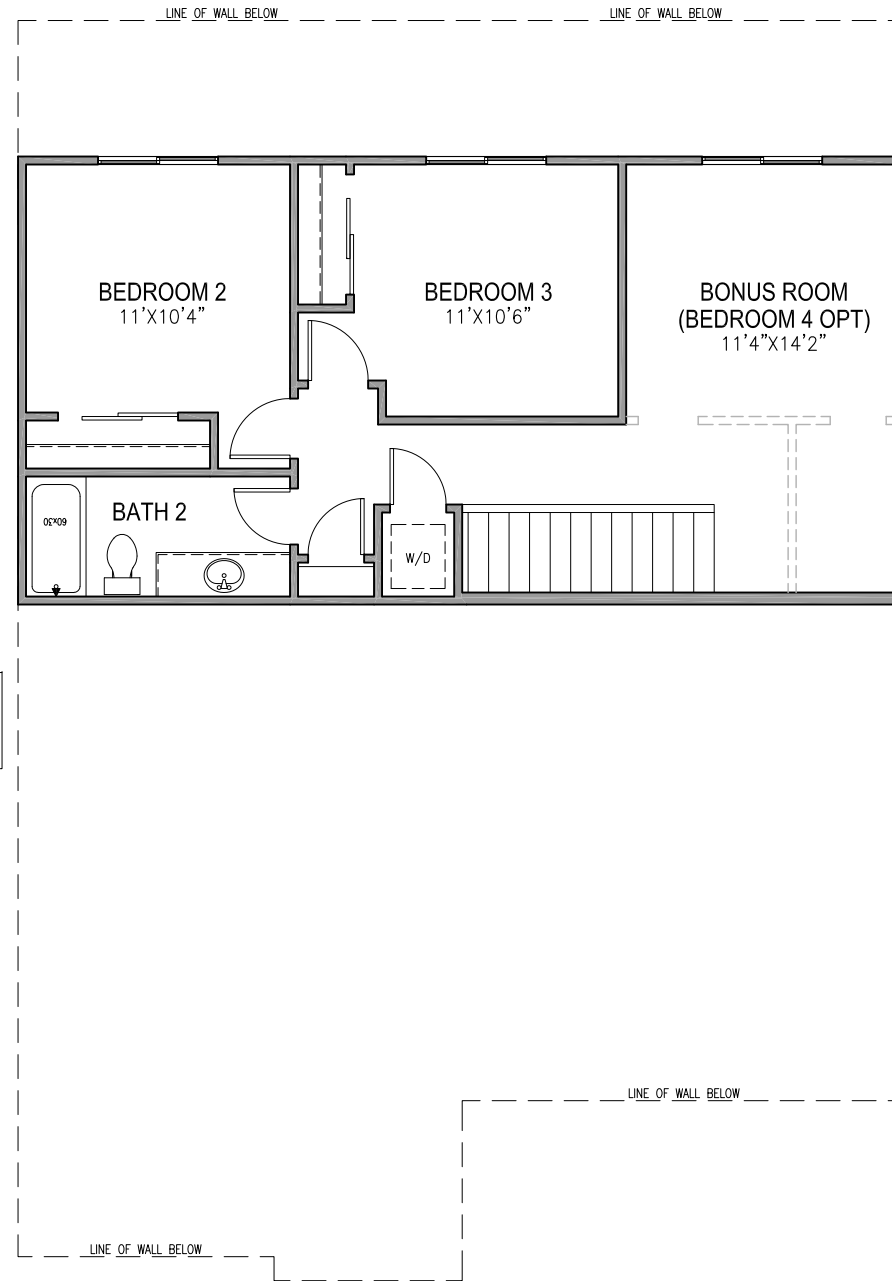
JMC HOMES

John Mourier Construction Inc.
Roseville, California



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



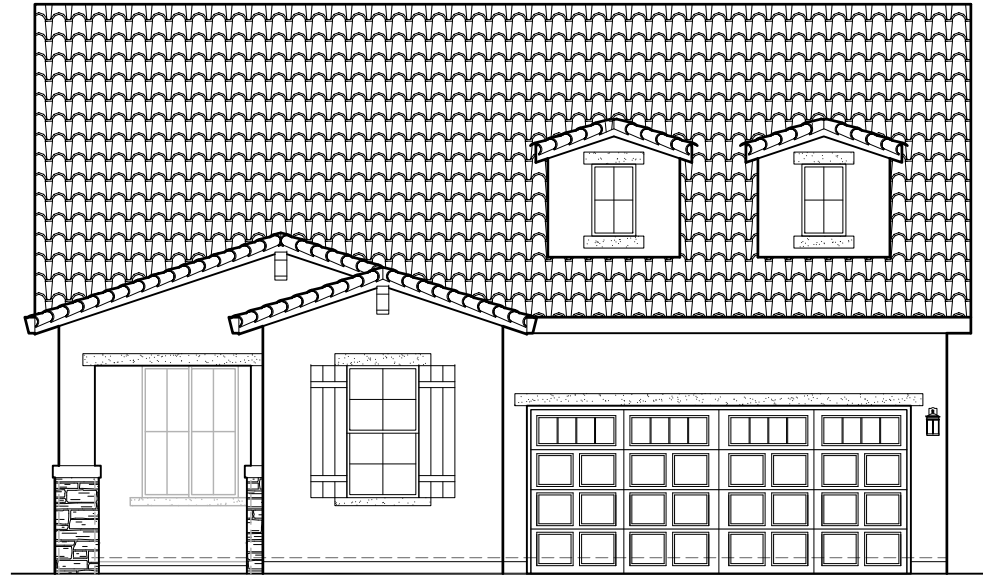
SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

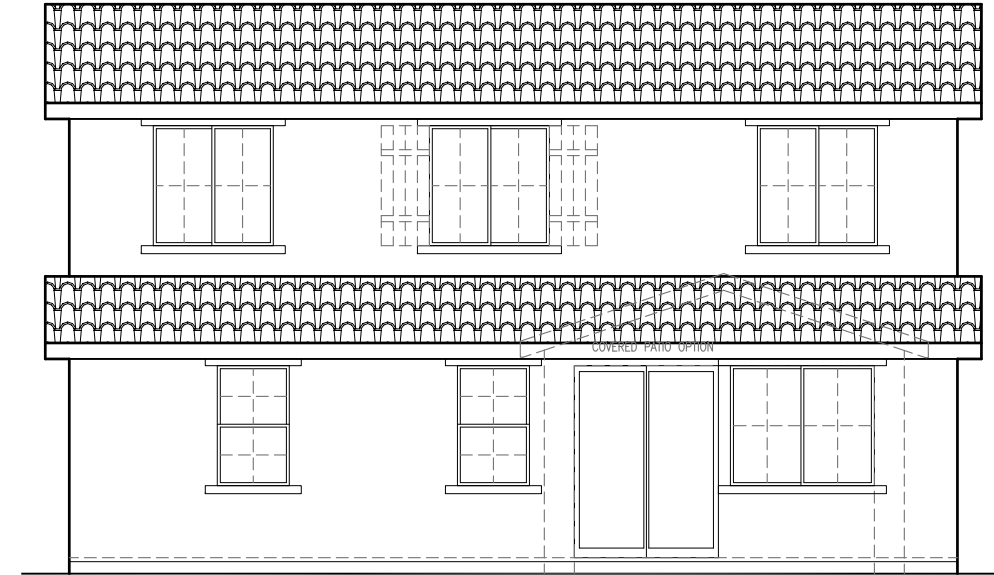
1964 FLOOR PLAN
SIERRA VISTA
JM20



John Mourier Construction Inc.
Roseville, California

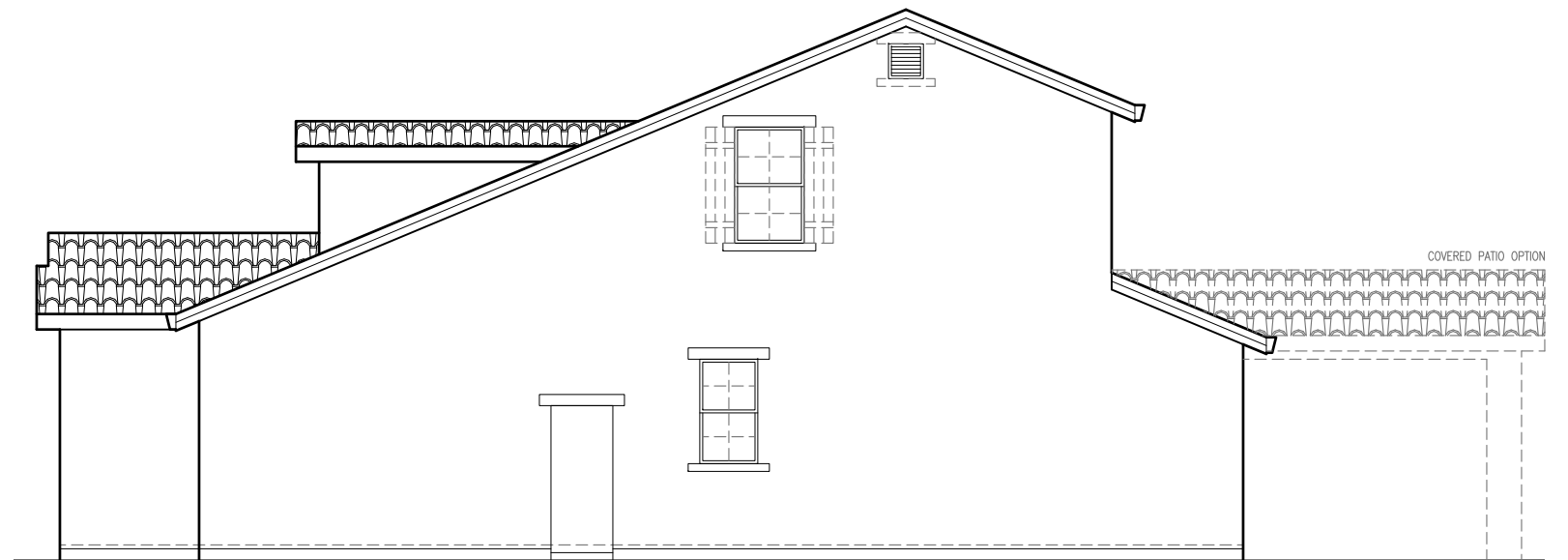


FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"

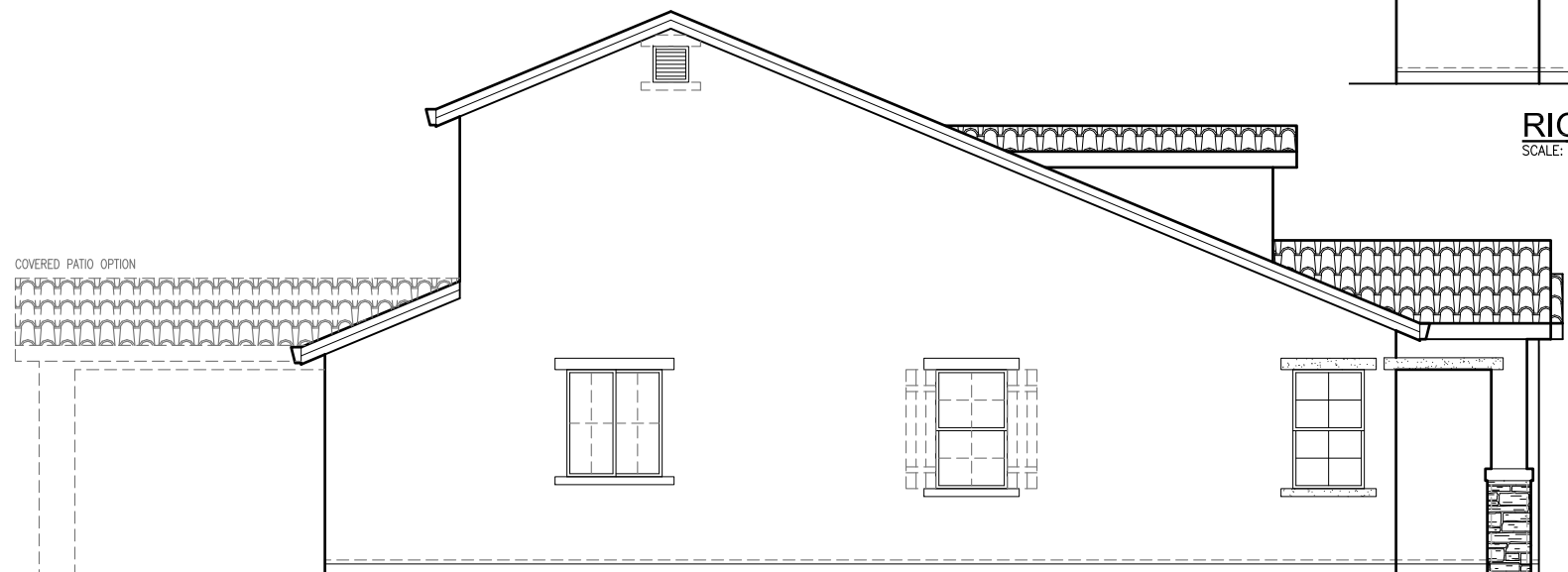


REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

1964 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'B'

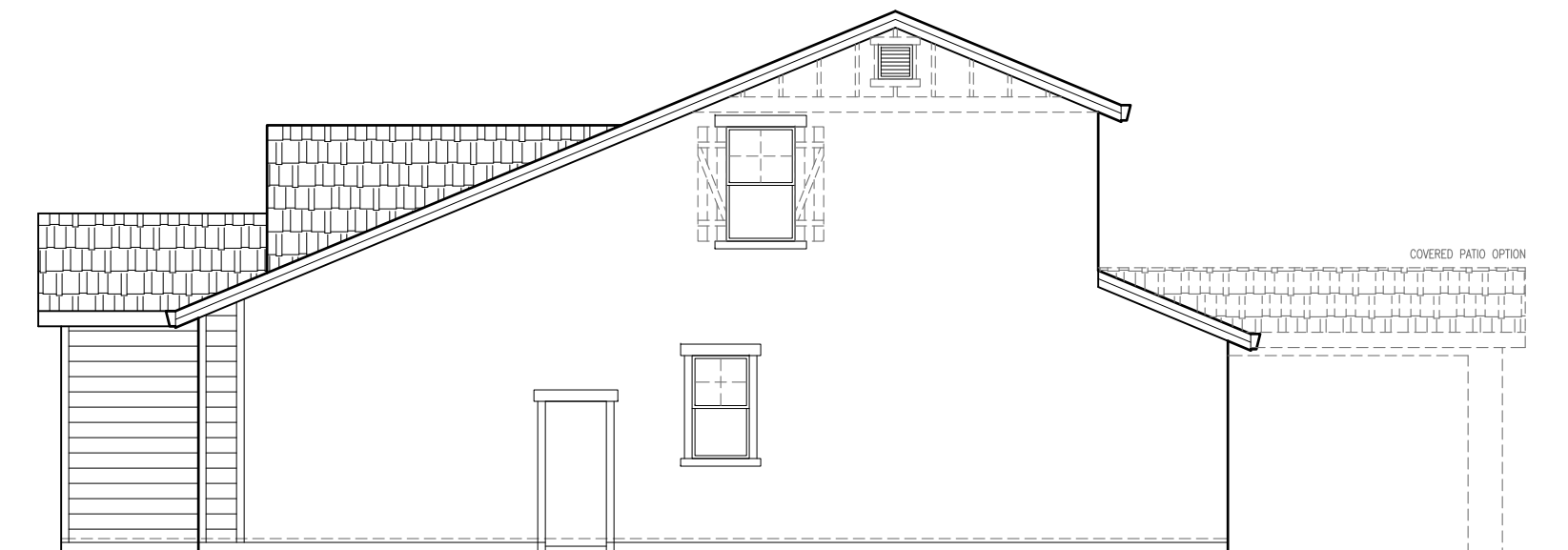
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REAR ELEVATION 'B'

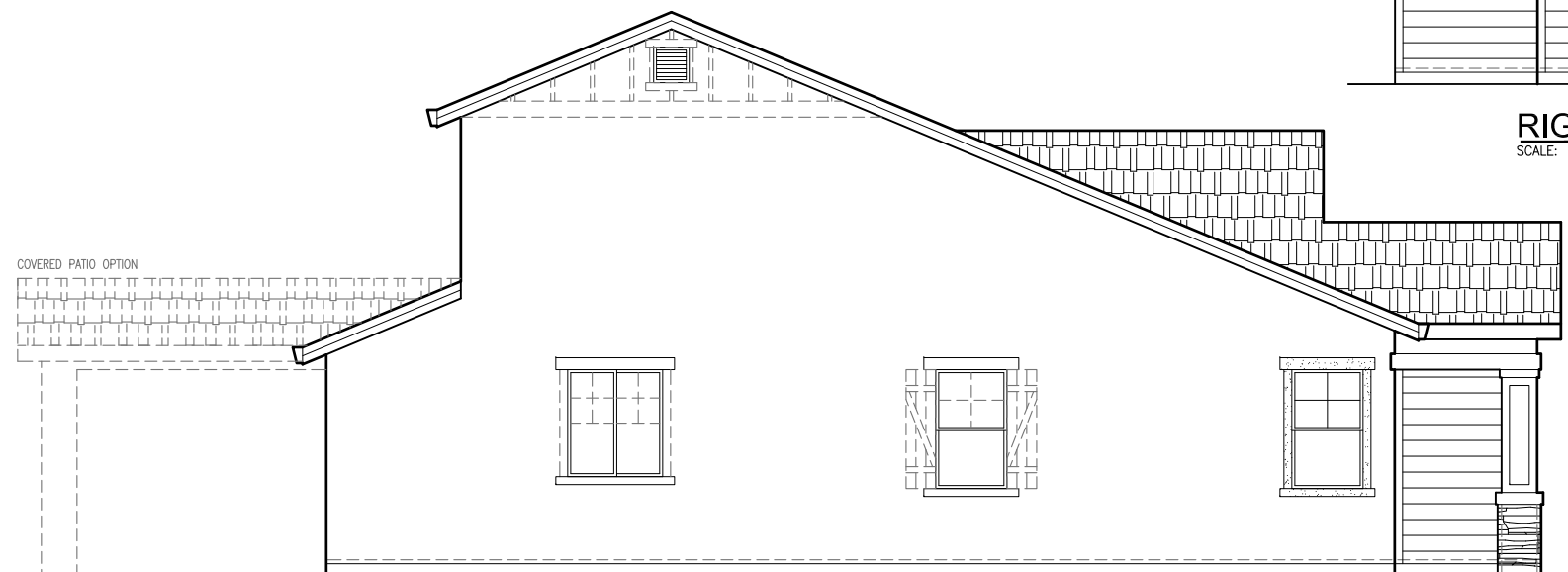
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

1964 'B' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California

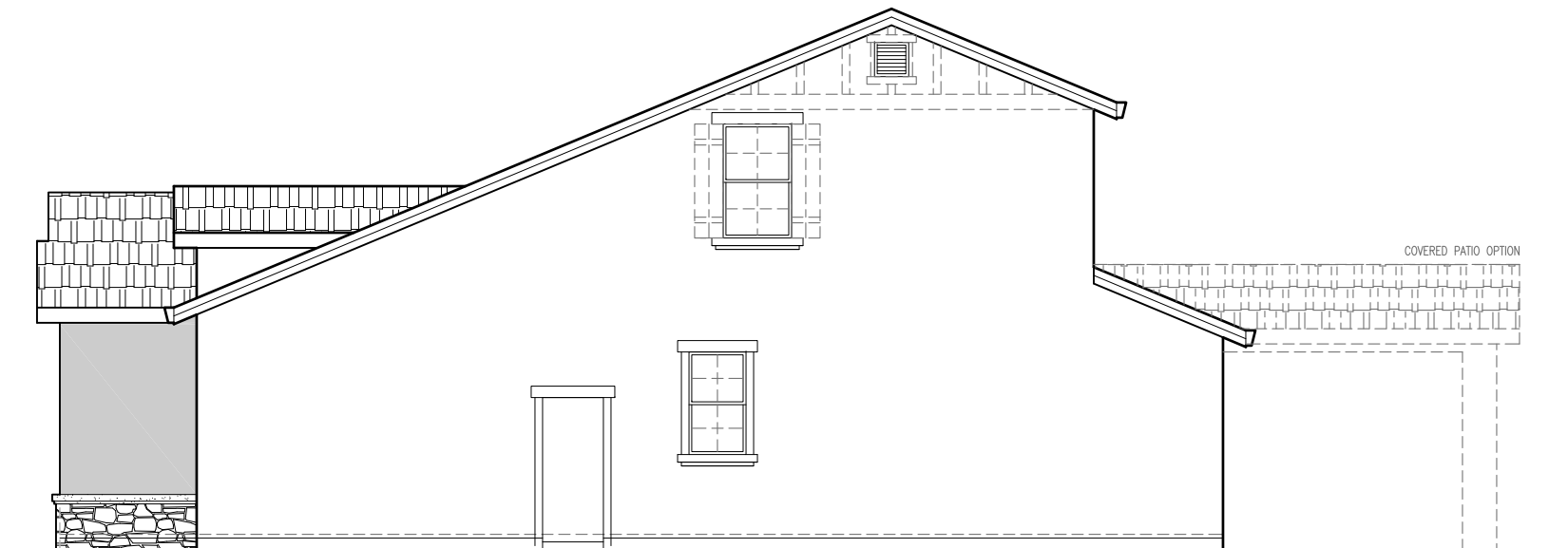


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SCALE: 1/8"=1'-0"

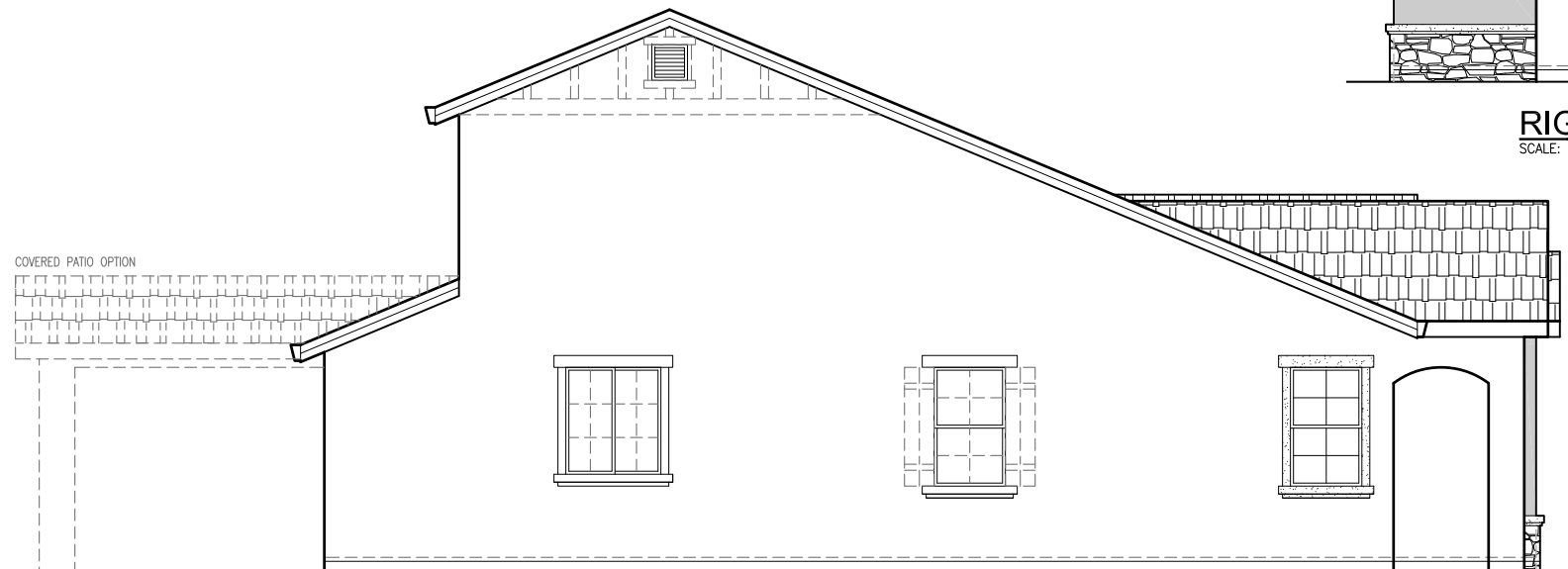


REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

1964 'C' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California

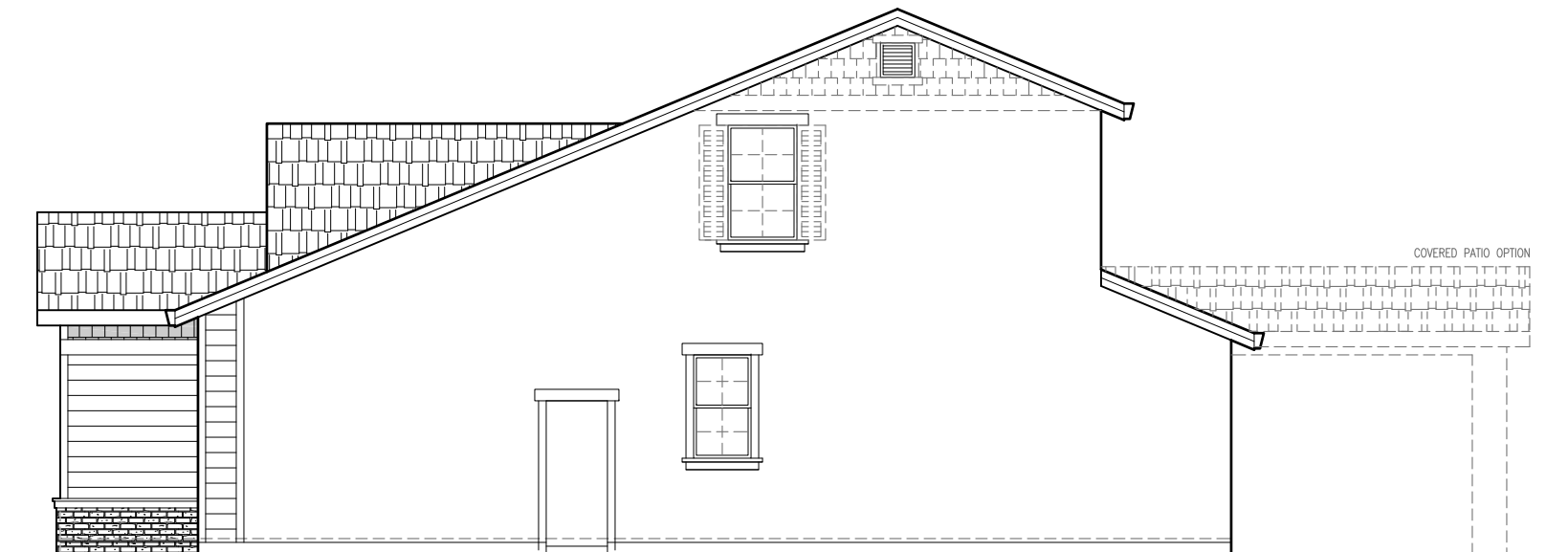


FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"

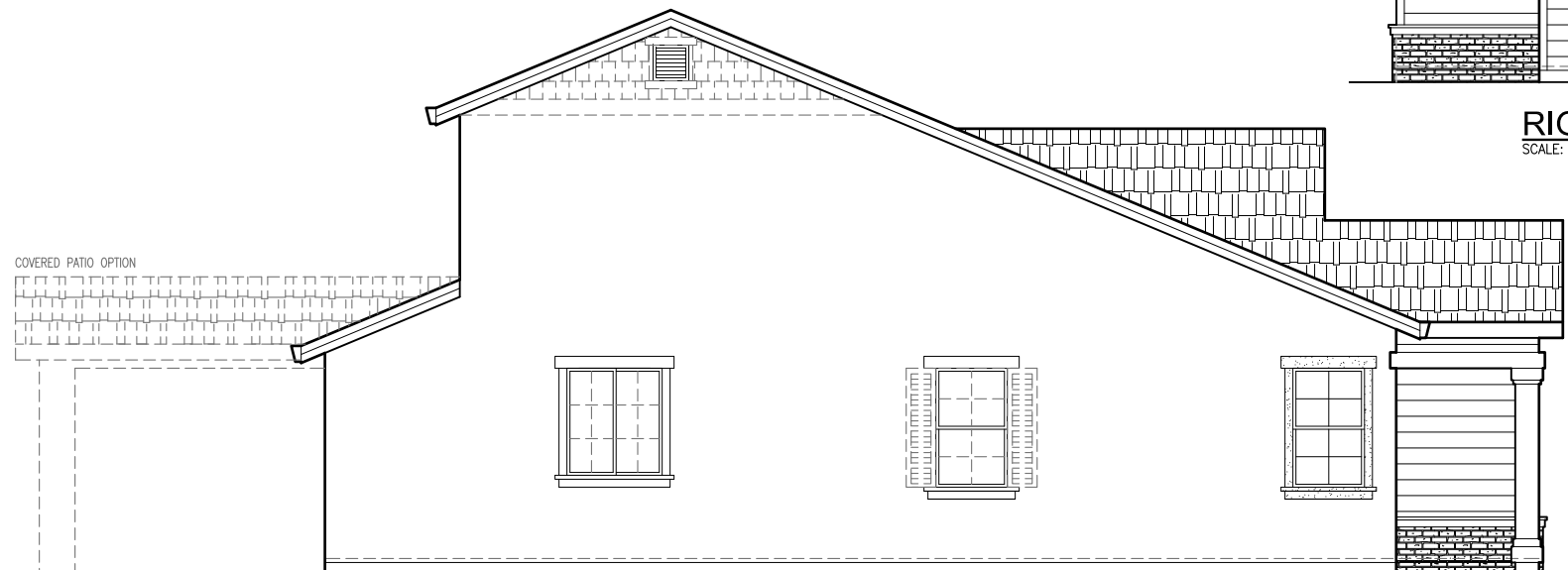


REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.



RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

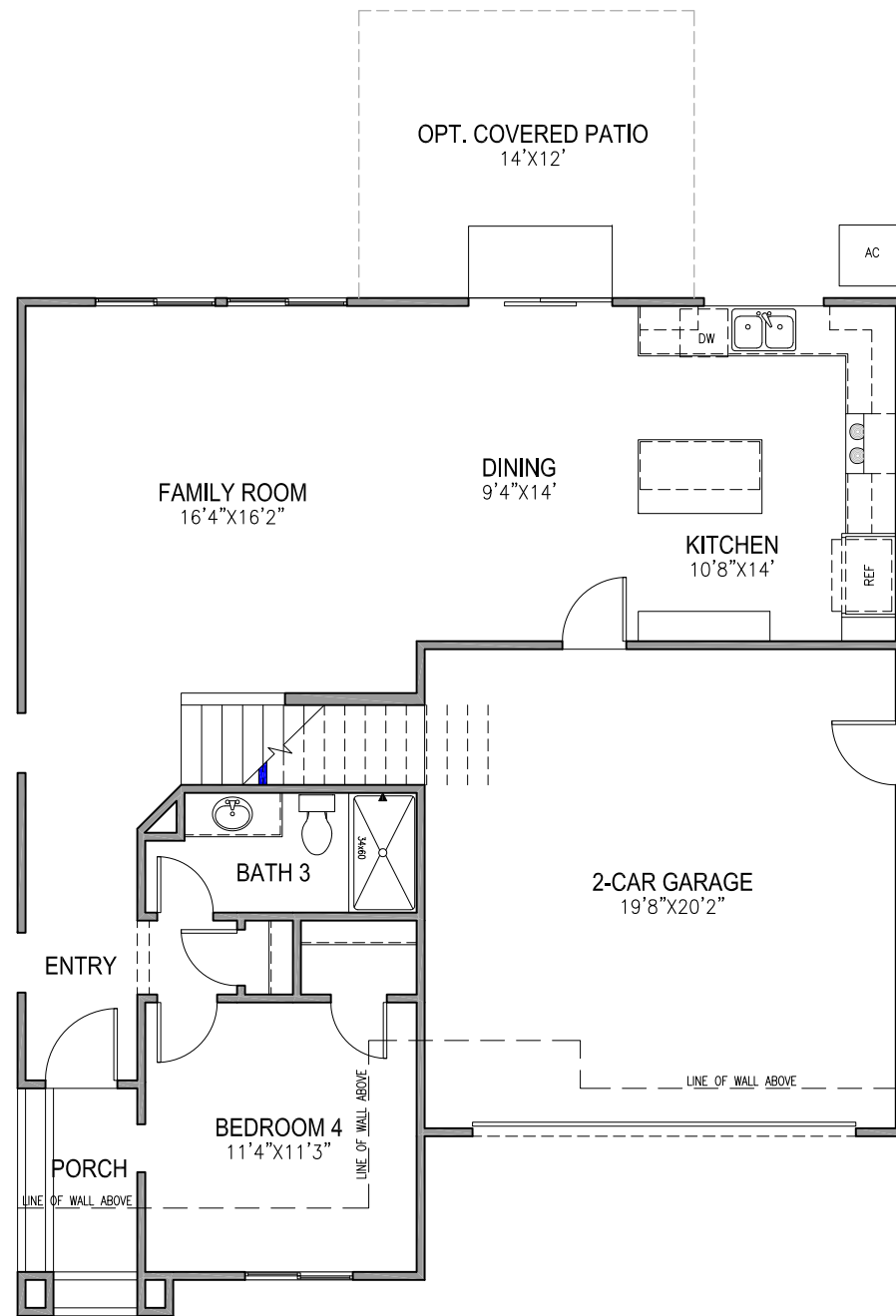


LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

1964 'D' ELEVATIONS
SIERRA VISTA
JM20

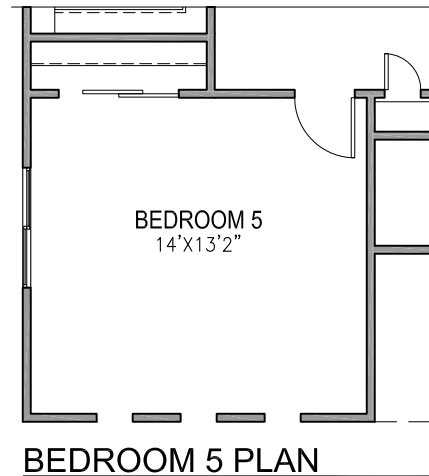


John Mourier Construction Inc.
Roseville, California



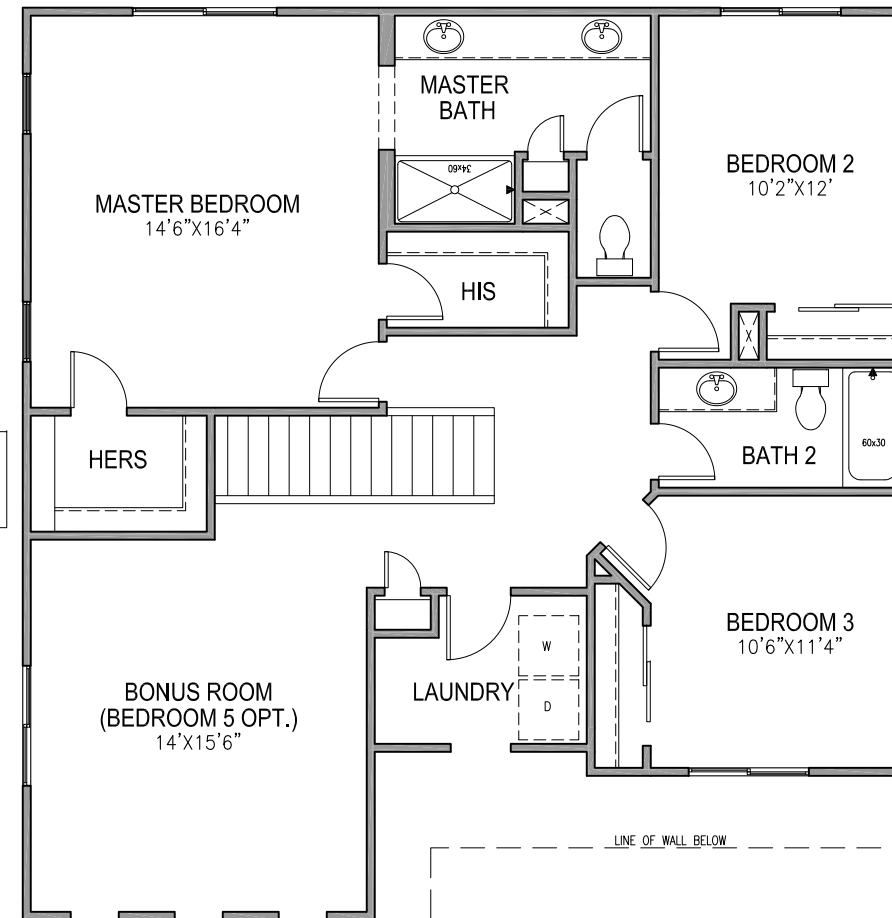
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



BEDROOM 5 PLAN

SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

2184 FLOOR PLAN
SIERRA VISTA
JM20



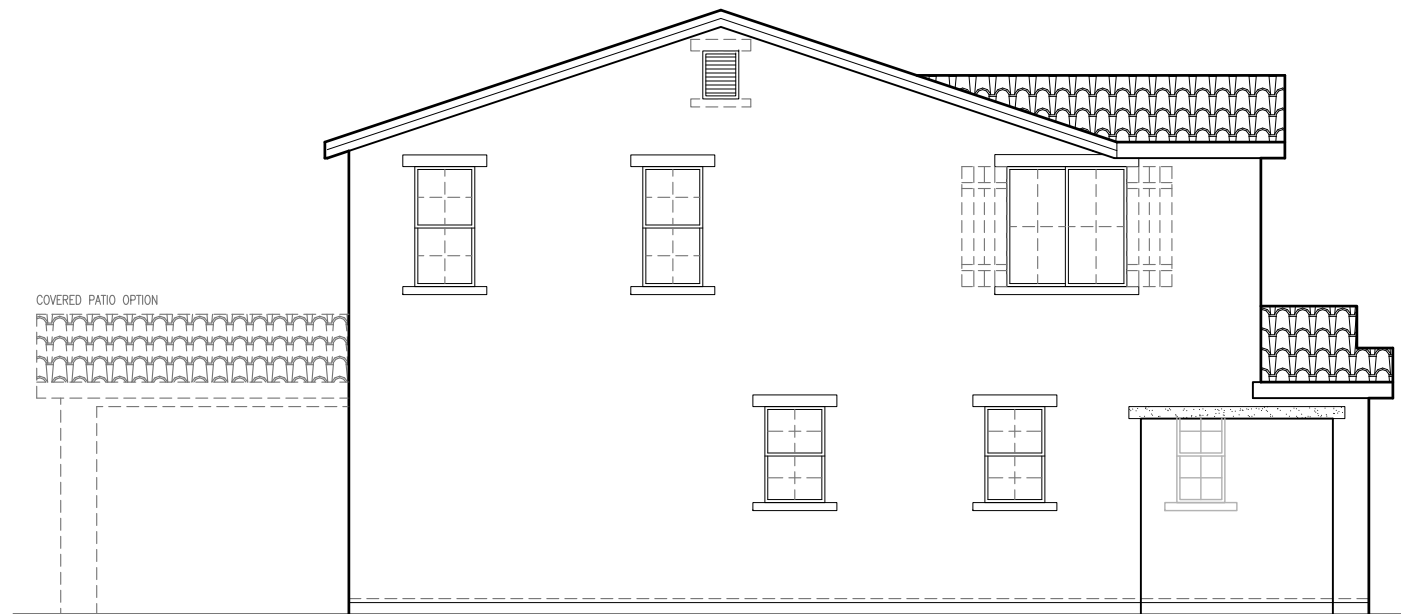
John Mourier Construction Inc.
Roseville, California



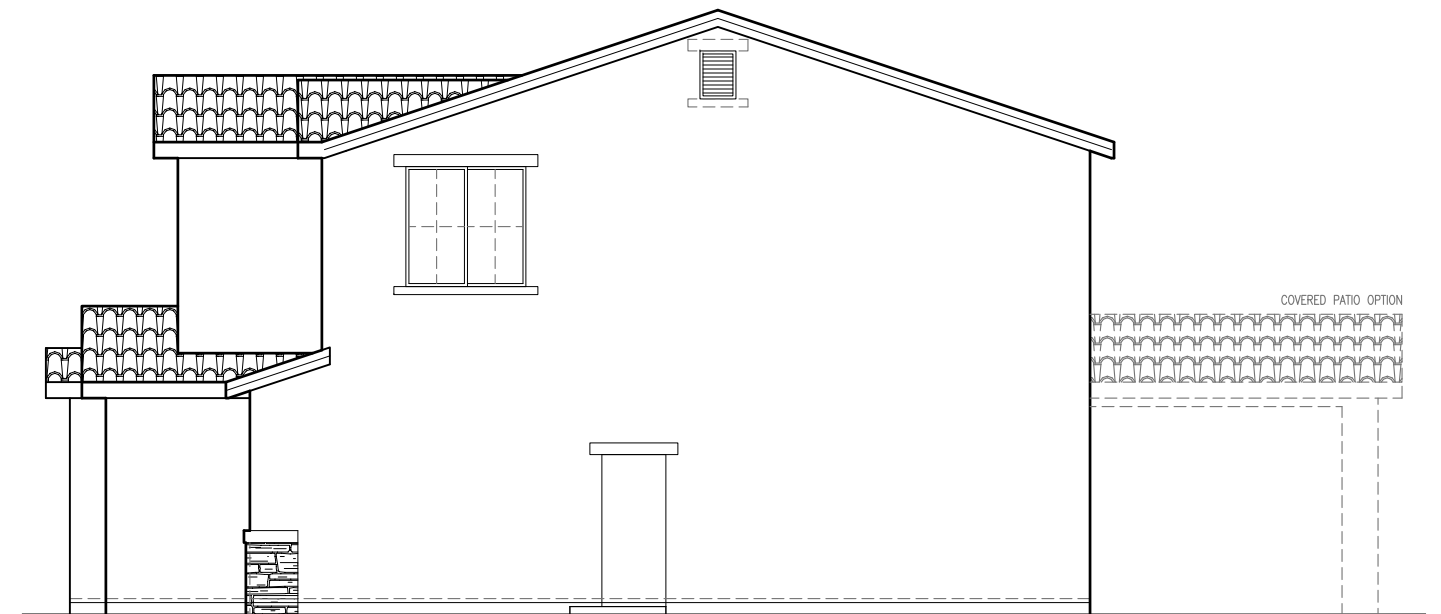
FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2184 'A' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

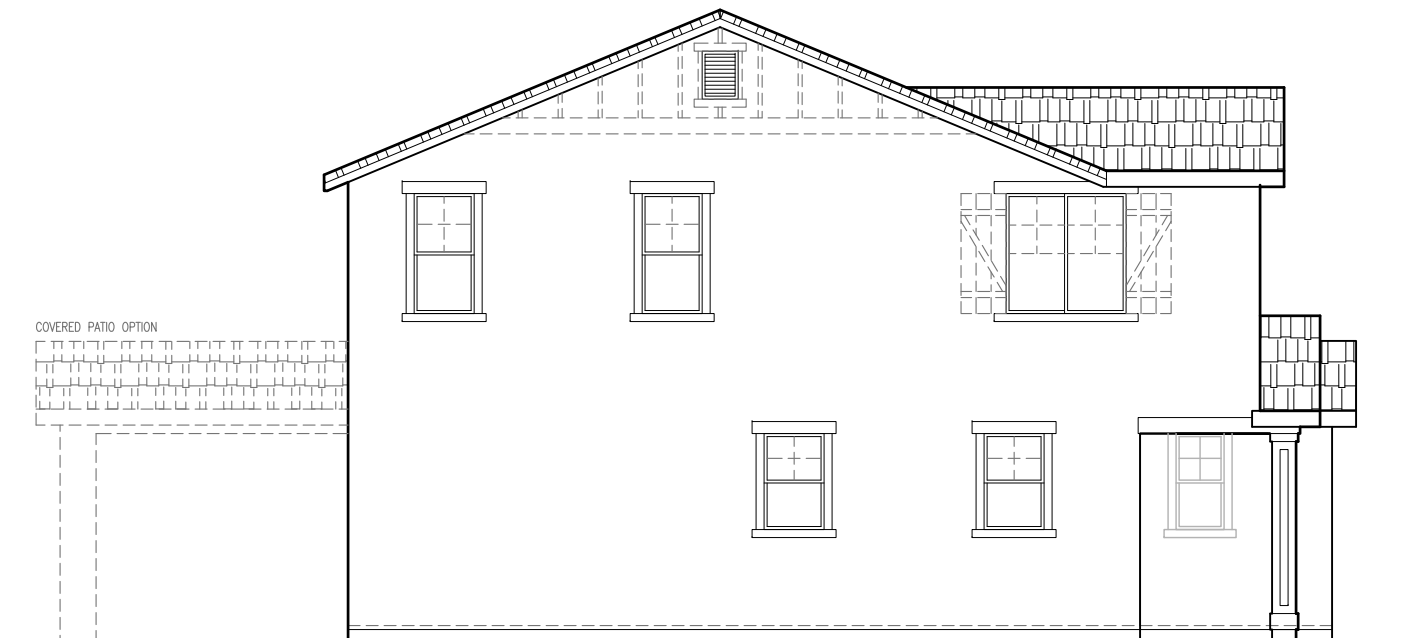
John Mourier Construction Inc.
Roseville, California



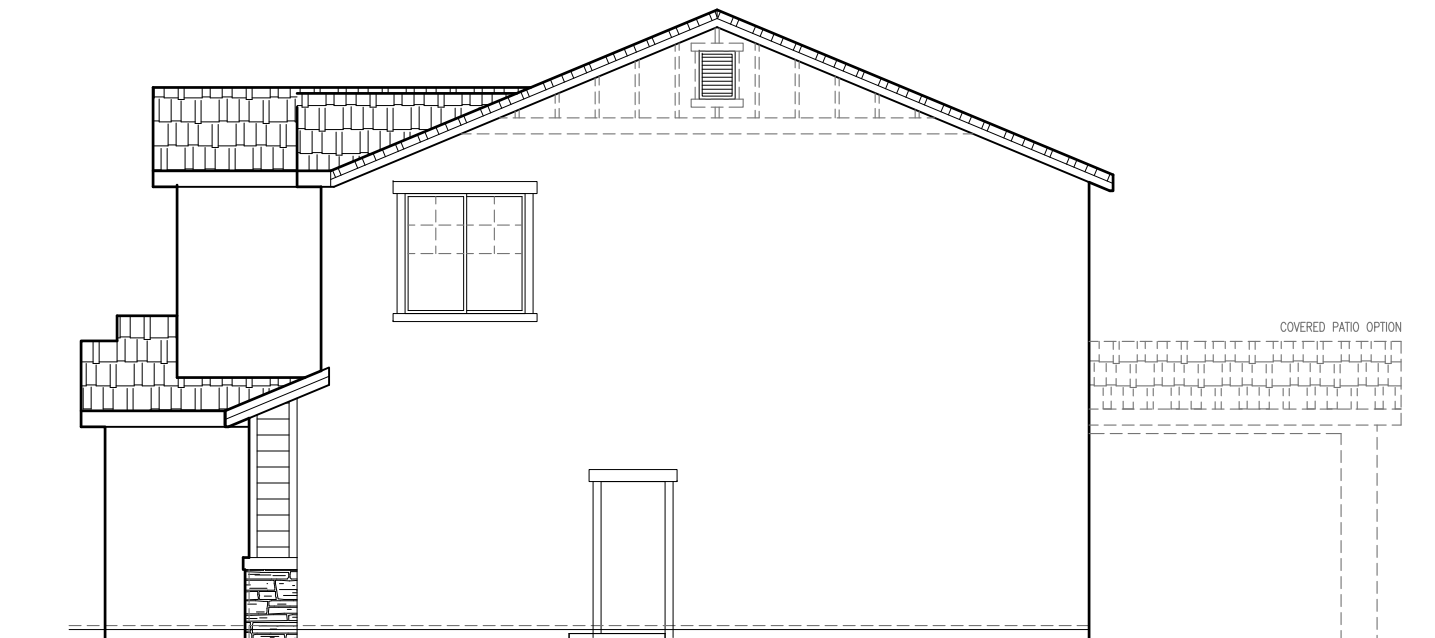
FRONT ELEVATION 'B'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'B'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2184 'B' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California



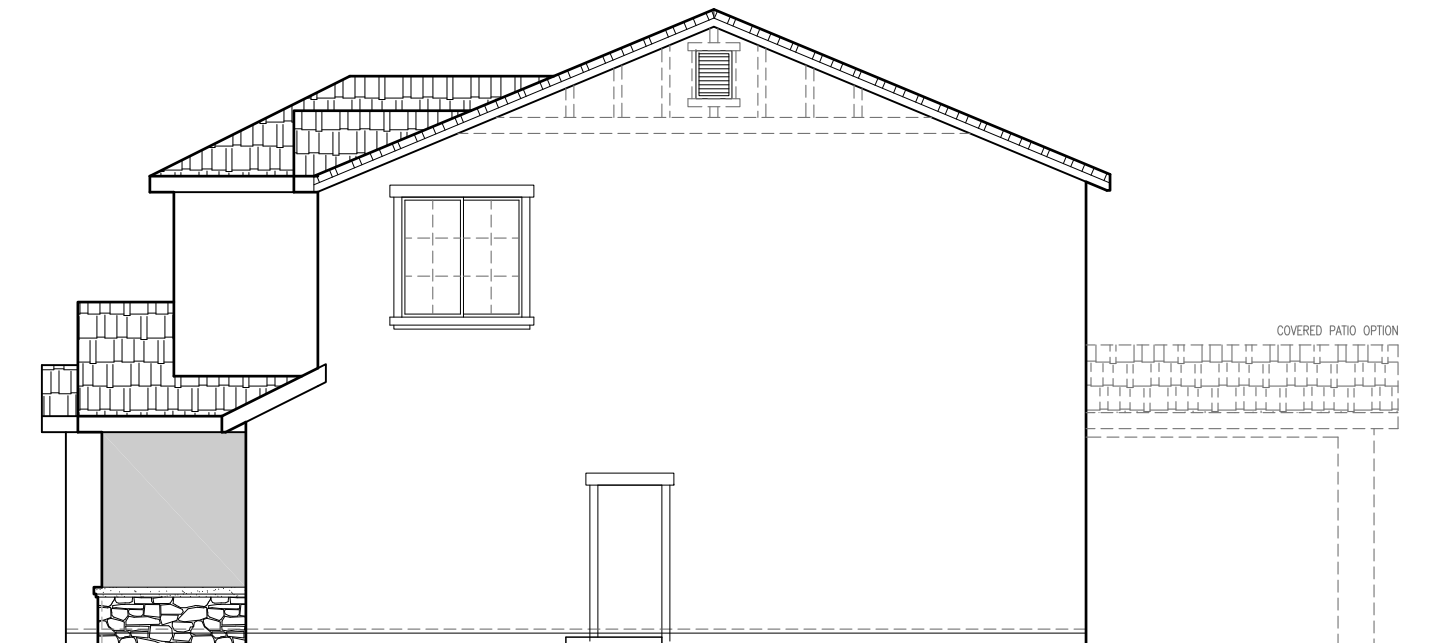
FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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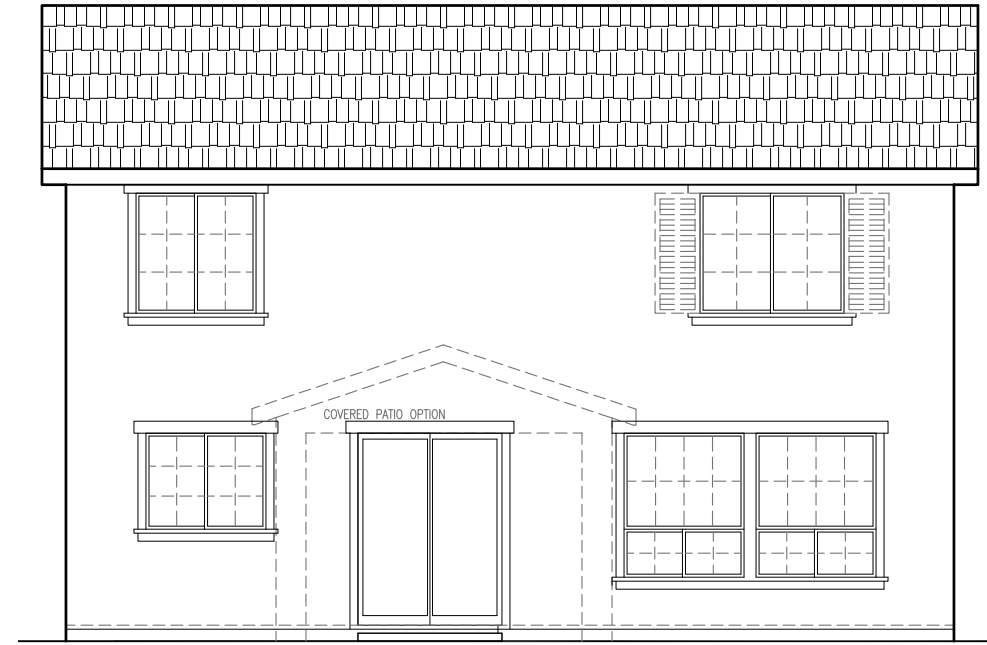
2184 'C' ELEVATIONS
SIERRA VISTA
JM20



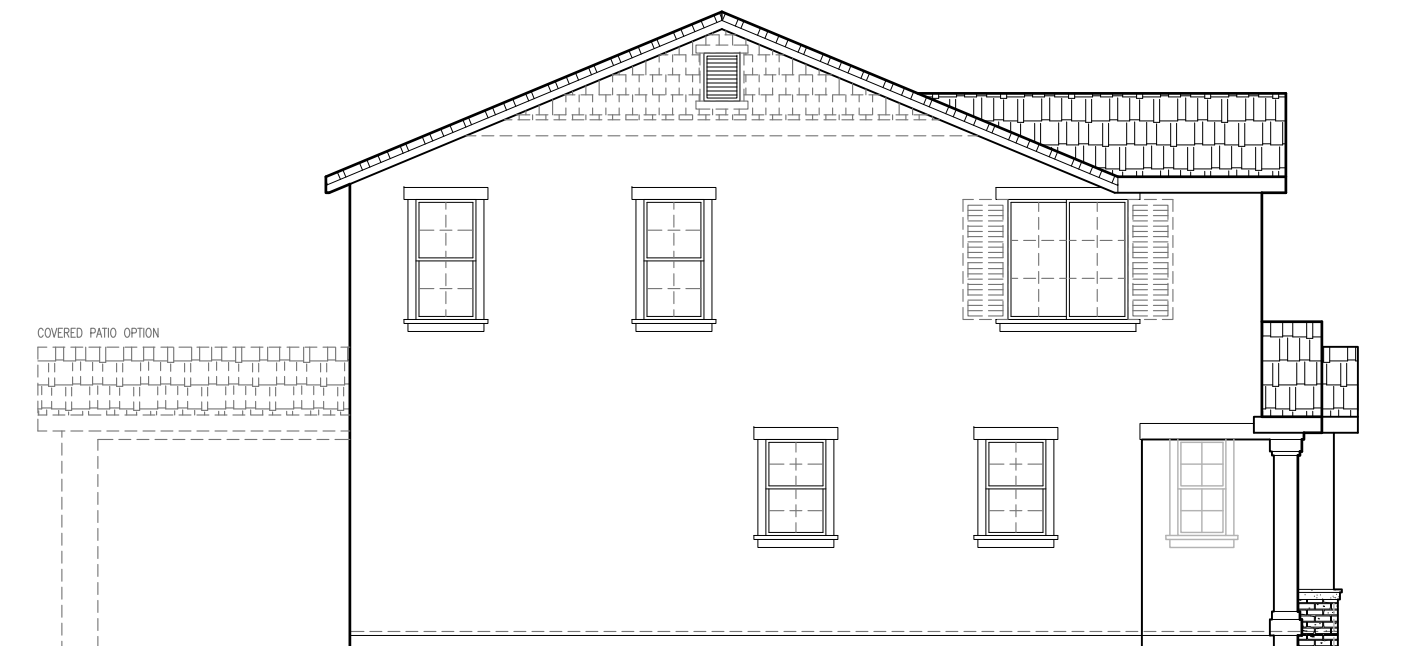
John Mourier Construction Inc.
Roseville, California



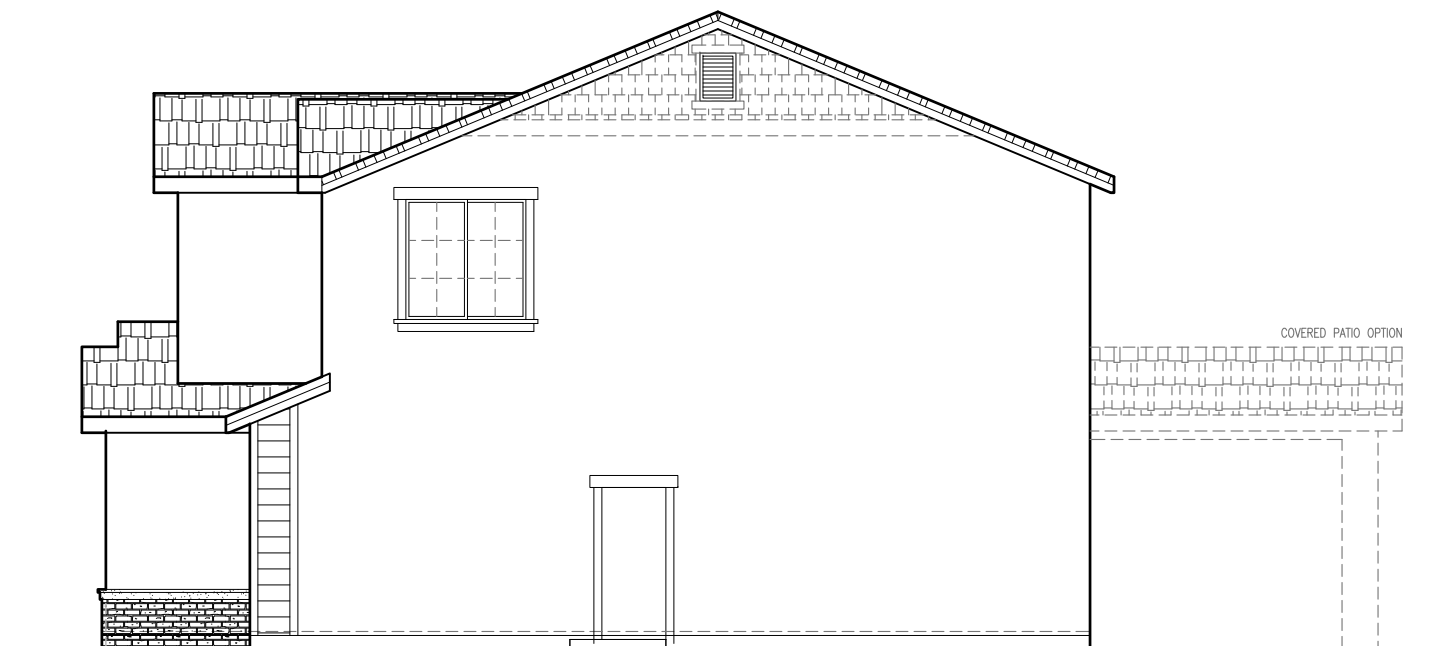
FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"



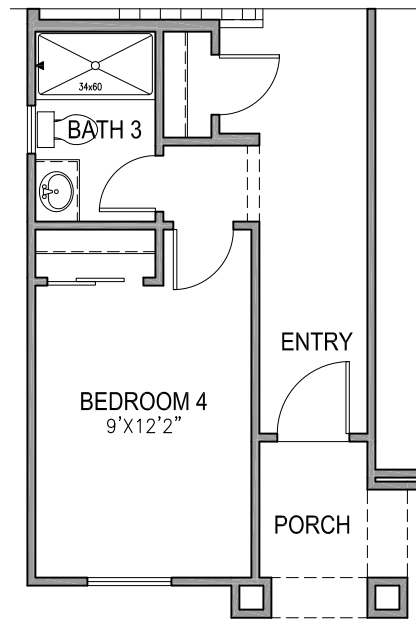
RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

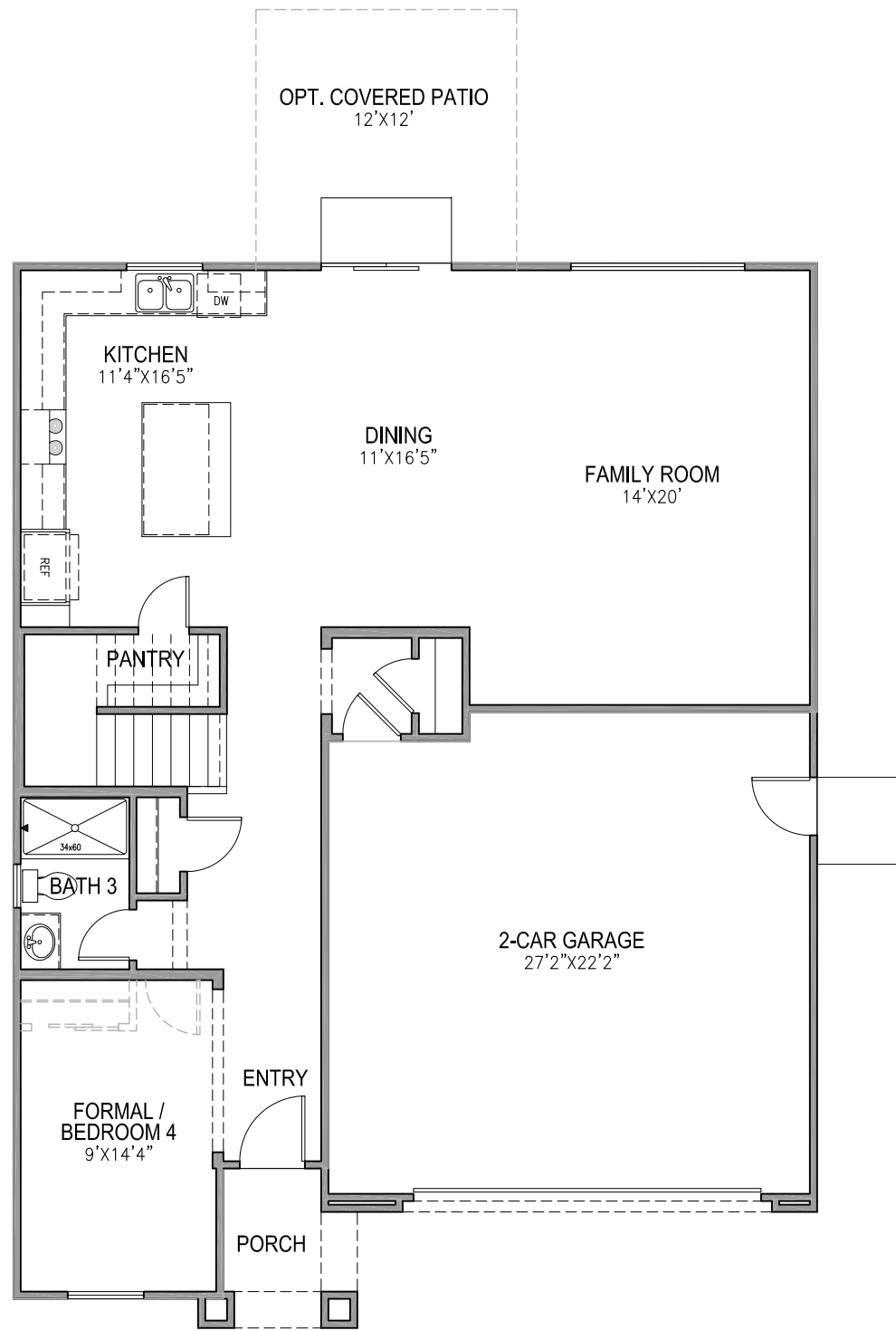
2184 'D' ELEVATIONS
SIERRA VISTA
JM20



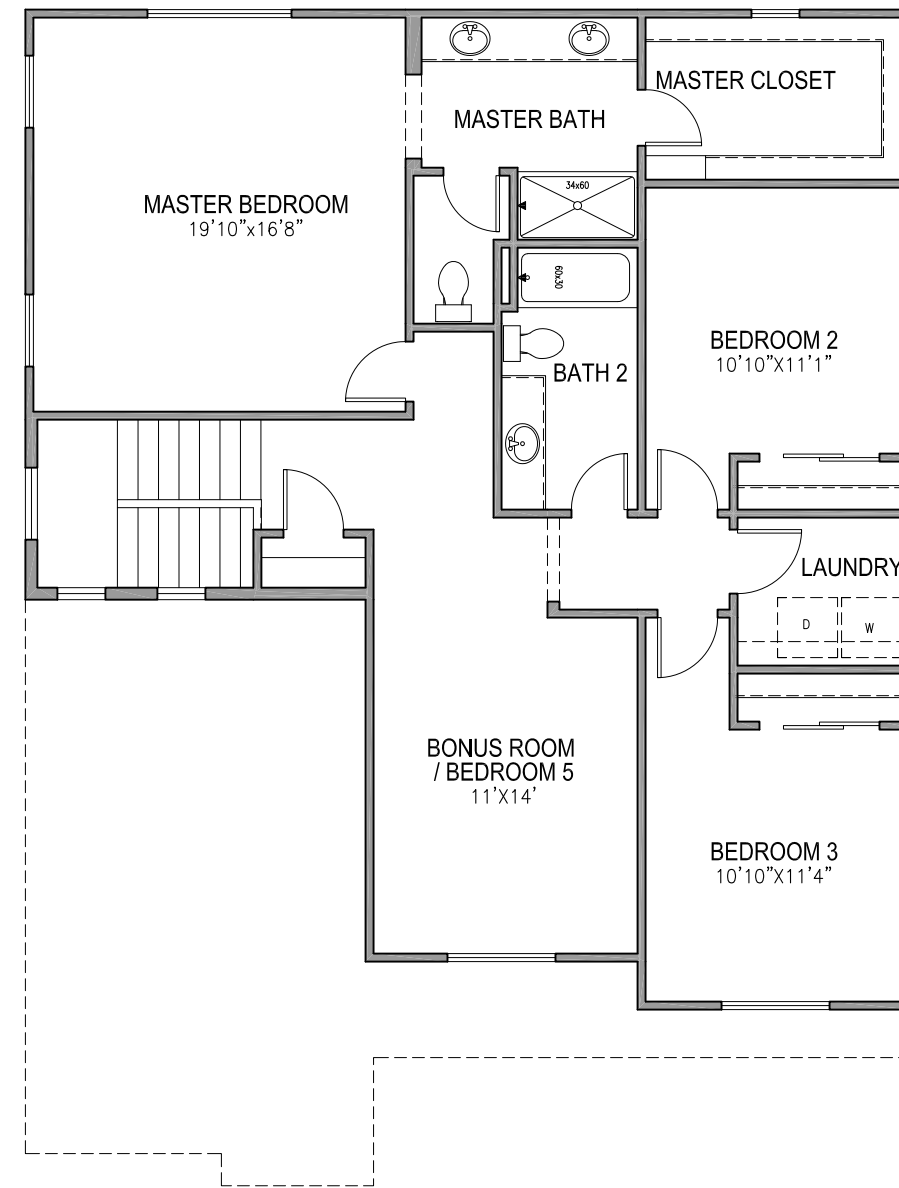
John Mourier Construction Inc.
Roseville, California



BEDROOM 4 PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

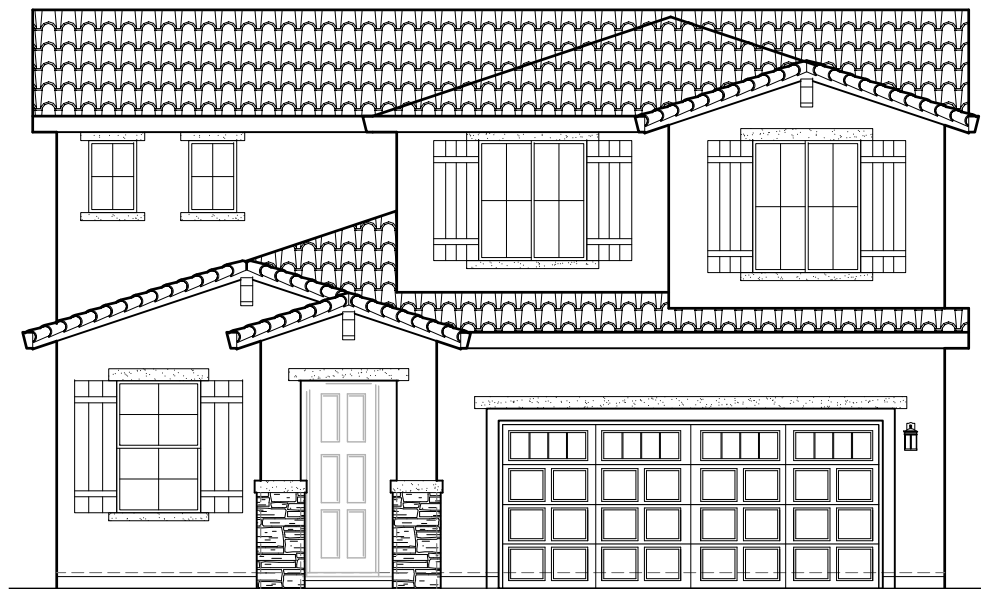


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

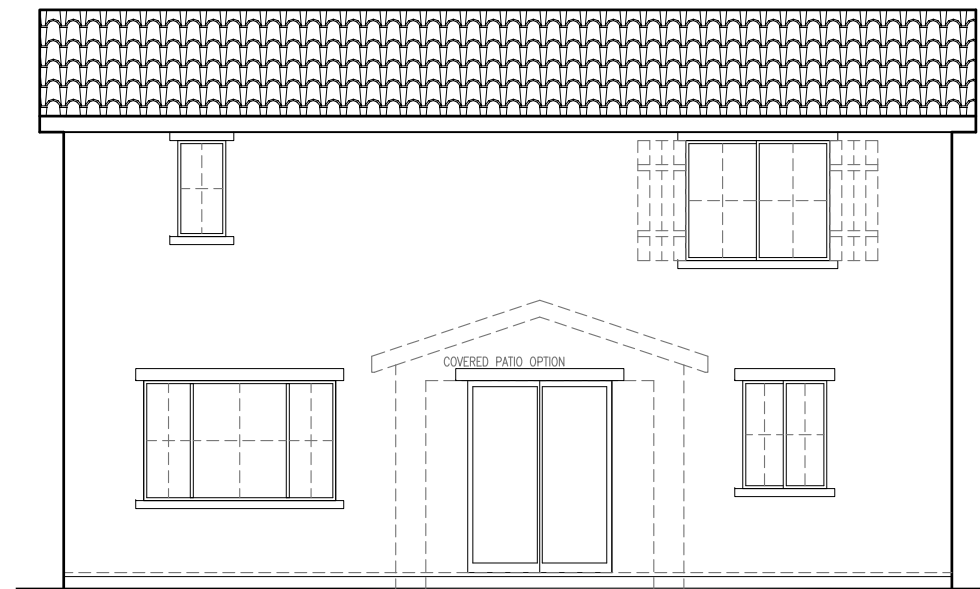
2341 FLOOR PLAN
SIERRA VISTA
JM20



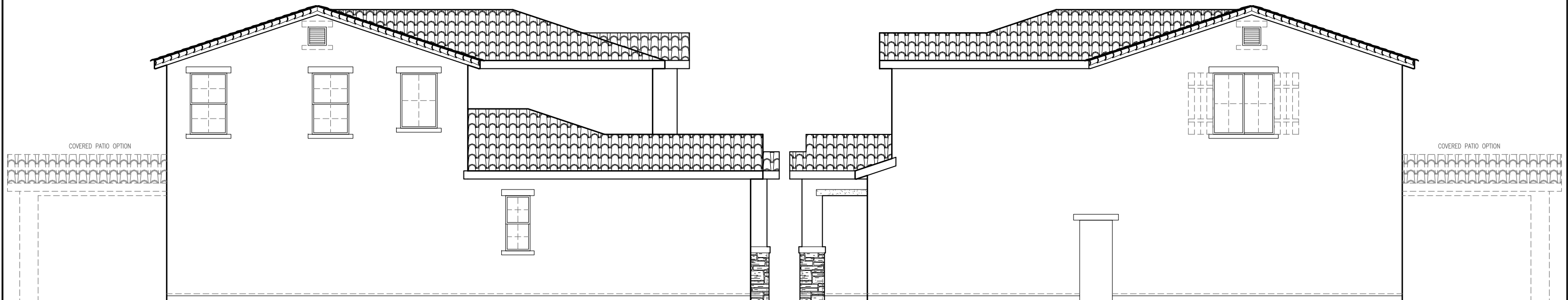
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'A'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'A'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'A'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'A'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
IS ADJACENT TO A STREET, OPEN SPACE, OR
OTHER PUBLIC LOCATION.

2341 'A' ELEVATIONS
SIERRA VISTA
JM20

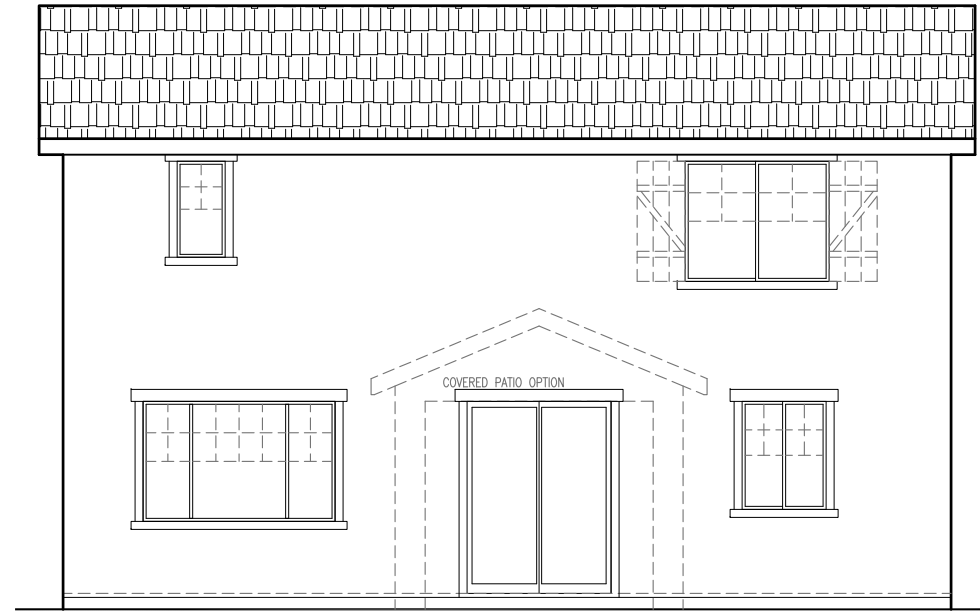


John Mourier Construction Inc.
Roseville, California



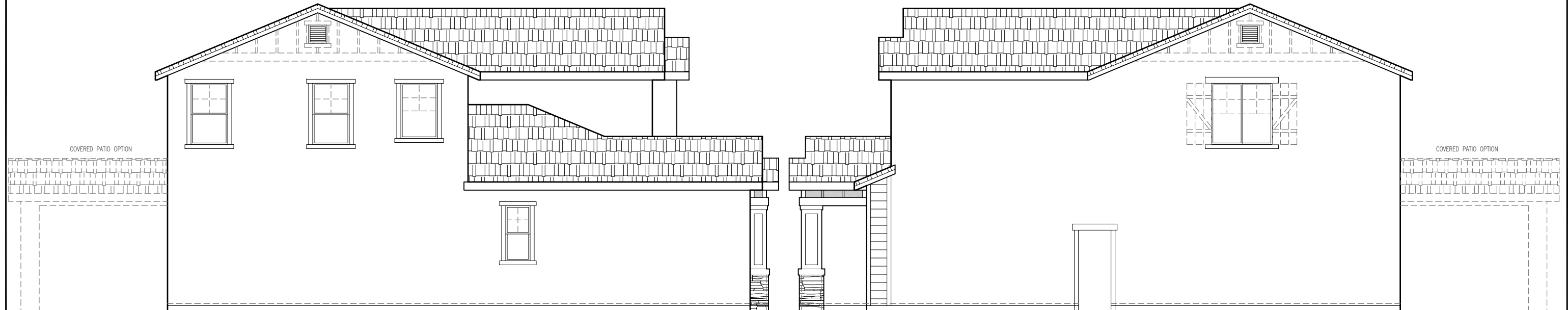
FRONT ELEVATION 'B'

SCALE: 1/8"=1'-0"



REAR ELEVATION 'B'

SCALE: 1/8"=1'-0"



LEFT ELEVATION 'B'

SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'B'

SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
(DASHED LINES) TO BE SELECTED WHENEVER SIDE
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OTHER PUBLIC LOCATION.

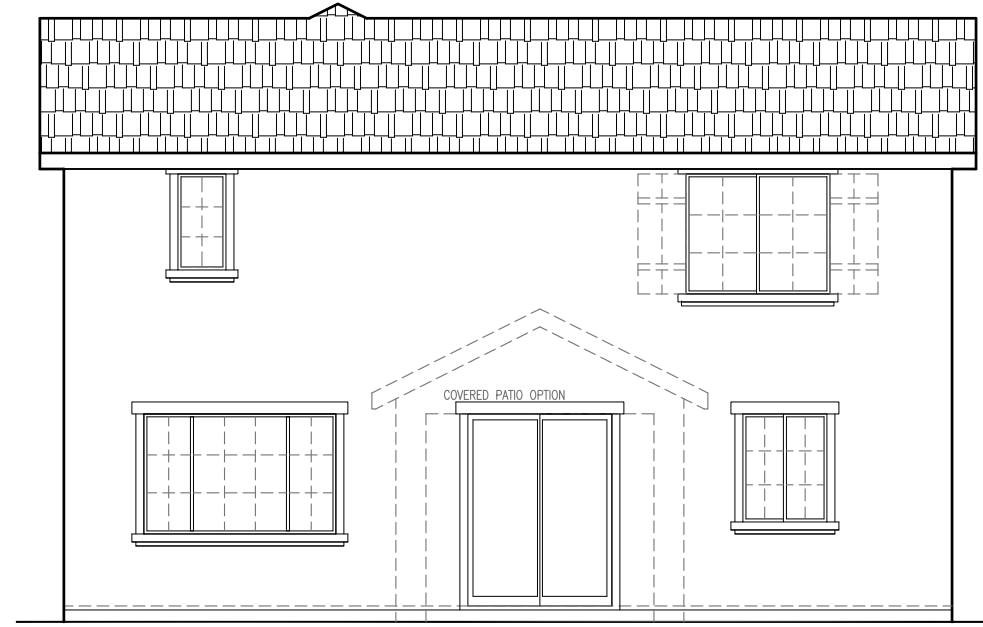
2341 'B' ELEVATIONS
SIERRA VISTA
JM20



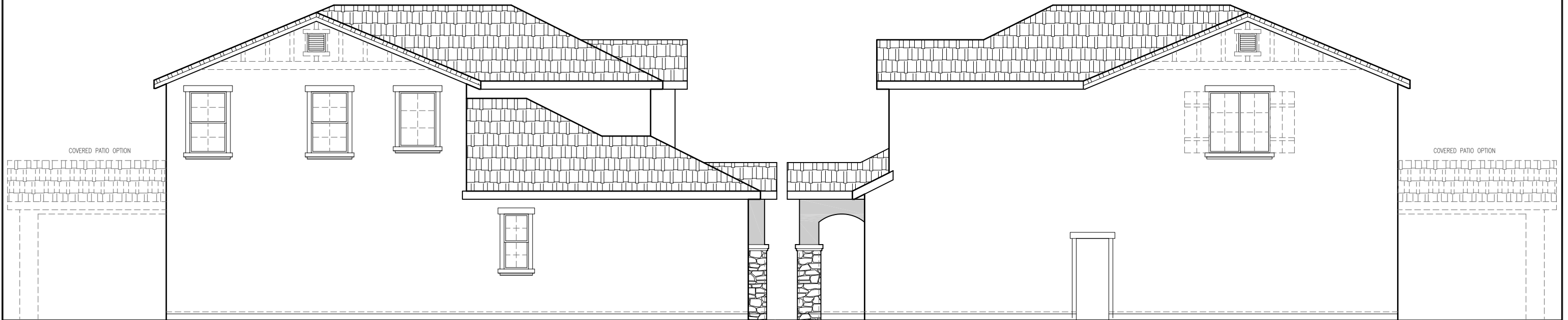
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'C'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'C'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'C'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'C'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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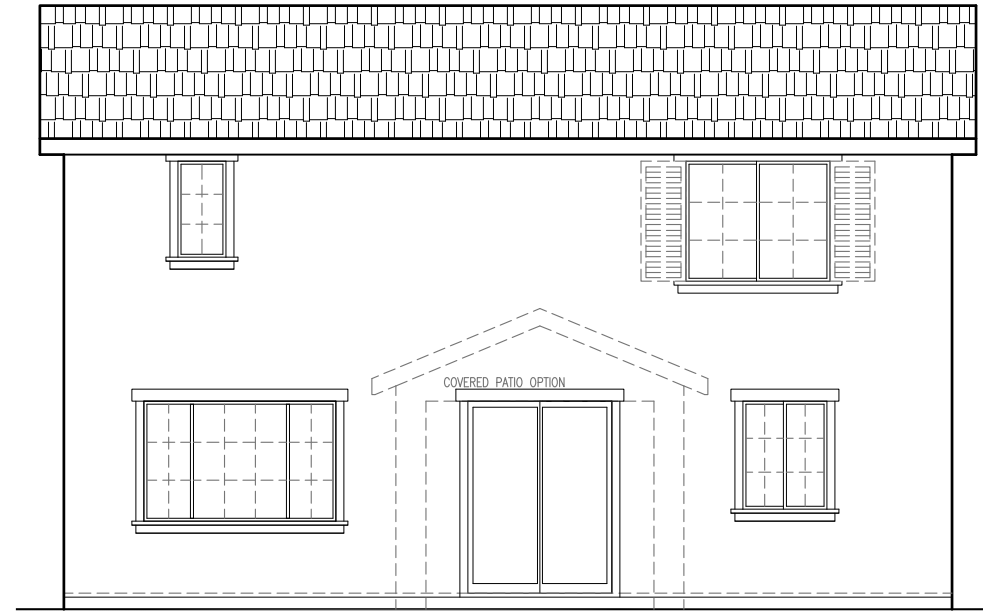
2341 'C' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

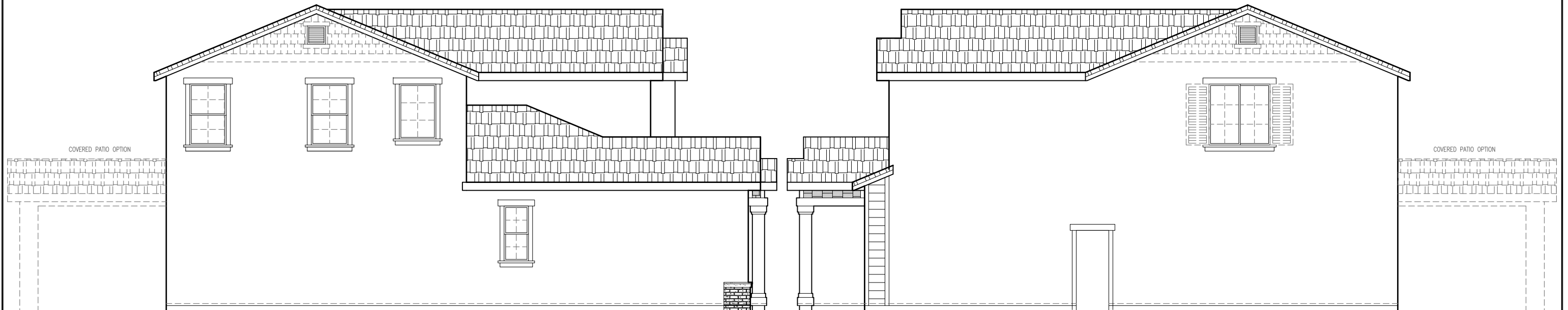
John Mourier Construction Inc.
Roseville, California



FRONT ELEVATION 'D'
SCALE: 1/8"=1'-0"



REAR ELEVATION 'D'
SCALE: 1/8"=1'-0"



LEFT ELEVATION 'D'
SCALE: 1/8"=1'-0"

RIGHT ELEVATION 'D'
SCALE: 1/8"=1'-0"

SIDE AND REAR ELEVATION ENHANCEMENTS
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OTHER PUBLIC LOCATION.

2341 'D' ELEVATIONS
SIERRA VISTA
JM20

JMC HOMES

John Mourier Construction Inc.
Roseville, California

SIERRA VISTA
ENHANCED FRONT YARD LANDSCAPING STREET SCAPE

ENHANCED LANDSCAPE:

SHRUBS: (11) 1 GALLON MEDIUM
SHRUBS; (3) 5 GALLON LARGE
SHRUBS

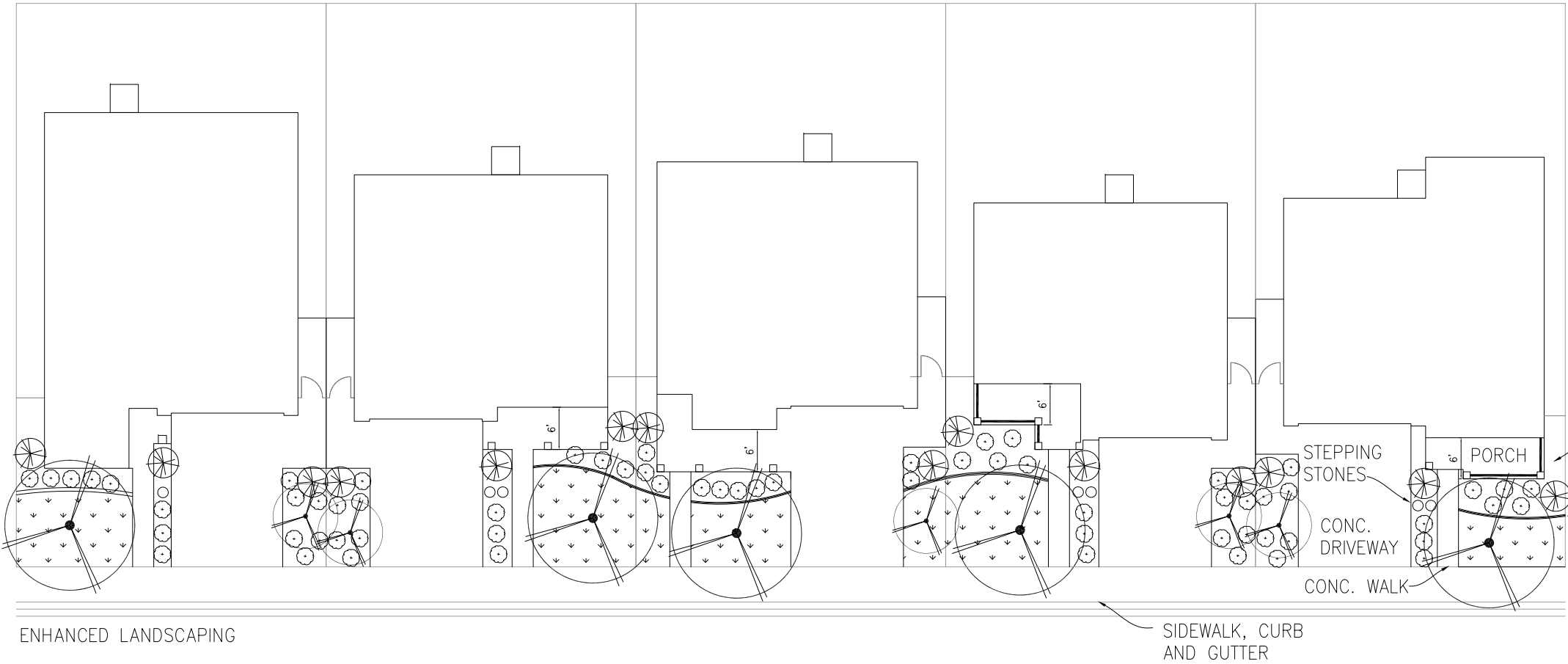
TREES: (1) 15 GALLON STREET
TREE
(1) 15 GALLON ACCENT
TREE

WHEN TWO DRIVEWAYS ARE
ADJACENT, OMIT LAWN
BETWEEN DRIVEWAYS AND
ADD 3 ADDITIONAL 1
GALLON SHRUBS.

±15' CONCRETE CURBING MIN.
CONCRETE CURBING TO TIE INTO
CONCRETE CURBING ON ADJOINING
LOT(S)

CONCRETE WALKWAY FROM FRONT
DOOR TO SIDEWALK WITH
STEPPING STONE(S) TO CONNECT
DRIVEWAY TO WALK OR PORCH.

TURF QUANTITY IS SUBJECT TO
WELO REQUIREMENTS. TURF MUST
EQUAL 42% OR LESS OF
LANDSCAPABLE AREA.



LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE

Plant Pallet A:

SHRUBS: 1 GALLON MEDIUM
DIETES 'BICOLOR' (AFRICAN IRIS)
COLEONEMA 'COMPACTA' (BREATH OF HEAVEN)
5 GALLON LARGE
RHAPHIOLEPIS 'SPRINGTIME' (INDIAN HAWTHORN)

TREES: 15 GALLON ACCENT
PHOTINIA FRASERI (RED TIP)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

Plant Pallet B:

SHRUBS: 1 GALLON MEDIUM
AGAPANTHUS AFRICANUS 'QUEEN ANNE'
NANDINA DOMESTICA 'FIREPOWER' (HEAVENLY BAMBOO)
5 GALLON LARGE
PHORMIUM 'EVENING GLOW' (FLAX BUSH)

TREES: 15 GALLON ACCENT
LAGERSTROEMIA 'INDICA' (CREPE MRYTLE)
15 GALLON STREET
MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)

Plant Pallet C:

SHRUBS: 1 GALLON MEDIUM
JUNIPERUS PROCUMBENS 'GREENMOUND'
TULBAGIA VIOLACEA (SOCIETY GARLIC)
5 GALLON LARGE
PITTOSPORUM 'TOBRIA'

TREES: 15 GALLON ACCENT
PYRUS CALLERYANA (ORNAMENTAL PEAR)
15 GALLON STREET
QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

SCALE: 1"=20'-0"
5/28/13

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

SIERRA VISTA
CORNER LOT LANDSCAPING

QUANTITIES BELOW ARE IN
ADDITION TO THE STANDARD FRONT
YARD LANDSCAPING TO BE
APPLIED TO THE SIDE YARD OF
CORNER LOTS.

SEE ENHANCED FRONT YARD
LANDSCAPING EXHIBITS FOR PLANT
PALLET.

CORNER LANDSCAPE:

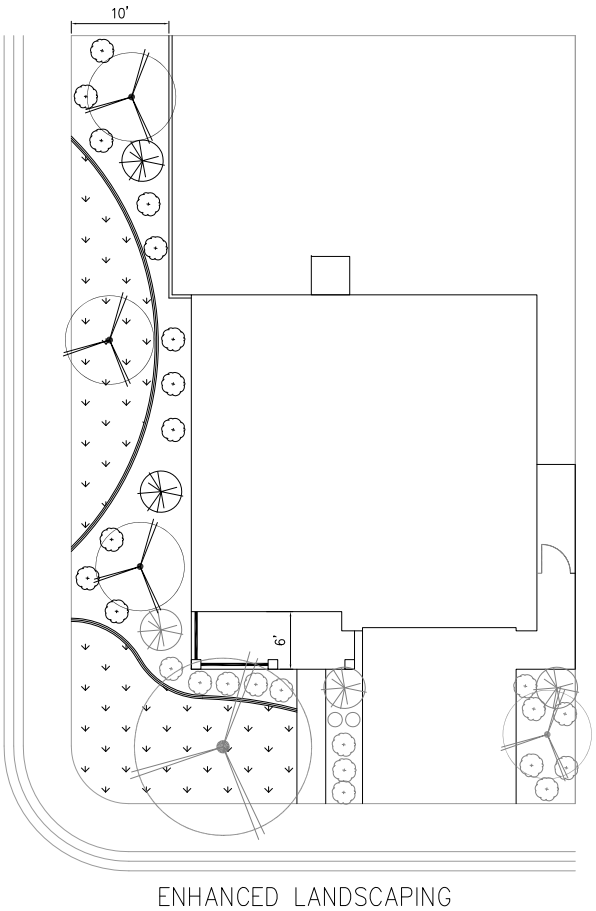
SHRUBS: (11) 1 GALLON MEDIUM
SHRUBS; (2) 5 GALLON LARGE
SHRUBS

TREES: (3) 15 GALLON ACCENT
TREES

±45' CONCRETE CURBING MIN.
CONCRETE CURBING.

TURF QUANTITY IS SUBJECT TO
WELO REQUIREMENTS. TURF MUST
EQUAL 42% OR LESS OF
LANDSCAPABLE AREA.

LEGEND	
	SOD
	CONCRETE
	CONCRETE CURBING
	WOOD FENCE
	18" STEPPING STONE
	1 GALLON MED. SHRUB
	5 GALLON LARGE SHRUB
	15 GALLON ACCENT TREE
	15 GALLON STREET TREE



SCALE: 1"=20'-0"
5/28/13



JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B



Development Services Department
Planning Division
311 Vernon Street
Roseville, California 95678-2649

January 13, 2020

Steve Schnable
Mourier Investments, LLC
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747
sschanble@jmchomes.com

SUBJECT: SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-24 – JMC TM #2
File # PL17-0204
Citywide Job # 180023

On JANUARY 9, 2020, the *Planning Commission* **RECOMMENDED APPROVAL** of a request for **DEVELOPMENT AGREEMENT AMENDMENTS, GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP), and SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP);** **CONSIDERED** the **2nd ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN**; and **APPROVED** the request for a **TENTATIVE SUBDIVISION MAP (SMALL LOT)** for Parcels FD-6, FD-7, and FD-24; **TENTATIVE SUBDIVISION MAP MODIFICATION (LARGE LOT)** for Parcels FD-24 and JM-20; **SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION** for Parcels JM-1, JM-20, and JM-21; **DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION (DRRS)** to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1; and, a **DRRS MODIFICATION** for Parcel JM-20 and JM-21 to modify previously approved development standards located at **2100 SIERRA GLEN DR.**

ADVISORY ACTION

The Planning Commission action on the **DEVELOPMENT AGREEMENT AMENDMENTS, GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP), and SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP)** 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 SUBDIVISION MAP (SMALL LOT), TENTATIVE SUBDIVISION MAP MODIFICATION (LARGE LOT), DESIGN REVIEW PERMIT FOR A RESIDENTIAL SUBDIVISION (DRRS),** and a **DRRS MODIFICATION** approval becomes null and void.

The expiration date of this request is **JANUARY 9, 2022.**

EXTENSION OF PERMIT

You may request that a 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 January 9, 2020. 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 1094.6. (See Roseville City Council Resolution No. 82-81)

CONDITIONS OF APPROVAL FOR MODIFICATION OF A TENTATIVE SUBDIVISION MAP (SMALL LOT, PCL JM-1 JM-20, & JM-21)

1. The Tentative Subdivision Map is approved as shown in Exhibits I - L, and as conditioned below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
3. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel JM-1 is permitted. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

4. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)

5. Per section 3.5.2(b) of the Development Agreement, the Owner shall construct the remainder of Fiddymment Road improvements from the northern boundary of open space parcel JM-85 to Baseline Road, including the construction of sidewalk along JM-85, with the development of JM-21. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Owner shall construct full median landscaping along Fiddymment Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering)
6. With the development of JM-21, the Owner shall construct the entirety of San Fernando Drive from Fiddymment Road to Upland Drive. If San Fernando Drive has been constructed by the property owner to the south of JM-21 prior to the development of JM-21, then **prior to approval of the improvement plans**, the Owner shall pay their fair share reimbursement to the City per the Baseline Marketplace Developer A/Developer B Reimbursement Agreement. (Engineering)
7. The entrance from Fiddymment Road to Parcel JM-21 shall include a modified right turn deceleration lane with a length of 150 feet and a 90 foot taper. (Engineering)
8. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
9. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR THE MODIFICATION OF A TENTATIVE SUBDISION MAP
(LARGE LOT, PCL FD-24 & JM-20)**

1. The Tentative Subdivision Map is approved as shown in Exhibit M, and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #2012PL-038 (Attachment 4), except as conditioned or modified below. (Planning)
3. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
4. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (PCL FD-6, FD-7, & FD-24)

1. The Tentative Subdivision Map is approved as shown in Exhibit K (Parcel FD-24), Exhibit N (Parcel FD-6), and Exhibit O (Parcel FD-7), and as conditioned or modified below. (Planning)
2. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendments, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)
3. 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)
4. 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)
5. 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)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
7. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan EI and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
8. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines, with the following exception: the use of a masonry wall adjacent to the open space on Parcel FD-6 is permitted. (Planning)

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. The landscape plan shall comply with the Sierra Vista 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 Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
11. The applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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)
14. 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)
15. The phasing of the infrastructure shall be consistent with the JMC Sierra Vista TM 2 Utility & Infrastructure Phasing Plan (as prepared by Baker Williams), the Sierra Vista Specific Plan, and as defined in the Development Agreement(s) between the City of Roseville and Mourier Investments, LLC. Acceptance of each subdivision by the City shall be contingent on the prerequisite infrastructure having been accepted by the City. (Engineering)
16. Upland Drive shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Upland

Drive. Paseos shall be constructed along Upland Drive as identified in the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)

17. Market Street shall be designed and constructed as a modified collector in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Parking will be restricted along Market from the northern limit of FD-24 north to existing Market Street. Paseos shall be constructed along Market Street as identified in the tentative map and Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
18. Sierra Glen Drive shall be designed and constructed as a primary residential roadway in conformance with the approved Tentative Map and the Sierra Vista Specific Plan. Paseos shall be constructed along the northern side of Sierra Glen Drive, as identified on the tentative map and in Sierra Vista Specific Plan Table B-1 and Figure B-5. (Engineering)
19. Branston Drive shall be designed and constructed as a standard primary residential roadway. (Engineering)
20. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
21. Villages FD-06 and FD-07 shall provide a minimum 20-foot wide emergency vehicle access to Branston Drive. (Engineering)
22. Village FD-07 shall extend the outfall from the northern detention basin south to FD-88A. Lots E and F shall be designed to accommodate the conveyance of overland flows from the northern detention basin in a 100-year storm event. Access easements to the benefit of the City for the maintenance of these public drainage facilities shall be provided on the final map. (Engineering)
23. Within Village JM-20 and FD-24, "O" Street shall be designed as a standard primary residential roadway. (Engineering)
24. Village FD-24 shall construct a 25-foot wide driveway on Market Street for egress only. Appropriate signage shall be placed to identify this driveway is for egress only. (Engineering)
25. 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)
26. 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)
27. 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)*
28. 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)
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. Per the Development Agreement, for all phases of subdivisions adjacent to the open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading. (Engineering, Alternative Transportation)
31. 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. (Alternative Transportation)
32. The design of the trail shall be consistent with City standards and shall incorporate the following:
- a) The open space trail on the north side of FD-24 shall extend all the way to the Sierra Glen/Market intersection, including the segment along Market Street. The design of the trail crossings at the Sierra Glen/Market and Sierra Glen/Upland intersection shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)
 - b) For the trail crossing the open space from FD-24, the trail shall include a safe crossing of Sierra Glen. This may be accomplished by providing a trail connection east on the south side of Sierra Glen to the Branston Drive intersection. The trail crossing shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)

- c) Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control as determined necessary by the Public Works Director. (Engineering, Alternative Transportation)
- 33. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces (FD87, JM82, FD 88A and FD 88B) will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
- 34. 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)
- 35. 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)
- 36. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
- 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. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, 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)
- 38. 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)
- 39. 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)
- 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, 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, 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. (Engineering, Development Services, Planning)
45. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
46. **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 and 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)
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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

- b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
49. 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)
50. 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)
51. 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)
52. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
53. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
54. 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)

55. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
56. 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)
57. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
58. 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)
59. 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/PARCEL MAP

60. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water and sewer easements. (Environmental Utilities, Engineering)
61. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
62. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
63. 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)
64. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A designated pick-up area for refuse containers shall be established for: Lots 5 and 6 within Parcel FD-24; Lots 53-55 and 77-78 within Parcel JM-1; Lots 6 and 8 of Parcel JM-20; Lots 22-26 of Parcel JM-21; and Lots 180-185 of Parcel FD-7. The pick-up area shall be located outside of the dead-end street section. The CC&Rs shall contain language establishing this pick-up area for these lots, to the satisfaction of the City. (Environmental Utilities)
65. 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)
66. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
67. Lots E and F of Village FD-07 shall be dedicated (in fee) to the City for the purposes of storm drain and overland release conveyance. An access easement shall be provided through FD-07 for the purpose of maintenance of Lots E and F. (Engineering)
68. The street names shall be approved by the City of Roseville. (Engineering)
69. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance)
70. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance, Parks)
71. The subject property shall be annexed into Municipal Services District #3 (Muni 3 CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni 3 CFD will become effective. (Finance)
72. 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. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

73. 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)
74. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
75. 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)
76. 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)
77. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

78. 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)
79. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
81. 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)
82. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
83. 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)
84. All plant material shall be maintained under a 90 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 minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during

the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION (PCL FD-6, FD-7, FD-24, JM-1)

1. The development standards, unit designs and landscape plans for **SVSP PCL FD-6, FD-7, FD-24, and JM-1** are approved as described in Exhibits P & Q, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel FD-6, FD-7, FD-24, and JM-1 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

4. 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, EUD, Electric, Public Works)
 - b) 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)
 - c) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
5. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
6. 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)

7. 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)
8. 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)
9. 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)
10. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
11. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
12. The required fire department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical for all dead-end courts exceeding 500 feet in length. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division at 916-774-5800 for information. (Fire)
13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

14. All electric metering shall be directly outside accessible. (Electric)
15. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

16. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
17. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
18. 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)

19. 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)
20. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. 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)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. 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)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR A RESIDENTIAL SUBDIVISION
MODIFICATION (PCL JM-20 & JM-21)**

1. The development standards for **SVSP PCL JM-20 and JM-21** are approved as described in Exhibit P, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for SVSP Parcel JM-20 and JM-21 (File #PL17-0204). Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project and all subsequent modifications (File #2012PL-038 & #PL18-0344), as applicable, and except as modified by these conditions. (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.



2nd ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-24 – JMC TM#2 Project; File# PL17-0204
Project Location:	2100 Sierra Glen Drive, Roseville, Placer County, CA; The project includes several parcels within the Sierra Vista Specific Plan, which are generally located south of Pleasant Grove Boulevard, east of Market Street, west of Fiddymment Road, and north of Baseline Road; Roseville, CA 95747; Placer County
Project Description:	The project includes a: 1.) General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; 2.) Specific Plan Amendment to reallocate acreage and units consistent with the land use changes; 3.) Development Agreement Amendments; 4.) Tentative Subdivision Maps to create a total of 236 single-family lots in Parcels FD-6, FD-7, and FD-24; 5.) Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21; 6.) Modification to a Large Lot Tentative Subdivision Map for FD-24 and a portion of JM-20; and 7.) Design Review Permit for a Residential Subdivision to establish design and development standards for the subdivisions.
Project Applicant:	Steve Schnable, Mourier Investments, LLC
Property Owner:	Steve Schnable, Mourier Investments, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone: (916) 746-1309

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.

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PROJECT DESCRIPTION

Project Location

The project address is 2100 Sierra Glen Drive, within the eastern portion of the Sierra Vista Specific Plan (SVSP), south of Pleasant Grove Boulevard, east of Market Street, west of Fiddymment Road, and north of Baseline Road (see Figure 1).

Background

The SVSP was approved 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 Fiddymment 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.

On December 12, 2013, the City of Roseville Planning Commission approved a project to create large-lot and small-lot tentative subdivision maps, which included several hundred acres and over 1,000 small lots (File #2012PL-038). The approved maps created 84 lots within Parcel JM-01, 319 lots within Parcel JM-20, and 171 lots within Parcel JM-21, all three of which are part of the current proposed project.

Figure 1: Project Location (parcels bordered in red)



Environmental Setting

The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. There are no structures on the property. No native oak trees or other trees are present on the site, as the area has historically been grazed and maintained. The project area is located south of existing single-family subdivisions within the SVSP, and west of Upland Drive. New subdivisions are currently under development east and southeast of the project area.

Proposed Project

- A. **General Plan Amendment** – The project includes a General Plan Amendment (GPA) to reconfigure the land use designations of approximately 36 acres of land. The proposed changes will add Low Density

Residential (LDR) acreage and decrease the Medium Density Residential (MDR) acreage but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. The affected parcels include Parcel JM-1 (changing from LDR to MDR) and Parcel JM-21 (changing from MDR to LDR). Attachment 3 includes the proposed amendment to the General Plan Amendment figures reflecting the land use changes and amended unit allocations. No policy amendments are requested with this project.

- B. Sierra Vista Specific Plan Amendment** – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment as well as unit transfers among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The map amendment is reflected in Attachment 3 and Attachment 4 is the proposed change pages for the text, tables, and figures of the SVSP.

The applicant has proposed a gated community for Parcel FD-24 and a portion of Parcel JM-20, which is not shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted (included with Attachment 4). In addition, the application includes reconfiguring the alignment of the trail within the open space area north of Parcel FD-24, shifting the trail alignment south to the edge of the open space instead of the current location in the middle of the open space. This is proposed as a result of the permitting and consultation process with federal agencies such as the United States Army Corps of Engineers, because the new alignment results in fewer impacts within the open space area. This trail modification requires amending SVSP Figure 6-21 and B-5.

- C. Development Agreement (DA) Amendments** – The project includes the amendment of four development agreements within the SVSP: Mourier & Bagley, Mourier & Computer Deductions, Mourier & Wealth Management, and Mourier. All four of the amendments include the removal of fee deferrals, excepting the deferrals for the SPRTA Tier II Traffic Fee and the City-Wide Park Fee. As a result of the unit transfers associated with the project, the development agreements also include a change in the number of units within the affected development agreements as well as the proposed land use changes.
- D. Tentative Subdivision Map** -- The applicant proposes new gated subdivisions on Parcels FD-6, FD-7, and FD-24. Each map results in a total of 95, 57, and 84 lots, respectively. The Tentative Subdivision Maps are included as Attachments 5-7.
- E. Modification of a Small Lot Tentative Subdivision Map** – The applicant requests approval of a modification to the approved small-lot maps for Parcel JM-1, Parcel JM-20, and Parcel JM-21. The modifications are reflected in Attachment 8. The modification of the small-lot map approved within Parcel JM-1 increases the total number of lots from 84 to 135, which triggers a change in land use from LDR to MDR based on the number of units per acre (Attachment 9). The modification also adds a roadway connection into Parcel FD-7 to the west. The modification of the small-lot map approved within Parcel JM-20 includes removing several roadway connections, in order to allow for a portion of the parcel to be within a gated community. The elimination of the road connections also results in a minor reconfiguration of the lots, and increases the number of lots from 319 to 322 lots. The proposed map modification for JM-20 is reflected in Attachment 7. The modification of the small-lot map approved within Parcel JM-21 decreases the total number of lots from 171 to 95, which triggers a change in land use from MDR to LDR based on the number of units per acre (Attachment 10).
- F. Modification of a Large Lot Tentative Subdivision Map** – The applicant requests approval of a modification to the large lot maps for Parcel FD-24 and JM-20 to establish large lot boundaries consistent with the phasing plan of the proposed small-lot maps (Attachment 11).

G. Design Review Permit for a Residential Subdivision (DRRS) and Modification to DRRS – The project includes elevations and development standards for the subdivisions within parcels FD-6, FD-7, JM-1, JM-20 and FD-24. The proposed elevations are consistent with the previously approved DRRS for JM-20 (file #PL18-0344). The subdivisions will utilize the development standards approved for JM-21 (file #2012PL-038), but will be modified to specify a lot width applicable to flag lots in FD-24 and JM-21. The development standards for JM-20 will be modified to be consistent with the development standards proposed for the parcels above. The development standards are included as Attachment 12.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, development of the project area was covered by the EIR for the SVSP that was approved and adopted on May 5, 2010. 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 changes the location and balance of land uses, but requires the same grading and development as the existing

approved land uses. 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.

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?	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. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	Yes
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 changes 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 and the design guidelines established in the SVSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. As it relates to light and glare, MM 4.13-1 requires all light fixtures to have glare shields and all new buildings to be constructed with low-glare materials. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the WRSP FEIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to aesthetic resources. Mitigation Measures: None required.					

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?	Section 4.1	No	No	No	Yes
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.					

Mitigation Measures: 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?	Section 4.4	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	Yes
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Same	No	No	No	Yes
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors 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. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR.

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.

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.

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?	Section 4.8	No	No	No	Yes
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	Yes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	Yes

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	Yes
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.

The proposed uses are substantially consistent with the buildout assumptions and would not result in any new or modified impacts to biological resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to biological resources.

Mitigation Measures: Mitigation Measure MM 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 into Curry Creek open space) were identified to reduce the impact to biological resources to less than significant. These measures remain applicable to the proposed project.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	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	Yes
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	Yes
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	Yes
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. 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.					

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	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
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 this Project because there is no new information indicating that geologic conditions are different than previously understood. Mitigation Measures: None required for this project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Section 4.4	No	No	No	Yes
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. 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), 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.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	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	Yes
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Same	No	No	No	None

Discussion: The 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 and contains the same types of uses.

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 FEIR 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.

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	Section 4.13	No	No	No	None

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	None
f) Otherwise substantially degrade water quality?	Same	No	No	No	Yes
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	No	No	No	None

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: 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 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 related to hydrology and water quality. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to hydrology and water quality.

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.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Section 4.1	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	Yes
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

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, and construction noise, and commercial land use noise. Note that 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.

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.

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 4.7	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None
Discussion: The 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 <i>that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred"</i> relative to mineral resources. Mitigation Measures: None required for this project.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.6	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	Yes
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	Yes
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The 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, such as Fiddymment Road. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant.

As part of project #2012PL-038, an environmental noise assessment was prepared by Bollard Acoustical Consultants, Inc. to evaluate noise levels associated with traffic on Fiddymment Road, Market Drive, Upland Drive, and Vista Grande Boulevard (Attachment 12). It was concluded that implementation of the mitigation measures would reduce noise volumes to levels within General Plan standards. Consistent with the mitigation measures, the project proposes masonry sound walls adjacent to the lots located along major roadways, which will ensure that noise on the residential properties is consistent with City standards. 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.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	Section 4.2	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

c) Displace substantial numbers of people, 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 proposed project involves the same number of housing units as analyzed in the SVSP EIR, but the project increases the amount of MDR units and decreases the amount of LDR units. For the purpose of population estimates, LDR and MDR population rates are the same, so the project will not have a new or more severe impact on the population growth rate of the area. Thus, the project will result in the same previously identified impacts. There are no existing houses in the project area, so no displacement of housing or people would occur. Mitigation Measures: None required for this project.					

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None

c) Schools?	Same	No	No	No	Yes
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. Parkland dedications were required with the SVSP and therefore impacts to park facilities was less than significant. Although the project involves a change in land use for Parcel JM-01 from LDR to MDR and JM-21 from MDR to LDR, the student generation factor for these land uses is the same. In addition, 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.

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 was routed to the School District for review, and the School District indicated that the proposed project would not have negative impacts. The project will be required to pay per-unit school fees, and 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.

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.

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	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 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. Mitigation Measures: None required for this project.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Section 4.3	No	No	No	Yes

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Same	No	No	No	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Same	No	No	No	None
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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. For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. The LDR and MDR land uses have the same trip generation rate of one trip per unit (based on the Institute of Transportation Engineers trip rates), and the unit transfers among the parcels maintain the same overall number of units allocated to the project area. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

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/traffic. 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/traffic.

Mitigation Measures: None required for this project.

XVII. 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)?	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. While the original SVSP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. 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.

XVIII. 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?	Section 4.12	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Section 4.12.1 & 4.12.3	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Section 4.12.3	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Section 4.12.1	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Section 4.12.3	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Section 4.12.4	No	No	No	Yes
g) Comply with federal, state, and local 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. The project is converting some of the anticipated land uses with a lower water demand to a use with a higher demand (18.3 acres of MDR to LDR), but is also converting some land uses with a higher demand to a lower demand (17 acres of LDR to MDR). The City's Environmental Utilities Department determined that the proposed land use changes will result in a slight increase in water demand. However, this increase was determined to be a negligible amount when compared to the overall water demand of the project area. Additionally, staff determined the City has sufficient water supply to adequately serve the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply are still applicable to this project.

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. The project land use changes do not require any major changes or need for expanded facilities. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell 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.

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.

XIX. Other Considerations

Since the publication of the FEIR and the subsequent 2017 Addendum, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis

requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of a 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 SVSP EIR includes more analysis than is currently required, because it included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes two new sections (Energy and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic 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. In regards to Wildfire, 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. Therefore, the Wildfire section does 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.

The changes to the Transportation/Traffic section—which is now called Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

XX. 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 proposed 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 Environmental Impact Report (SCH # 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. Environmental Document on which this Addendum relies: Sierra Vista Specific Plan Final Environmental Impact Report (this document can be found online at: <http://roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775140>)
2. Applicable SVSP Mitigation Measures
3. General Plan/Specific Plan Map Exhibits
4. Specific Plan Amendment Redlines
5. Tentative Subdivision Map (Parcel FD-6)
6. Tentative Subdivision Map (Parcel FD-7)
7. Tentative Subdivision Map (Parcel FD-24 and a portion of JM-20)
8. Tentative Subdivision Map Modification Cover Sheet
9. Tentative Subdivision Map Modification (Parcel JM-1)
10. Tentative Subdivision Map Modification (Parcel JM-21)
11. Large Lot Tentative Subdivision Map Modification (Parcel FD-24 and a portion of JM-20)
12. Development Standards
13. Environmental Noise Assessment, Bollard Acoustical Consultants, Inc., dated August 22, 2018

NOTE: Attachments 3-12 are not included with the Addendum as they are already included as Attachments/Exhibits to the January 9, 2020 Planning Commission Staff 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) or 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, NO_x, 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, NO_x, 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.	<i>Pre-Construction:</i> 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	

- o Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. - o Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. - o Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. - o Pave or apply gravel to any on-site haul roads. - o Reestablish ground cover on the construction site through seeding and water. - o 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. - o 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). - o Minimize diesel idling time to a maximum of five minutes. - o Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. - o 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. - o 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: <i>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.</i> 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					
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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) <i>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.</i> • 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: - o Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; - o 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.	<i>Pre-Construction:</i> Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	<u>Engineering</u> will review Improvement Plans for compliance with wall requirements. <u>Building</u> 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	

- o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; - o All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; - o 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 Fiddymment 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.	<i>Pre-Construction:</i> 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.	<i>Pre-Construction:</i> 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	<i>Pre-Construction:</i> 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.	<i>Pre-Construction and Construction:</i> 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: <i>Raptors</i> 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. <i>Black Rails and Tri-colored Blackbirds</i> 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. <i>Rookeries</i> 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.	<i>Pre-Construction and Construction:</i> 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.	<i>Pre-Construction and Construction:</i> 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.	<i>Construction:</i> 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.	<i>Construction:</i> 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 and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	<i>Construction:</i> 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	<i>Construction:</i> 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).

Environmental Noise Assessment

Sierra Vista Residential Development
Phases A1, A2, and B

Roseville, California

BAC Job # 2018-138

Prepared For:

John Mourier Construction, Inc.

Attn: Mr. Steve Schnable
1430 Blue Oaks Blvd., Ste. 190
Roseville, CA 95747

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

August 22, 2018



Introduction

Phases A1, A2, and B of the Sierra Vista Residential Development are located west of Fiddymont Road, north of Baseline Road, south of Pleasant Grove Boulevard, and east of the future Market Street extension in the City of Roseville, California. The project proposes the development of 1330 total residential lots on currently undeveloped land. The project area is provided as Figure 1. The site plan for Phases A1 and A2, consisting of Villages JM-01, JM-02, JM-03, JM-04, JM-20, JM-21, JM-30, JM-40, is provided as Figure 2. The site plan for Phase B, consisting of Villages FD-06 and FD-07, is provided as Figure 3.

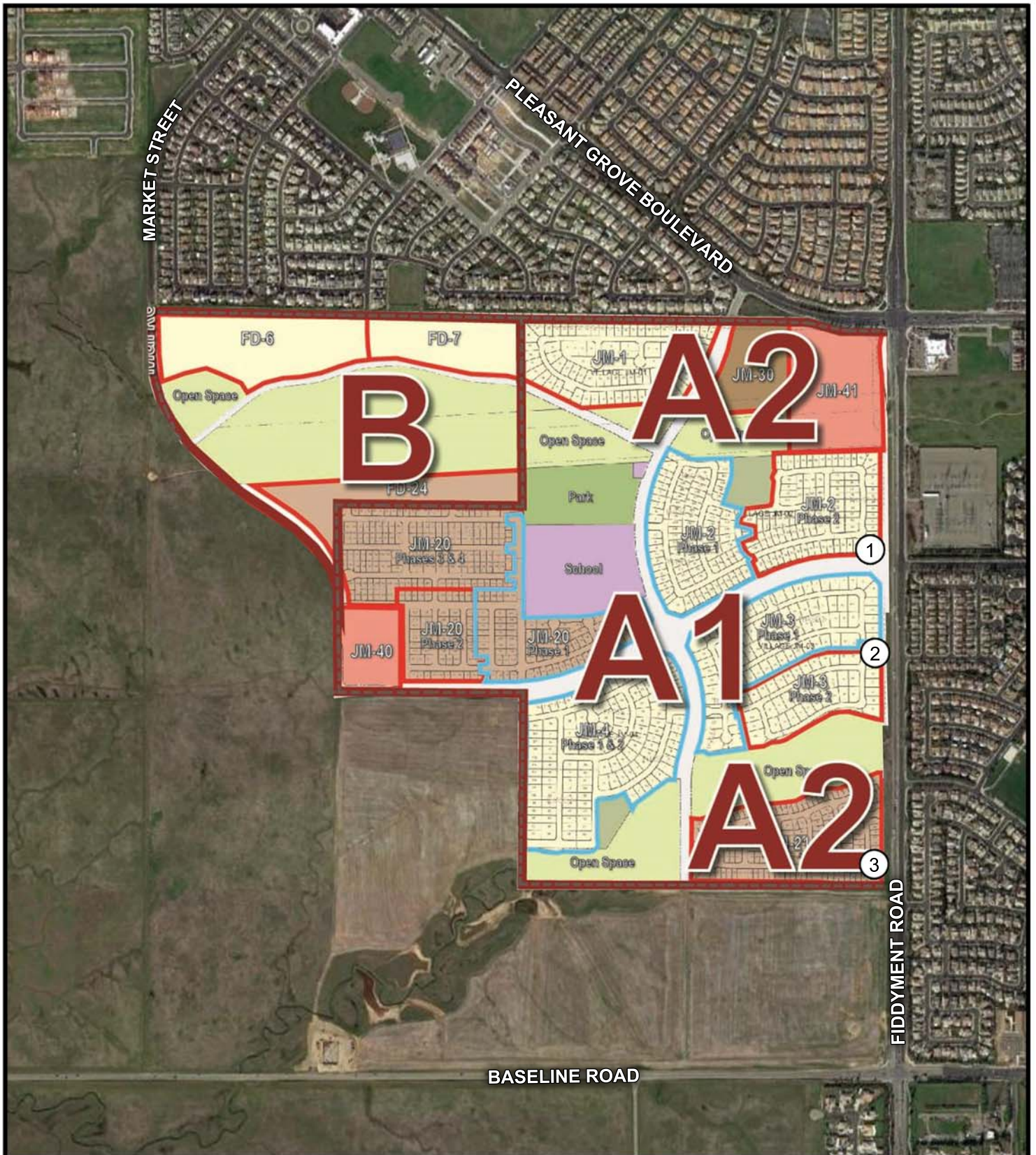
Due to the proximity of the residential uses of the proposed project to the existing and future (internal) roadways, BAC was retained by the project applicant to prepare this analysis. Specifically, the purposes of this analysis are to quantify noise levels associated with traffic on Fiddymont Road, Market Drive, Upland Drive, Vista Grande Boulevard, and compare those levels against the applicable City of Roseville and Sierra Vista Specific Plan noise standards for acceptable noise exposure.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 4 shows common noise levels associated with various sources.

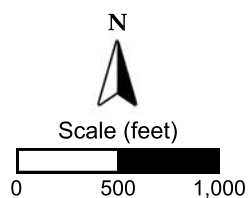
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise.



Legend

- Project Border (Approximate)
- # Short-Term Noise Level Measurement Locations



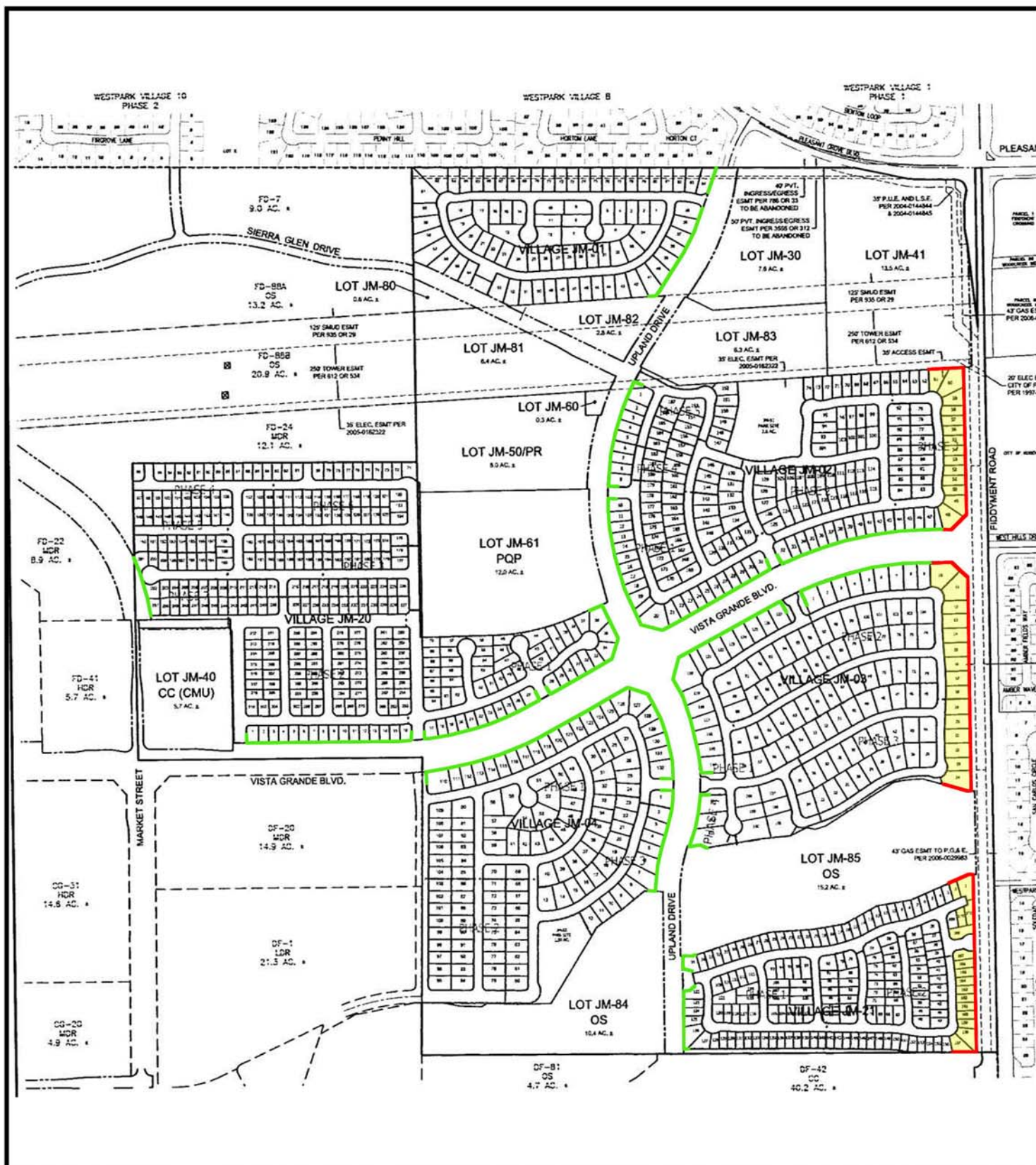
Sierra Vista Residential Development
Phases A1, A2, & B

Roseville, California

Project Area

Figure 1





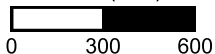
Legend

- Proposed 7-Foot Tall Noise Barriers
- Proposed 6-Foot Tall Noise Barriers
- Recommended Upper-Floor STC 32 Windows

N



Scale (feet)



Sierra Vista Residential Development
Phases A1, A2, & B

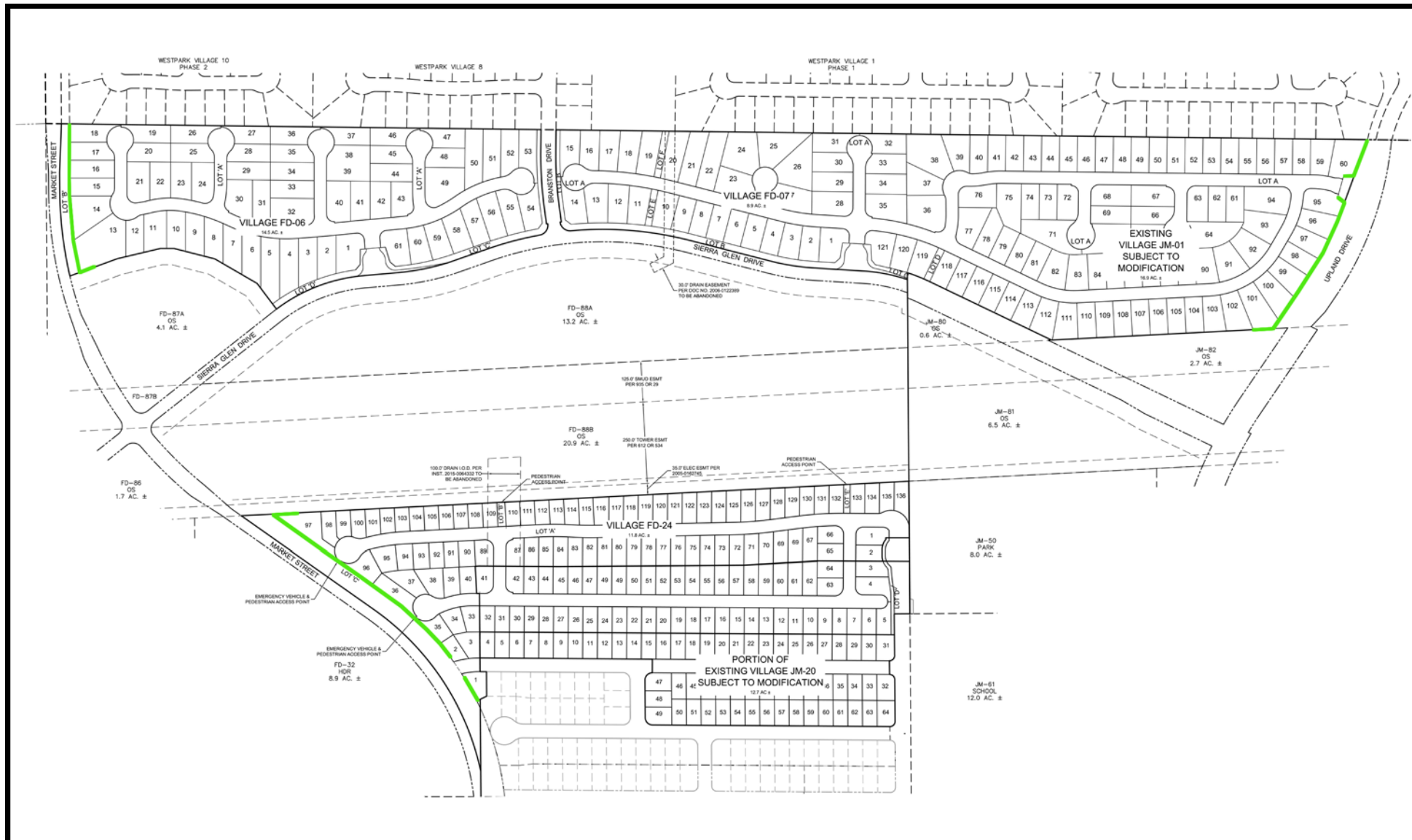
Roseville, California

Site Plan - Phases A1 & A2

Figure 2

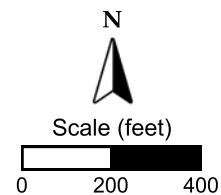


BOLLARD
Acoustical Consultants



Legend

— Proposed 6-Foot Tall Noise Barriers



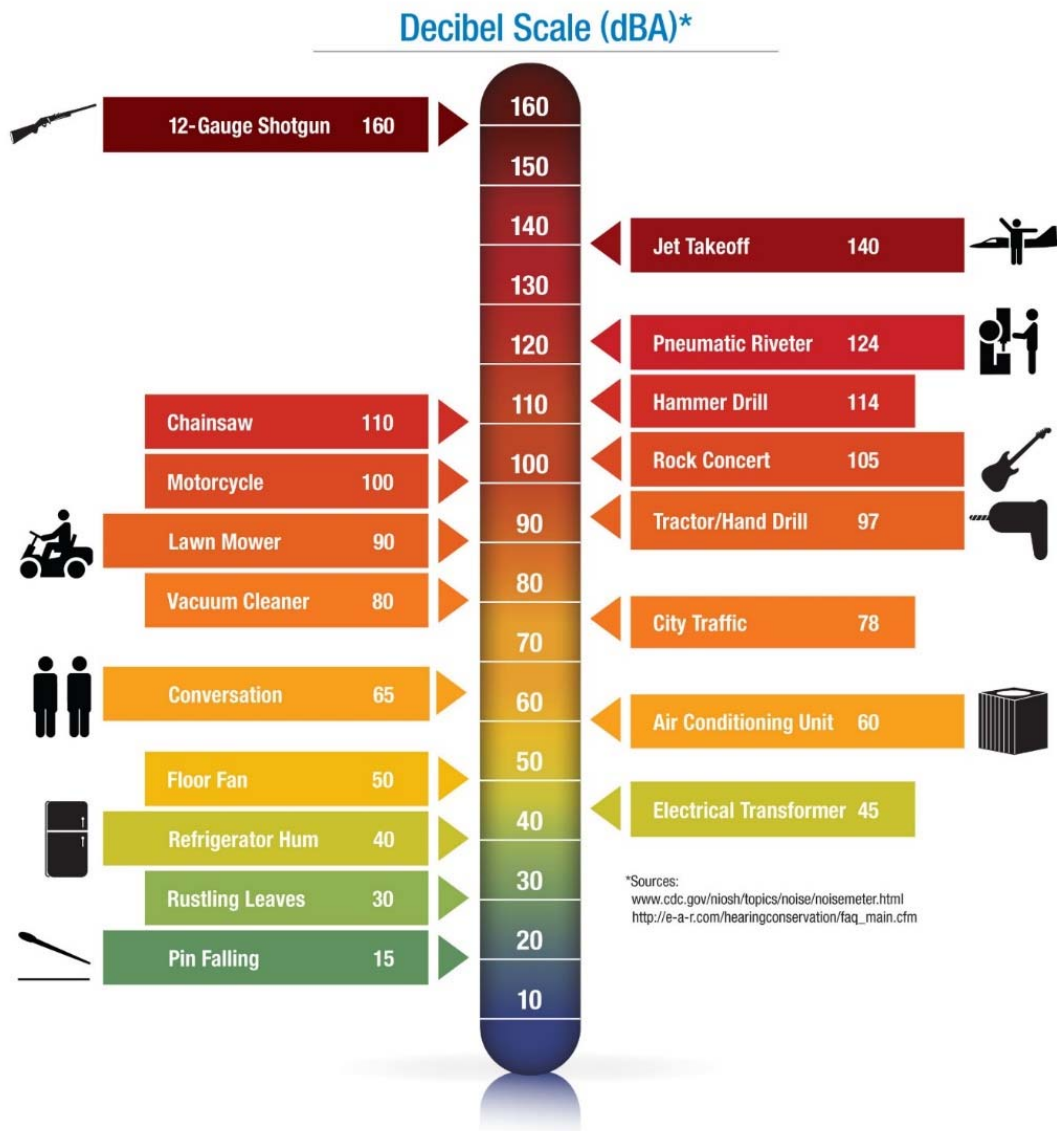
Sierra Vista Residential Development
Phases A1, A2, & B
Roseville, California
Site Plan - Phase B

Figure 3



The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 4
Typical A-Weighted Sound Levels of Common Noise Sources



Criteria for Acceptable Noise Exposure

City of Roseville General Plan 2035

The Noise Element of the Roseville General Plan 2035 contains goals and policies intended to protect city residents from the harmful and annoying effects of exposure to excessive noise. The General Plan policies which would be applicable to this project are reproduced below:

Transportation Noise Sources

- Policy 1 Allow the development of new noise-sensitive land uses (which include but are not limited to residential, schools, and hospitals) only in areas exposed to existing or projected levels of noise from transportation noise sources which satisfy the levels specified in Table 1. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 1.

Recognizing that in increasingly urban areas it is difficult to maintain suburban noise standards, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Riverside and Downtown Specific Plan areas, the City may elect to allow new noise-sensitive land uses on a case by case basis in proximity to transportation sources. Noise mitigation, including an acoustical analysis, would be required to reduce interior space noise levels to the standards specified in Table 1. Exterior noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however ultimately, noise levels may exceed the noise standards identified in Table 1.

- Policy 2 Require new roadway improvement projects to be mitigated so as not to exceed the noise levels specified in Table 1 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

- Policy 3 Evaluate new transportation projects, such as light and heavy rail, using the standards contained in Table 1. However, noise from these projects may be allowed to exceed the standards contained in Table 1 if the City Council finds that there are special overriding circumstances.

- Policy 4 Require an acoustical analysis where:
- a. Noise sensitive land uses are proposed in areas exposed to existing or projected noise levels exceeding the levels specified in Table 1;
 - b. Proposed transportation noise source projects are likely to produce noise levels exceeding the levels specified in Table 1 at existing or planned noise-sensitive uses.

An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered in the project design.

- Policy 5 Work in cooperation with Caltrans and the Union Pacific Transportation Company to maintain noise level standards for both new and existing projects in compliance with Table 1.

Table 1 Maximum Allowable Noise Exposure - Transportation Noise Sources City of Roseville General Plan Noise Element			
Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	L _{dn} /C _{NEL} , dB	L _{dn} /C _{NEL} , dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient lodging	60 ³	45	--
Hospitals, nursing homes	60 ³	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60 ³	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--
¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwelling, and the patios or common areas where people generally congregate for multi-family development. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. ² As determined for a typical worst case hour during periods of use. ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /C _{NEL} or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB L _{dn} /C _{NEL} may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure. -- = not applicable L _{dn} = Day-Night Average Sound Level C _{NEL} = Community Noise Equivalent Level dB = Decibels L _{eq} = Noise Equivalent Level Source: City of Roseville General Plan			

Sierra Vista Specific Plan Final EIR

The Sierra Vista Specific Plan Final EIR (May 2010) contains mitigation measures intended to protect future city residents from the harmful and annoying effects of exposure to excessive noise. The transportation noise related mitigation measures of the specific plan are reproduced below:

WMM 4.5-8 *On-site Traffic Noise Attenuation (Impact 4.6-6 SVSP and Urban Reserve)*

The project developer shall demonstrate through an acoustical study that residences along roadways will be subject to noise levels consistent with the City's standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

WMM 4.5-10 *On-site Traffic Noise Policies (Impact 4.6-6 and 4.6-8 Urban Reserve)*

Specific Plans and/or other development proposals in the Remainder Area Urban Reserve shall include policies and/or conditions that require that residential development adjacent to roadways will be subject to traffic noise levels that fall within City standards. The standards could be achieved through a combination of setbacks, sound walls or other barriers, building orientation or other measures. An acoustical analysis shall be required to demonstrate that these measures will result in acceptable noise levels.

MM 4.6- 4: *Traffic Noise Attenuation (Impact 4.6-6 and 4.6-8 SVSP)*

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 4.6-4(c): Tentative map applications for residential uses located along Fiddymont 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 L_{dn} interior noise level standard.

Evaluation of Future Traffic Noise Environment at Project Site

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Traffic Noise Prediction Model Calibration (Fiddymment Road)

The FHWA Model provides reasonably accurate traffic noise predictions under “ideal” roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions appeared to be in effect at this site. Nonetheless, Bollard Acoustical Consultants, Inc. conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts at three locations along Fiddymment Road.

The short-term traffic noise calibration sites are shown on Figure 1. The sites were selected to be representative of the noise exposure of the proposed lots nearest to Fiddymment Road. The detailed results of this procedure are provided in Appendix B. The FHWA Model was found to reasonably predict Fiddymment Road traffic noise levels. As a result, no calibration adjustment was applied to the FHWA Model for the prediction of future Fiddymment Road traffic noise levels at the project site.

Predicted Future Exterior Traffic Noise Levels at Proposed Residences

The FHWA Model was used with future traffic volumes cited in the Sierra Vista Specific Plan FEIR to predict future Fiddymment Road, Market Drive, Upland Drive, and Vista Grande Boulevard traffic noise levels at the proposed residences. The FHWA Model inputs and predicted future traffic noise levels at the project site are shown in Appendix C. The predicted future traffic noise levels are summarized in Table 2. The Table 2 results take into consideration the shielding provided by the proposed 7-foot tall solid noise barriers along the backyards located adjacent to Fiddymment Road and the proposed 6-foot tall solid noise barriers along the backyards of the homes located adjacent to Market Drive, Upland Drive, and Vista Grande Boulevard. The noise barrier effectiveness worksheets for the project are provided in Appendix D.

Table 2 Predicted Future Exterior Traffic Noise Levels Sierra Vista Residential Development Phase A1, A2, B – Roseville, California				
Roadway	Description	Distance to Roadway Centerline (feet)	Offset (dB)¹	Noise Level (dB L_{dn})^{2,3}
Fiddymment Road	Nearest backyards	80	0	65
	First-floor building facades	100	0	65
	Upper-level building facades	100	+3	74
Market Drive	Nearest backyards	60	0	50
	First-floor building facades	70	0	50
	Upper-level building facades	70	+3	59
Upland Drive	Nearest backyards	60	0	53
	First-floor building facades	70	0	53
	Upper-level building facades	70	+3	61
Vista Grande Boulevard	Nearest backyards	70	0	56
	First-floor building facades	80	0	56
	Upper-level building facades	80	+3	65
Notes: ¹ A +3 dB offset was applied to the upper-floor facades due to reduced ground absorption at elevated floor levels. ² Detailed FHWA Model inputs and results provided in Appendix C. ³ Predicted future traffic noise levels take into account 7-foot tall solid noise barriers along Fiddymment Road and 6-foot tall noise barriers along Market Drive, Upland Drive, and Vista Grande Boulevard. Noise barrier effectiveness worksheets provided in Appendix D. Source: Bollard Acoustical Consultants, Inc. (2018)				

Traffic Noise Mitigation for Outdoor Activity Areas

As indicated in Table 2, future traffic noise levels at the proposed outdoor activity areas (backyards) nearest to Market Drive, Upland Drive, and Vista Grande Boulevard are predicted to satisfy the City of Roseville normally acceptable noise level standard of 60 dB L_{dn}. As a result, no further consideration of noise mitigation measures would be warranted for the proposed residences located nearest to Market Drive, Upland Drive and Vista Grande Boulevard.

The Table 2 results indicate that future traffic noise levels at the proposed outdoor activity areas nearest to Fiddymment Road are predicted to be 65 dB L_{dn} after construction of the proposed 7-foot tall solid noise barriers. The proposed 7-foot tall noise barriers along Fiddymment would be compatible with existing noise barriers heights along Fiddymment Road and would result in future exterior traffic noise levels that are predicted to satisfy the City's conditionally acceptable exterior noise level standards.

Predicted Future Interior Traffic Noise Levels within Proposed Residences

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior to interior noise reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, provided future traffic noise levels do not exceed 70 dB L_{dn} at exterior building facades, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard.

Future traffic noise levels at the first-floor building facades nearest to Fiddymment Road are not predicted to exceed 70 dB L_{dn} . Therefore, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard at the first-floor facades nearest to Fiddymment Road. However, at unshielded upper-floor facades, future exterior traffic noise levels are predicted to be 74 dB L_{dn} . In order to satisfy the City's 45 dB L_{dn} interior noise level standard, it is recommended that those upper-floor windows with a view of Fiddymment Road maintain a minimum STC rating of 32. The locations of the lots requiring upgraded upper-floor window STC ratings are illustrated on Figure 2.

As indicated in Table 2, future traffic noise levels at the building facades nearest to the interior project roadways (Market Drive, Upland Drive, and Vista Grande Boulevard) are not predicted to exceed 70 dB L_{dn} . Therefore, standard construction would be adequate to ensure compliance with the City of Roseville General Plan 45 dB L_{dn} interior noise level standard within the residences adjacent to the interior roadways. Nonetheless, mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired for additional acoustical isolation.

Conclusions

Future exterior and interior traffic noise levels at Phases A1, A2, and B of the Sierra Vista Residential Development portions are predicted to be in compliance with the City of Roseville General Plan Noise Element and the Sierra Vista Specific Plan provided the following specific noise mitigation measures are implemented into the project design:

Exterior Noise Environment

- 1) The construction, as proposed, of 6-foot tall solid noise barriers along the property boundaries of the lots adjacent to Market Drive, Upland Drive, and Vista Grande Boulevard would result in satisfaction of the City's 60 dB L_{dn} normally acceptable exterior noise standard. See Figures 2 and 3 for sound wall locations.
- 2) The construction, as proposed, of 7-foot tall solid noise barriers along the property boundaries of the lots adjacent to Fiddymment Road would result in satisfaction of the City's 75 dB L_{dn} conditionally acceptable exterior noise standard. See Figures 2 and 3 for sound wall locations.

Interior Noise Environment

- 1) The upper-floor windows of the lots located nearest to Fiddymment Road should be upgraded to a minimum Sound Transmission Class rating of 32. The lots requiring window upgrades are highlighted on Figure 2.
- 2) A suitable form of forced-air mechanical ventilation shall be provided so that windows can be kept closed as desired for additional acoustical isolation.

These conclusions are based on the future traffic data cited in Appendix C, the project site plans shown on Figures 2 and 3, and on noise reduction data for standard residential dwellings and for typical STC rated window data. Deviations from the project site plan shown on Figures 2 and 3 could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's noise assessment for the proposed Sierra Vista Residential Development (Phases A1, A2, and B) in Roseville, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions regarding this assessment.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



Appendix B-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 1
Test Date: July 30, 2018

Weather Conditions: Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters: Test Time: 3:46 PM
Test Duration (minutes): 15
Observed Number Automobiles: 500
Observed Number Medium Trucks: 4
Observed Number Heavy Trucks: 8
Observed Average Speed (mph): 50

Model Calibration: Measured Average Level (L_{eq}): 68.5
Level Predicted by FHWA Model: 67.1
Difference: -1.4 dB

Conclusions: Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix B-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 2
Test Date: July 30, 2018

Weather Conditions: Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters: Test Time: 4:03 PM
Test Duration (minutes): 15
Observed Number Automobiles: 537
Observed Number Medium Trucks: 8
Observed Number Heavy Trucks: 15
Observed Average Speed (mph): 50

Model Calibration: Measured Average Level (L_{eq}): 69.1
Level Predicted by FHWA Model: 68.1
Difference: -1.0 dB

Conclusions: Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix B-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Tested: Fiddymont Road
Test Location: Site 3
Test Date: July 30, 2018

Weather Conditions: Temperature (Fahrenheit): 96
Relative Humidity: 25%
Wind Speed and Direction: SSW 3 mph
Cloud Cover: Partly Cloudy

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #3)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 100
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 5
Posted Maximum Speed (mph): 50

Test Parameters: Test Time: 4:25 PM
Test Duration (minutes): 15
Observed Number Automobiles: 527
Observed Number Medium Trucks: 7
Observed Number Heavy Trucks: 7
Observed Average Speed (mph): 50

Model Calibration: Measured Average Level (L_{eq}): 66.2
Level Predicted by FHWA Model: 67.3
Difference: 1.1 dB

Conclusions: Measured traffic noise levels within 1 dB of predicted traffic noise levels. No model offset warranted.

Appendix C-1

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Fiddymont Road

Traffic Data:

Year: Future
Average Daily Traffic Volume: 44,300
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 50
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	80	0	71	62	63	72
2	Nearest 1st-Floor Facades	100	0	70	60	62	71
3	Nearest 2nd-Floor Facades	100	3	73	63	65	74

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	51
70	110
65	238
60	513

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 44,300)

Appendix C-2

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Market Drive

Traffic Data:

Year: Future
Average Daily Traffic Volume: 1,900
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	60	0	55	48	50	57
2	Nearest 1st-Floor Facades	70	0	54	47	49	56
3	Nearest 2nd-Floor Facades	70	3	57	50	52	59

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	4
70	8
65	16
60	35

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 1,900)

Appendix C-3

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Upland Drive

Traffic Data:

Year: Future
Average Daily Traffic Volume: 3,400
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	60	0	57	50	52	59
2	Nearest 1st-Floor Facades	70	0	56	49	51	58
3	Nearest 2nd-Floor Facades	70	3	59	52	54	61

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	5
70	11
65	24
60	52

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 3,400)

Appendix C-4

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Vista Grande Boulevard

Traffic Data:

Year: Future
Average Daily Traffic Volume: 9,500
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 35
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

				-----L _{dn} , dB-----			
Location	Description	Distance	Offset (dB)	Autos	Medium Trucks	Heavy Trucks	Total
1	Nearest Backyards	70	0	61	54	56	63
2	Nearest 1st-Floor Facades	80	0	60	53	55	62
3	Nearest 2nd-Floor Facades	80	3	63	56	58	65

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	10
70	22
65	48
60	103

Notes: Future average daily traffic volume was obtained from the Sierra Vista Specific Plan FEIR, Table 4.6-11 (Date: May, 2010; ADT: 9,500). Vista Grande Boulevard referred to as Road "B" in the FEIR.

Appendix D-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Fiddymont Road
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 70
Medium Truck L_{dn} , dB: 61
Heavy Truck L_{dn} , dB: 66

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 65
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	64	55	61	66	Yes	Yes	Yes
7	7	62	54	60	65	Yes	Yes	Yes
8	8	61	53	59	64	Yes	Yes	Yes
9	9	60	51	58	62	Yes	Yes	Yes
10	10	59	50	57	61	Yes	Yes	Yes
11	11	58	50	56	60	Yes	Yes	Yes
12	12	57	48	55	59	Yes	Yes	Yes
13	13	56	48	54	59	Yes	Yes	Yes
14	14	56	47	53	58	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Market Drive
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 55
Medium Truck L_{dn} , dB: 48
Heavy Truck L_{dn} , dB: 50

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 45
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	48	41	45	50	Yes	Yes	Yes
7	7	47	40	44	49	Yes	Yes	Yes
8	8	45	39	43	48	Yes	Yes	Yes
9	9	44	38	42	47	Yes	Yes	Yes
10	10	43	37	40	46	Yes	Yes	Yes
11	11	42	36	39	45	Yes	Yes	Yes
12	12	41	35	38	44	Yes	Yes	Yes
13	13	41	34	37	43	Yes	Yes	Yes
14	14	40	33	36	42	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Upland Drive
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 57
Medium Truck L_{dn} , dB: 50
Heavy Truck L_{dn} , dB: 52

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 45
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	50	44	47	53	Yes	Yes	Yes
7	7	49	43	47	52	Yes	Yes	Yes
8	8	48	41	46	50	Yes	Yes	Yes
9	9	47	40	44	49	Yes	Yes	Yes
10	10	46	39	43	48	Yes	Yes	Yes
11	11	45	38	42	47	Yes	Yes	Yes
12	12	44	37	41	46	Yes	Yes	Yes
13	13	43	36	40	45	Yes	Yes	Yes
14	14	43	36	39	45	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix D-4
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2018-138
Project Name: Sierra Vista Residential Development (A1, A2, B)
Roadway Name: Vista Grande Boulevard
Location(s): Nearest Backyards

Noise Level Data: Year: Future
Auto L_{dn} , dB: 61
Medium Truck L_{dn} , dB: 54
Heavy Truck L_{dn} , dB: 56

Site Geometry: Receiver Description: Nearest Backyards
Centerline to Barrier Distance (C_1): 55
Barrier to Receiver Distance (C_2): 15
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	54	48	51	56	Yes	Yes	Yes
7	7	53	46	50	55	Yes	Yes	Yes
8	8	52	45	49	54	Yes	Yes	Yes
9	9	50	44	48	53	Yes	Yes	Yes
10	10	49	43	46	52	Yes	Yes	Yes
11	11	48	42	45	51	Yes	Yes	Yes
12	12	48	41	44	50	Yes	Yes	Yes
13	13	47	40	43	49	Yes	Yes	Yes
14	14	46	39	43	48	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

RESOLUTION NO. 20-040

AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON
CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT
WITHIN THE LAND USE ELEMENT

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 Sierra Vista Specific Plan (SVSP) Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR), and SVSP Parcel JM-21 from MDR to LDR, as shown in Exhibit B, attached and incorporated herein by reference; and

WHEREAS, changing the land use designations requires amendments to the text related to said property within the Land Use Element of the General Plan 2035 of the City of Roseville, 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 General Plan on January 9, 2020; and

WHEREAS, on February 19, 2020, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on February 19, 2020, the City Council considered the 2nd 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 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 and Exhibit C) 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_____, 20_, by the following vote on roll call:

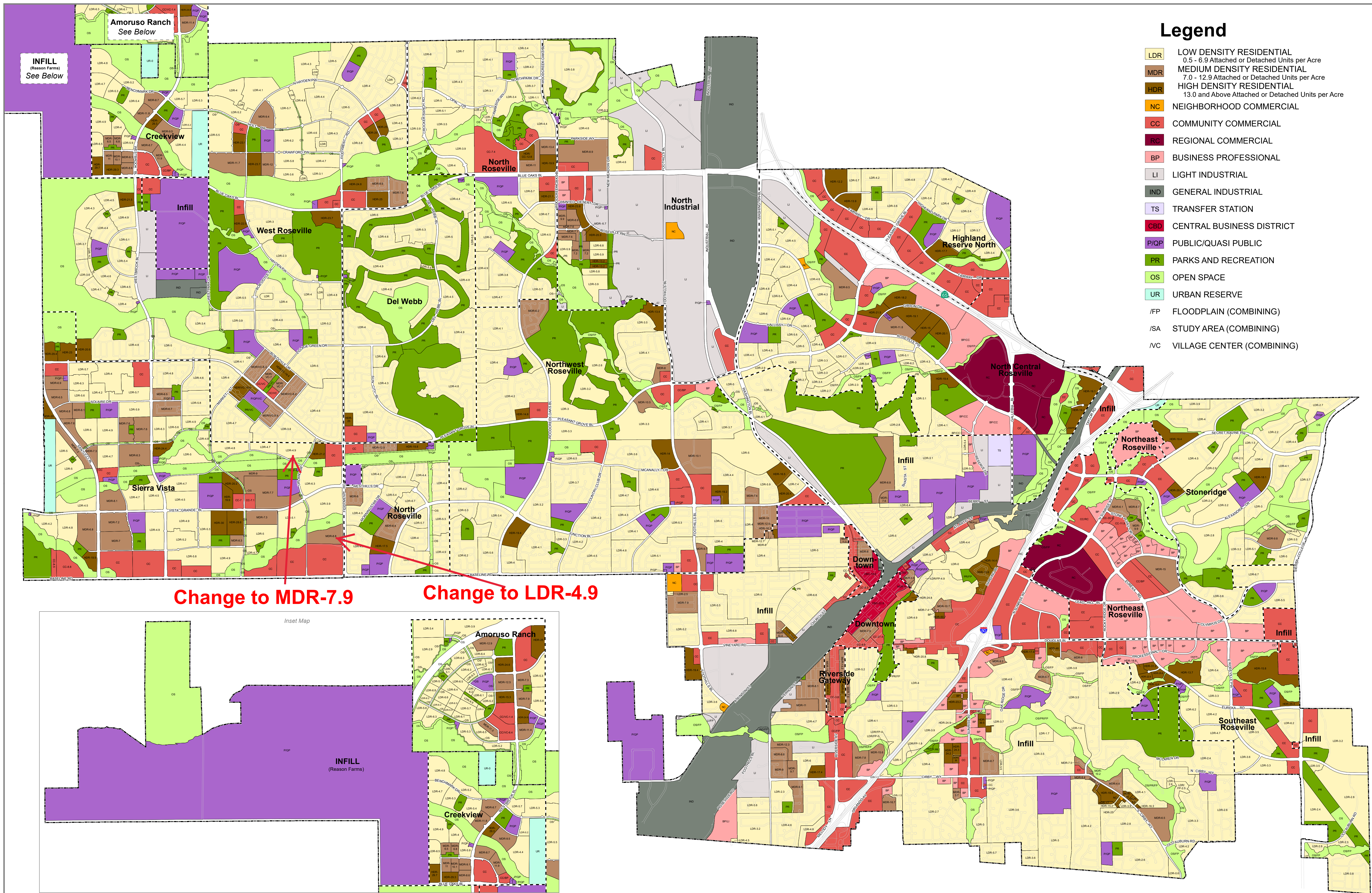
AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk



Last updated: May 2018

INfill
Roseville Water Treatment Plant
9595 Barton Road
Located approx. 1.5 miles east

area. The Specific Plan and Streetscape project consists of a six-block area between Douglas Boulevard and Darling Way. By integrating the streetscape and infrastructure improvements with a modified land use plan, it is envisioned that new opportunities will be created for private investment, in both residential and commercial markets. At buildout, the Plan area is expected to accommodate approximately 1,190 residents and increase the amount of development on Riverside Avenue from 220,300 square feet to ±510,000 square feet (0.60 average FAR for properties designated as Commercial Mixed Use within the Plan area).

Downtown Specific Plan

The Downtown Specific Plan (DTSP) was adopted in April 2009. The Specific Plan encompasses 176 acres and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. The Plan area is divided into 11 districts and emphasizes the addition of mixed-use and residential development. At buildout, the Plan area is expected to accommodate 900,000 square feet of new ground floor retail development, 1,020 new residential units, and a cumulative total of 4.4 million square feet. The DTSP is the overriding policy document and contains the guiding principles for development of the plan area. The associated Downtown Code is the implementing document that takes the policies from the DTSP and physically applies them to the parcel/districts within the Plan area. The Downtown Code has been adopted in Chapter 19.31 of the Roseville Municipal Code, and includes development and sign regulations, regulatory incentives and design guidelines that are unique to the Plan area.

Sierra Vista Specific Plan

The Sierra Vista Specific Plan was adopted in May 2010 and amended in 2012 with the rezoning of the previously zoned Urban Reserve area, commonly referred to as the Westbrook project. The Plan area includes 2,081 acres west of Fiddymont Road, north of Baseline Road. The Specific Plan includes ~~8,658~~ single and multi-family units, 493 age-restricted units, 241 acres of Commercial, 105 acres of Park, 317 acres of Open Space, 46 acres of Schools and 40 acres of Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 22,198 residents and provide 9,000 jobs.

Update to 8,679 to reflect correct unit totals

Creekview Specific Plan

The Creekview Specific Plan was adopted in August 2012 and includes 502 acres northwest of the West Roseville Specific Plan. The Plan area was annexed into the City of Roseville from unincorporated Placer County. The Specific Plan includes 2,011 single and multi-family units, 19 acres of Commercial and Commercial/Business Professional, 16 acres of Parks, 133 acres of Open Space, 10 acres for schools and other Public/Quasi-Public uses, and 40 acres of Urban Reserve. At buildout the plan area is expected to accommodate 5,249 residents and provide 5,500 jobs.

Amoruso Ranch Specific Plan

The Amoruso Ranch Specific Plan was adopted in June 2016 and includes 694 acres north of the Creekview Specific Plan. The Specific Plan includes 2,827 single and multifamily residential units, 51 acres of Commercial, 22 acres of Parks, 145 acres of Open Space, 20 acres of Urban Reserve and 17 acres for an elementary school and other Public/Quasi Public uses such as a fire station. At buildout the plan area is expected to accommodate 7,378 residents and provide approximately 1,115 jobs.

SPHERE OF INFLUENCE

Included within Roseville's primary planning area are approximately 796 acres of land within the City's sphere of influence as reflected on Figure II-1 and Table II-1. These lands, while not within the City's incorporated boundaries, do bear relation to Roseville's planning efforts. Lands within the City's sphere of influence are considered likely to be within the ultimate physical boundaries and service area of Roseville. Although it is not required that the city annex these areas, it is probable that these areas will be considered for annexation in the future.

The City does not have the jurisdiction or ability to control projects within its sphere, but it does receive notices and may comment on any such projects. All potential annexations, and expansions of the sphere of influence, are considered by the City in accordance with the policies of the Growth Management component of this element, and are subject to approval by the Placer County Local Agency Formation Commission (LAFCO).

**TABLE II-4
RESIDENTIAL UNITS AND POPULATION BY INCORPORATED
SUBAREA**

SUBAREA	DWELLING UNITS			POPULATION ¹		
	(2016)	(2035)	Buildout	(2016)	(2035)	Buildout
Infill	15,647	16,359	16,359	40,839	43,167	43,167
Southeast Roseville	3,054	3,163	3,163	7,971	8,255	8,255
Northeast Roseville	1,098	1,350	1,350	2,866	3,524	3,524
Northwest Roseville	8,930	9,068	9,068	23,307	23,667	23,667
North Central Roseville	4,261	4,711	4,711	11,121	12,296	12,296
North Industrial	1,043	1,991	1,991	2,722	5,196	5,196
Del Webb	3,210	3,210	3,210	5,859	5,859	5,859
Highland Reserve North	1,669	1,669	1,669	4,356	4,356	4,356
North Roseville	5,434	5,801	5,801	14,183	15,141	15,141
Stoneridge	2,446	2,861	2,861	6,384	7,467	7,467
West Roseville	4,606	10,495	10,495	11,461	26,822	26,822
Riverside Gateway	206	456	456	538	1,190	1,190
Downtown	255	2,272	2,272	665	5,930	5,930
Sierra Vista	23	8,658 8,679	8,658 8,679	60	22,198 22,253	22,198 22,253
Creekview	0	2,011	2,011	0	5,249	5,249
ARSP	0	2,827	2,827	0	7,378	7,378
TOTAL	51,882	76,902	76,902	132,332	197,695	197,695

SOURCE: City of Roseville Planning Division
Updated: September 6, 2017

¹ Assumes 2.61 persons per household except for 3,110 units in Del Webb, 493 units in Sierra Vista and 704 units in West Roseville which utilize a 1.8 persons per household multiplier (2010 Census).

RESOLUTION NO. 20-041

AMENDING THE SIERRA VISTA SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the land use designations of Parcel JM-1 of the Sierra Vista Specific Plan from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 of the Sierra Vista Specific Plan from MDR to LDR, as shown in Exhibit D, attached and incorporated herein by reference; and

WHEREAS, the proposed land use amendment requires a Specific Plan Amendment to change the text within the Sierra Vista Specific Plan, as shown in Exhibit E, attached and incorporated herein by reference; and

WHEREAS, on January 9, 2020, the Planning Commission 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, 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 E.

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

AYES COUNCILMEMBERS:

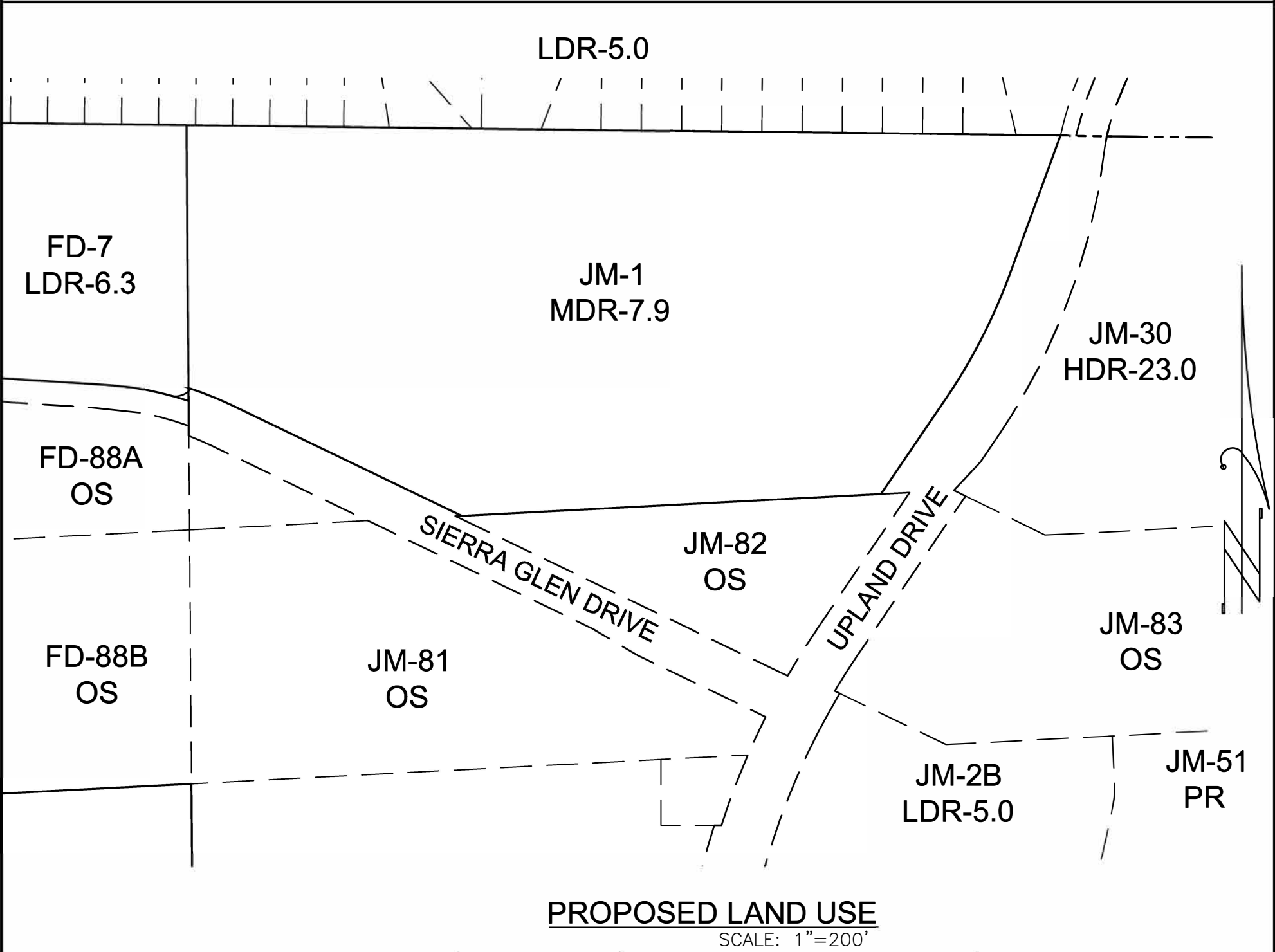
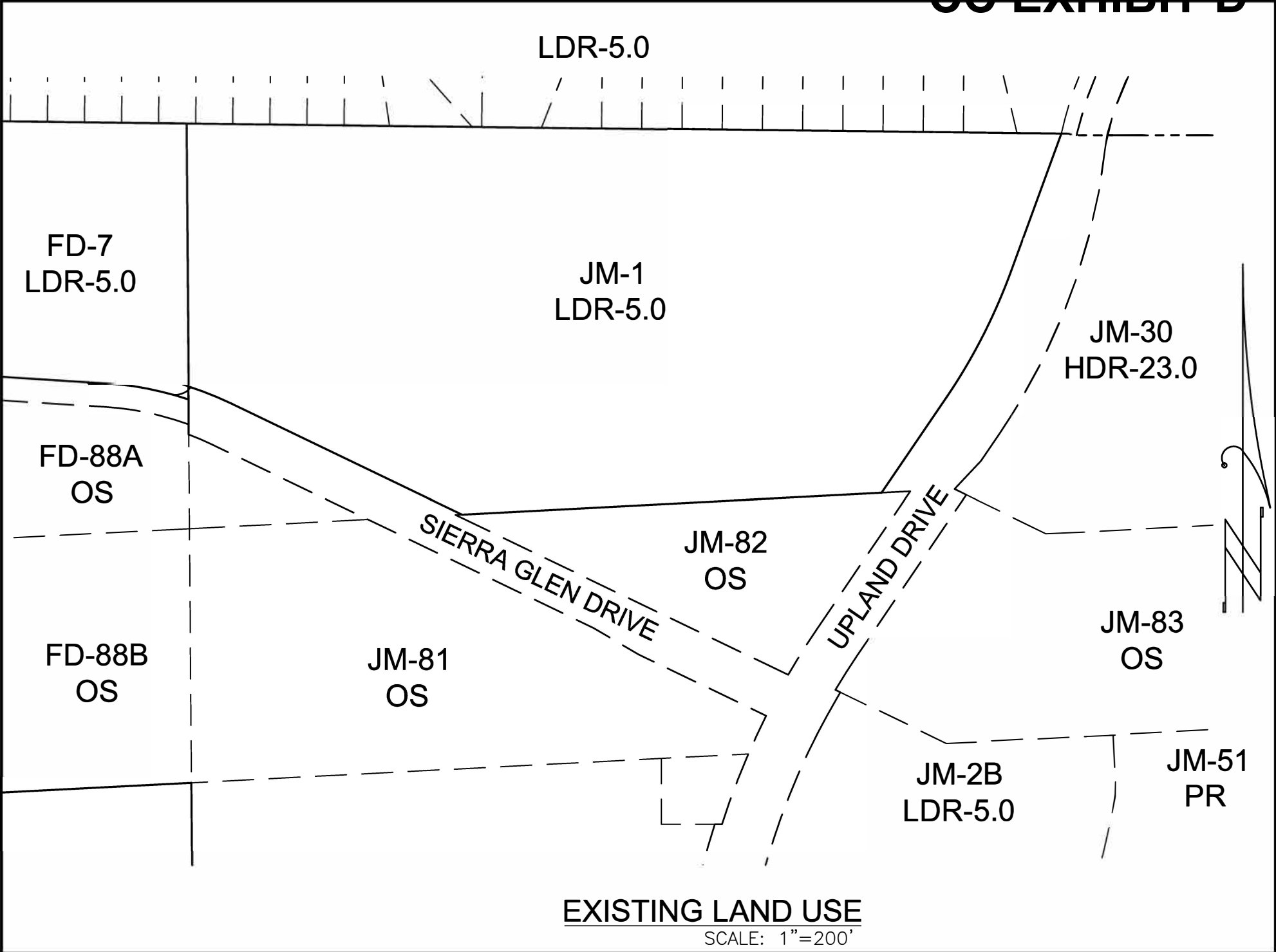
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

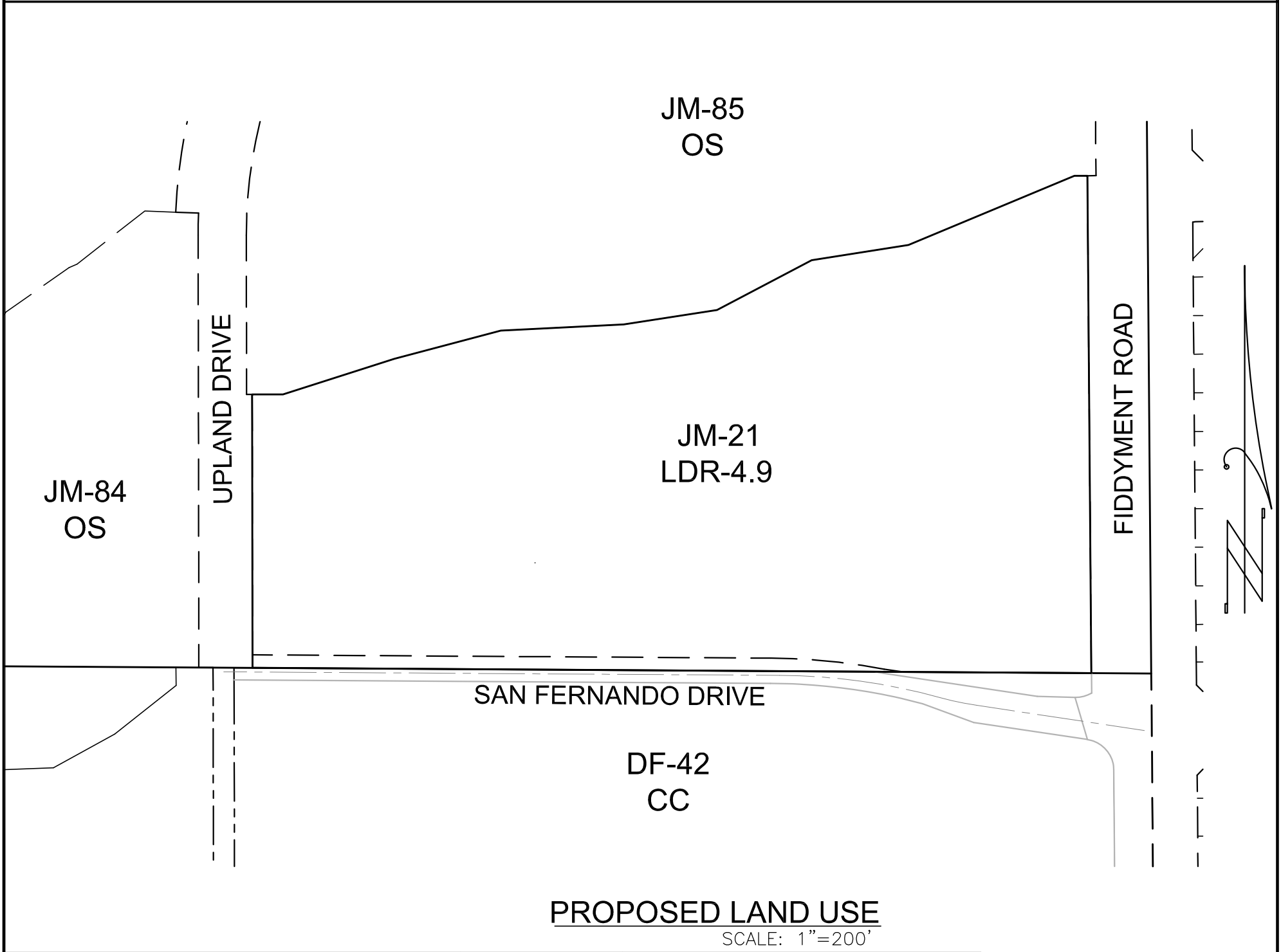
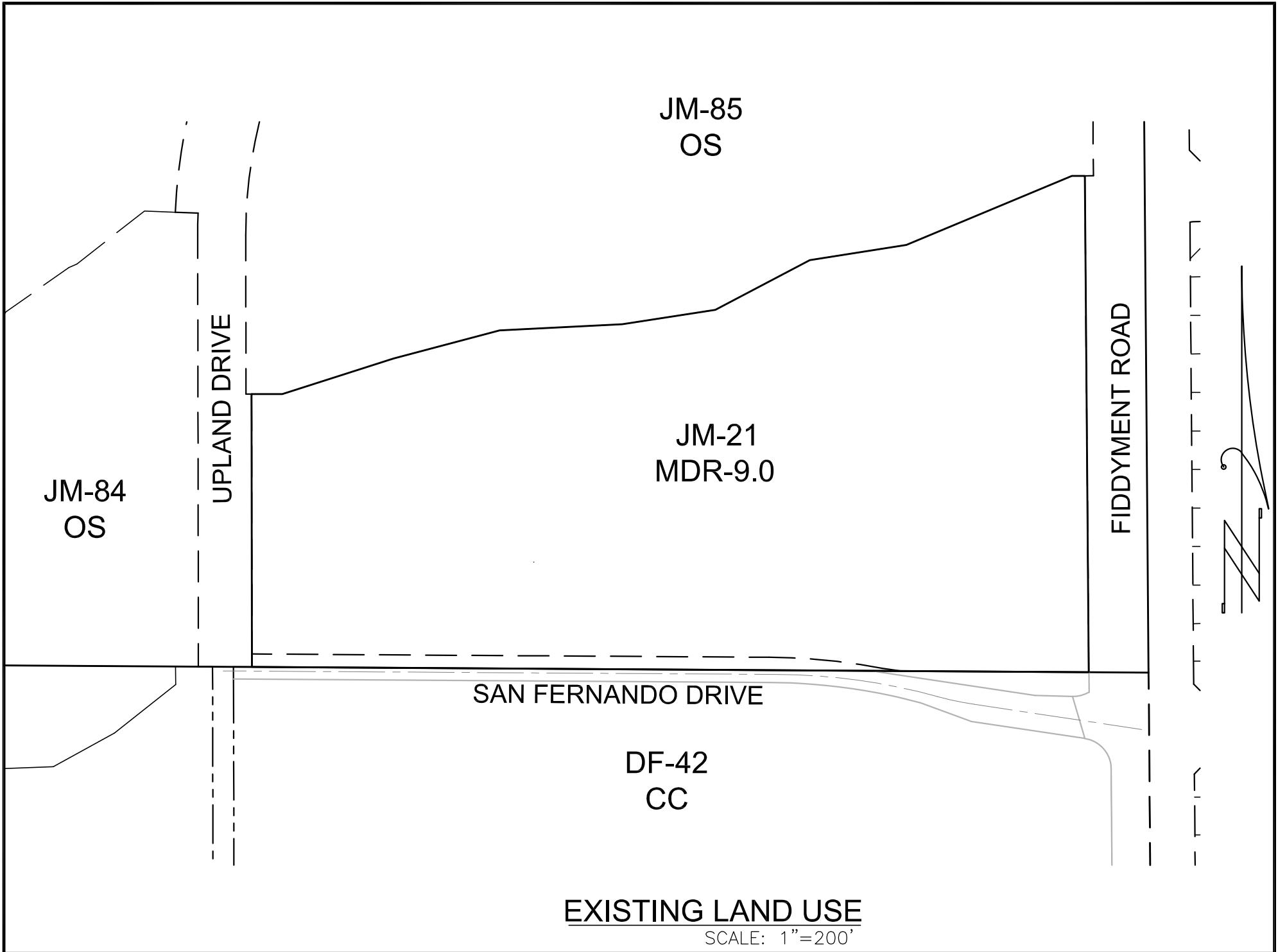
MAYOR

ATTEST:

City Clerk



 BAKER-WILLIAMS ENGINEERING GROUP Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com	SCALE: 1"=200'	SPECIFIC PLAN AMENDMENT EXHIBIT SIERRA VISTA TM-2 SPA _____ CITY of ROSEVILLE, CALIFORNIA
	JOB #: 16-09-043	
	DATE: JUNE 2019	



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

JOB #: 16-09-043

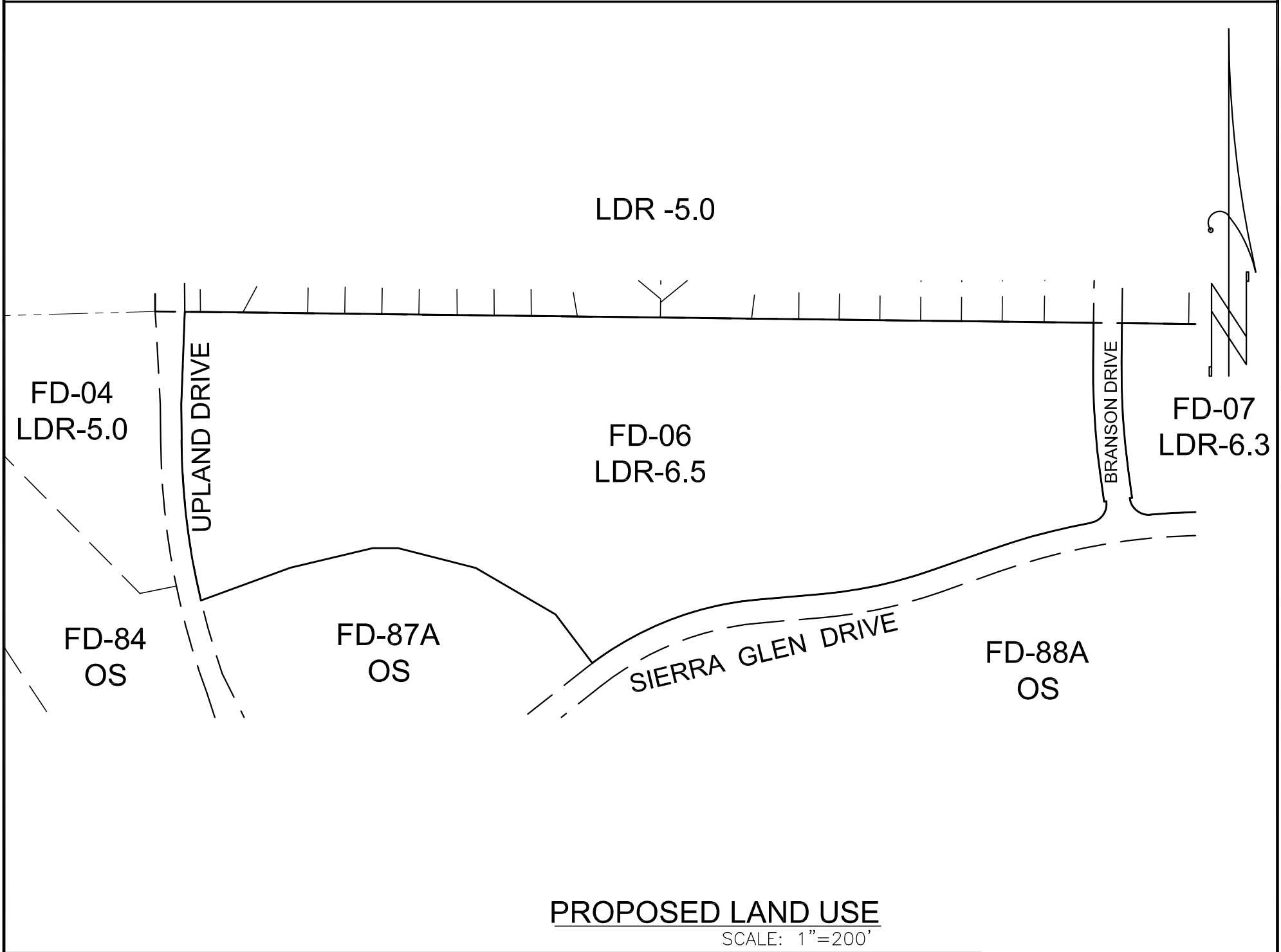
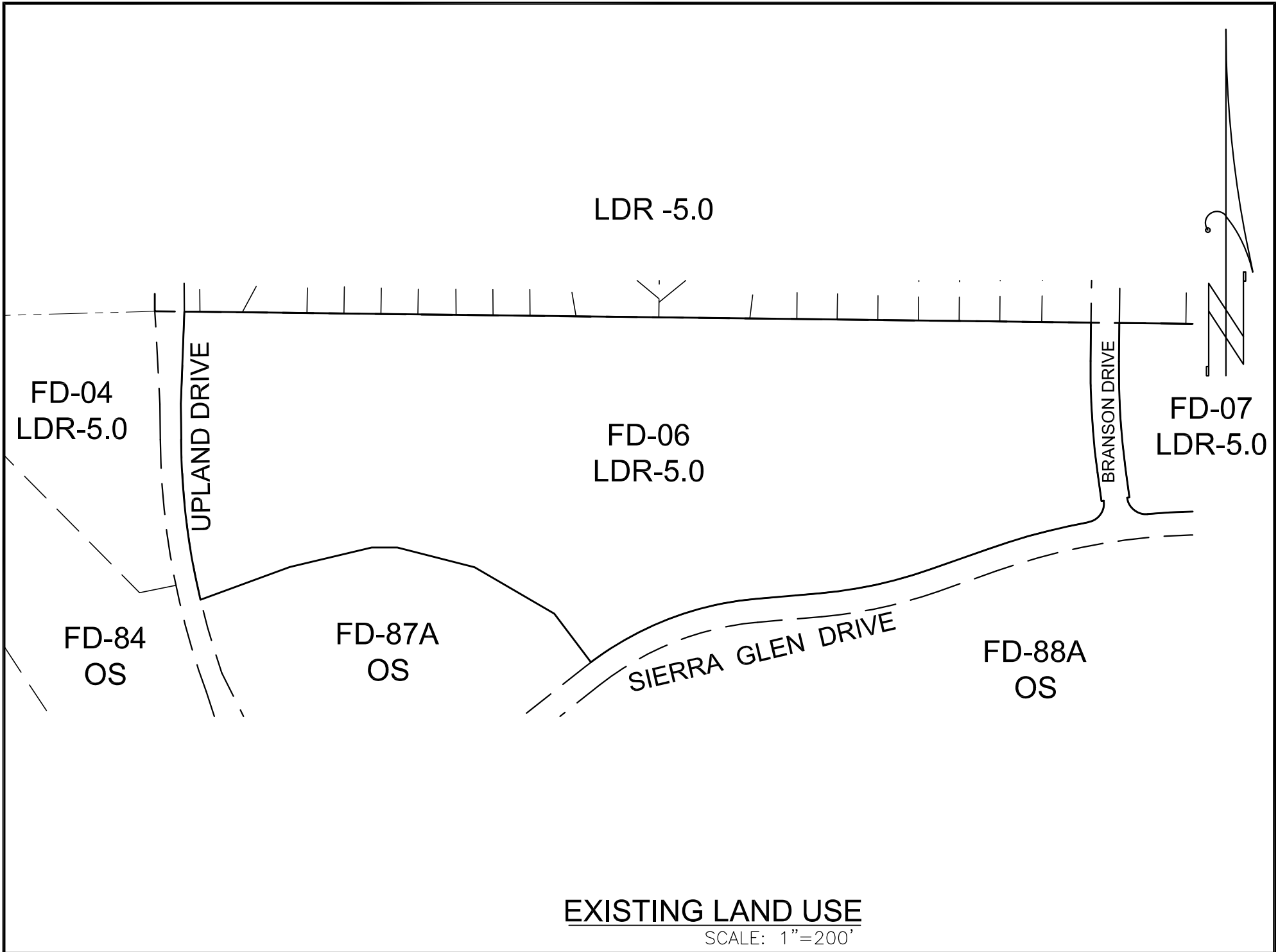
DATE: JUNE 2019

SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA VISTA TM-2

SPA _____

CITY of ROSEVILLE,

CALIFORNIA



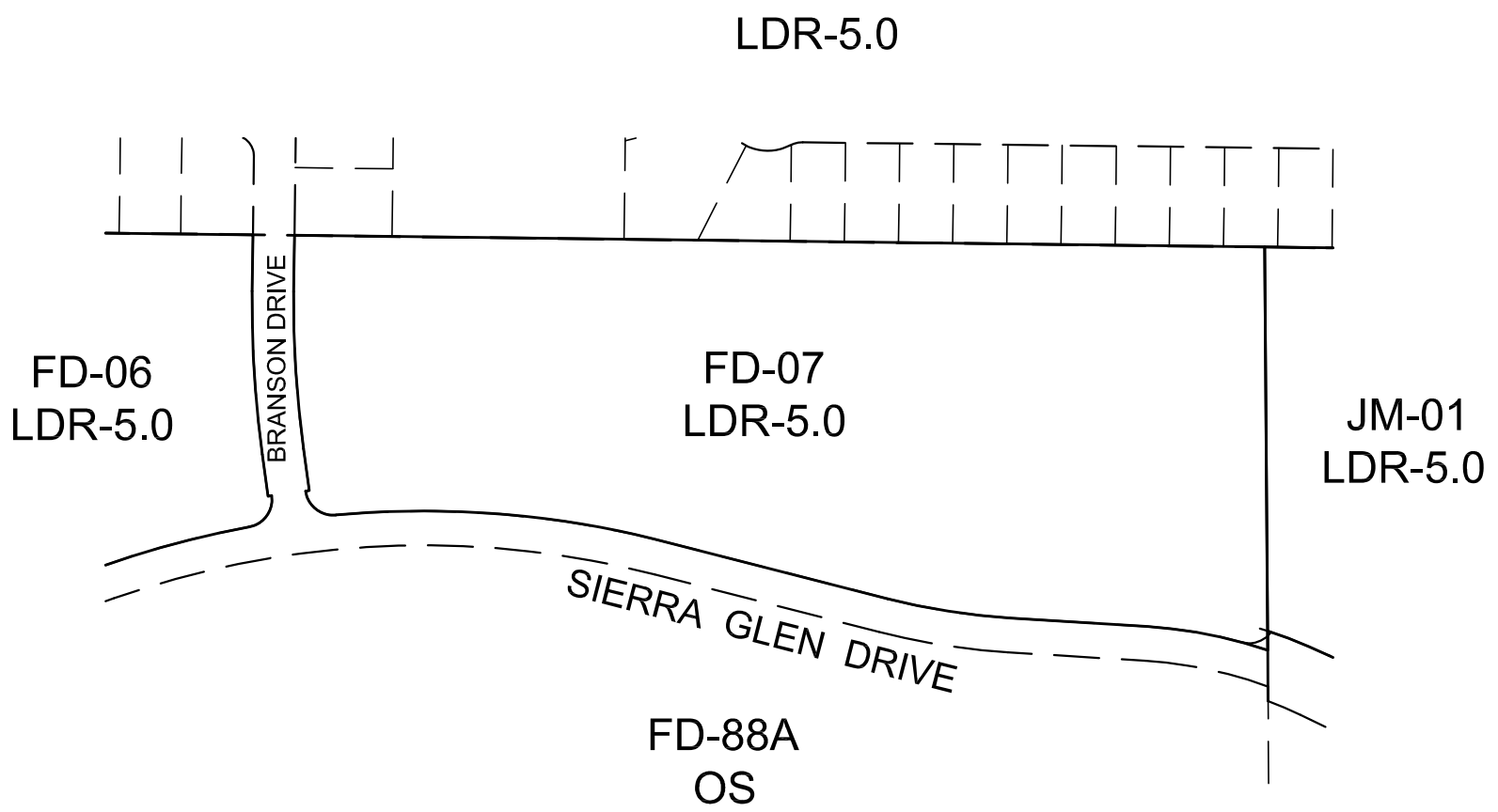
BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

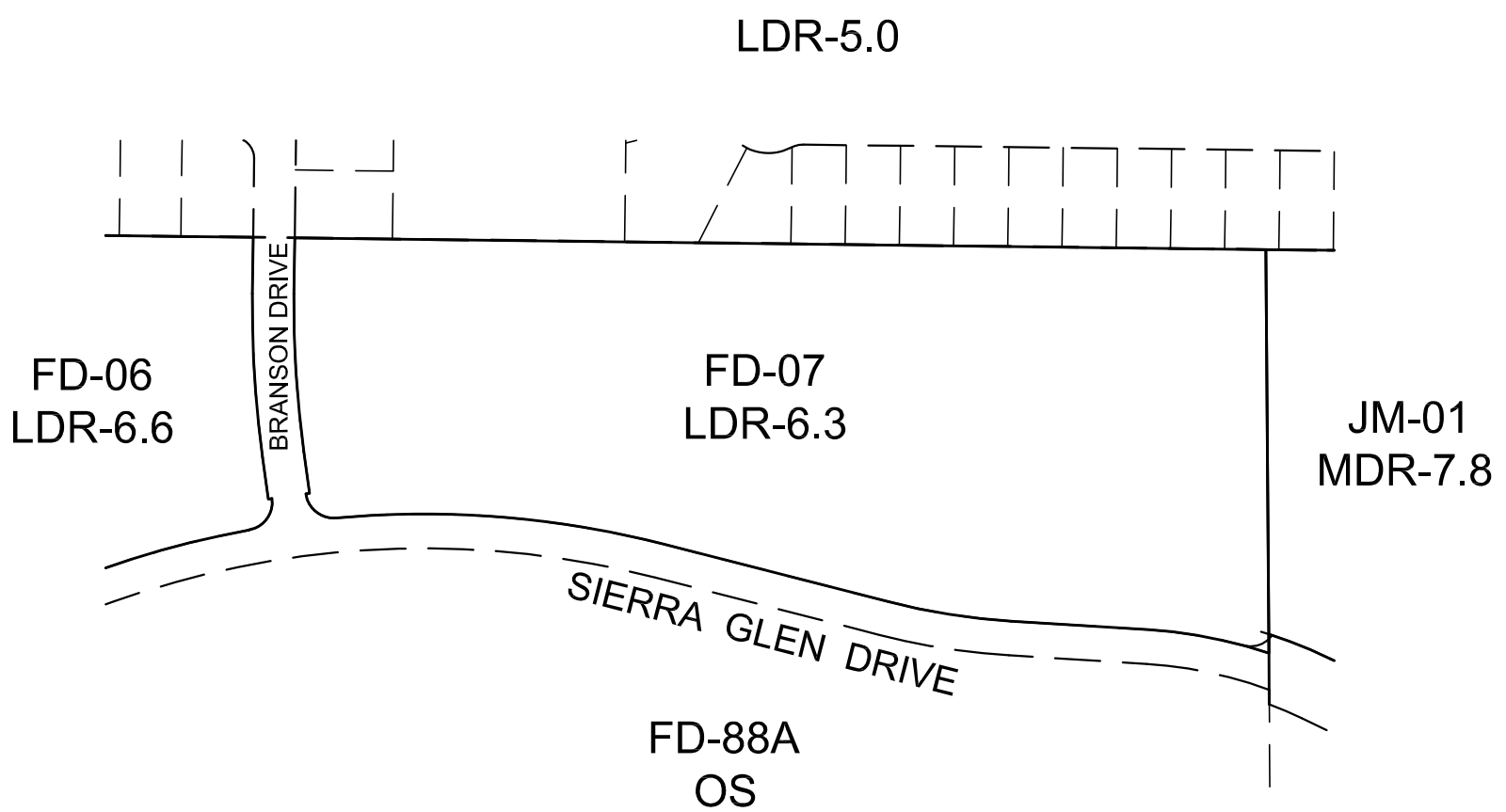
JOB #: 16-09-043

DATE: JUNE 2019

SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA VISTA TM-2
SPA _____
CITY of ROSEVILLE, CALIFORNIA



EXISTING LAND USE
SCALE: 1"=200'



PROPOSED LAND USE
SCALE: 1"=200'



BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=200'

JOB #: 16-09-043

DATE: JUNE 2019

SPECIFIC PLAN AMENDMENT EXHIBIT
SIERRA VISTA TM-2
SPA _____

CITY of ROSEVILLE, CALIFORNIA

Table 4-1: Plan Area Land Use Summary

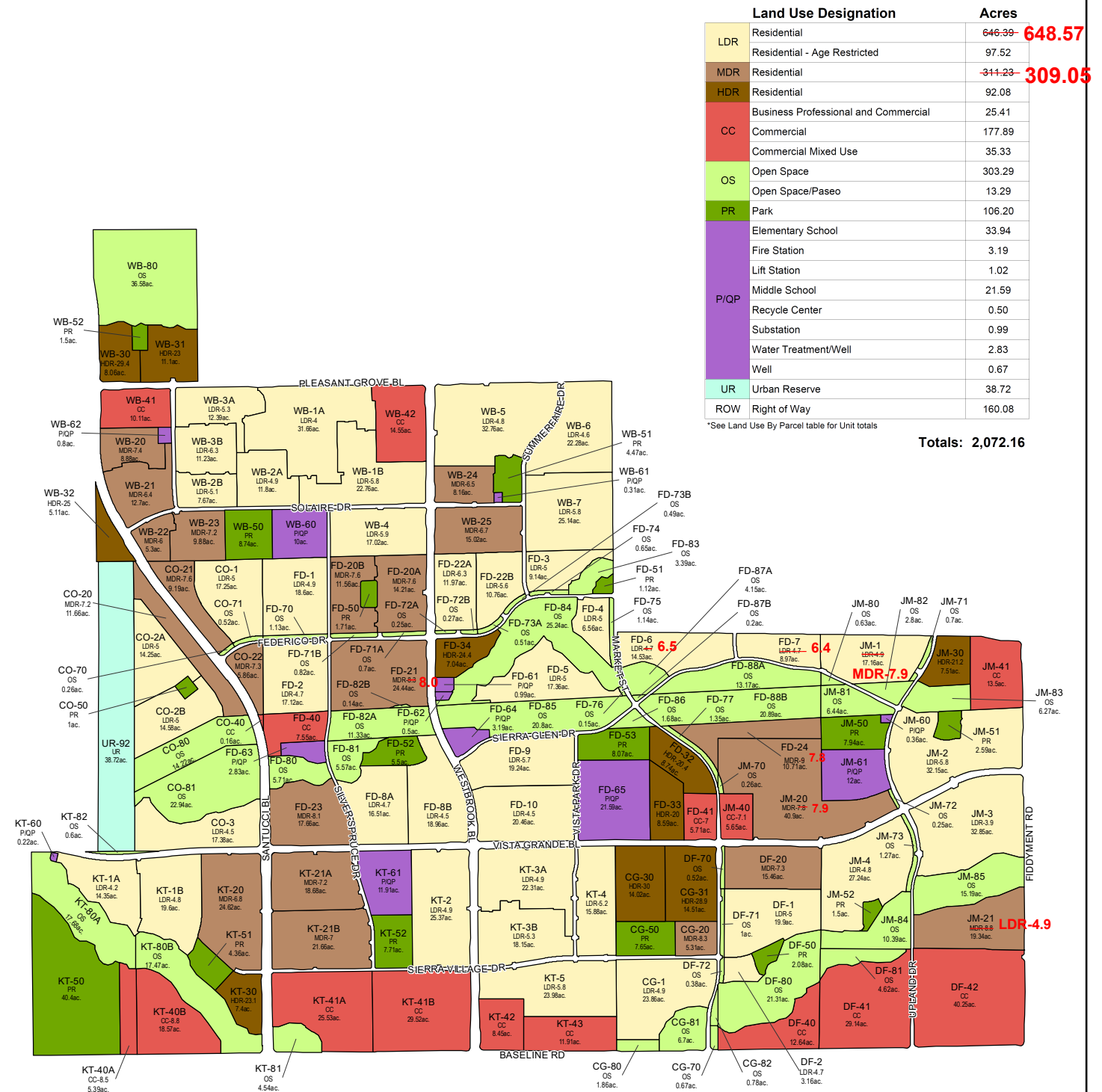
Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	619.28 57	29.8% 31.3%	3,097 3,285	35.7% 36.2%
LDR	LDR – Age Restricted	RS/DS	97.52	4.7%	493	5.7%
MDR	Medium Density Residential	RS/DS	330.75 309	15.9% 14.9%	2,480 2,292	28.6% 27.9%
HDR	High Density Residential	R3	92.08	4.4%	2,320	26.6%
Sub-totals			1140.05 47.22	54.5% 55.4%	8,390	96.7%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.33	1.7%	289	3.3%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.41	1.2%	--	--
CC	Community Commercial	CC & GC	177.89	8.6%	--	--
Sub-totals			238.63	11.5%	289	3.3%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.73	3.1%	--	--
PR	Parks & Recreation	PR	106.2	5.1%	--	--
OS	Open Space	OS	303.29	14.6%	--	--
OS	Paseo (60'-wide)	OS	13.29	0.6%	--	--
UR	Urban Reserve	UR	38.72	1.9%	--	--
Sub-totals			526.23	25.4%	--	--
Right of Way/ Landscape Corridor			160.08	7.7%	--	--
TOTAL			2072.16 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated December 2019

SIERRA VISTA LAND USE PLAN

Figure 4-1



Last Updated: December 17, 2019

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.8
CG-20	MDR (Residential)	RS/DS	5.34	44	8.2
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	28.9
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
Sub-totals (CGB)			75.34	999	

CO-1	LDR (Residential)	RS/DS	17.25	86	5.0
CO-2A	LDR (Residential)	RS/DS	14.25	71	5.0
CO-2B	LDR (Residential)	RS/DS	14.58	73	5.0
CO-3	LDR (Residential)	RS/DS	17.38	78	4.5
CO-20	MDR (Residential)	RS/DS	11.66	84	7.2
CO-21	MDR (Residential)	RS/DS	9.19	70	7.6
CO-22	MDR (Residential)	RS/DS	5.86	43	7.3
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
Sub-totals (Conley)			129.27	505	

DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	15.46	115	7.4
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	40.25		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
Sub-totals (DF Properties)			150.46	230	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	91	4.9
FD-2	LDR (Residential)	RS/DS	17.12	81	4.7
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	87	5.0
FD-6	LDR (Residential)	RS/DS	14.53	6995	4.86.5
FD-7	LDR (Residential)	RS/DS	8.97	4257	4.76.4
FD-8A	LDR (Residential)	RS/DS	16.51	78	4.7

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	18.96	86	4.5
FD-9	LDR (Residential)	RS/DS	19.24	109	5.7
FD-10	LDR (Residential)	RS/DS	20.46	93	4.5
FD-20A	MDR (Residential)	RS/DS	14.21	110	7.7
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	204 197	8.38 8.1
FD-22A	MDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	MDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	143	8.1
FD-24	MDR (Residential)	RS/DS	10.71	96 84	9.07 8
FD-32	HDR (Residential)	R3	8.74	178	20.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial Mixed Use)	CMU/SA	5.71	40	7.0
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
Sub-totals (Federico)			472.63	2,326 2,176	

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	LDR (Residential) MDR (Residential)	RS/DS	17.16	84 135	4.9 7.9
JM-2	LDR (Residential)	RS/DS	32.15	187	5.8
JM-3	LDR (Residential)	RS/DS	32.49	127	3.9
JM-4	LDR (Residential)	RS/DS	27.24	132	4.8
JM-20	MDR (Residential)	RS/DS	40.90	319 322	7.7 7.8
JM-21	MDR (Residential) LDR (Residential)	RS/DS	19.34	171 195	8.8 4.9
JM-30	HDR (Residential)	R3	7.51	159	21.2
JM-40	CC (Commercial Mixed Use)	CMU/SA	5.65	40	7.1
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	15.19		
Sub-totals (Mojuri Investments LLC)			264.54	1,2191,197	

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	22.30	110	4.9
KT-3B	LDR (Residential)	RS/DS	18.15	97	5.3
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.9
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	46	8.5
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.58	163	8.8
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	40.40		
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)			416.13	1,543	

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
Sub-totals (Urban Reserve)			38.72	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	31.66	126	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	22.76	133	5.8
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.81	58	4.9
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	7.67	39	5.1
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	12.39	66	5.3
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	11.23	71	6.3
WB-4	LDR (Residential)	RS/DS	17.02	100	5.9
WB-5	LDR (Residential)	RS/DS	32.76	157	4.8
WB-6	LDR (Residential)	RS/DS	22.28	103	4.6
WB-7	LDR (Residential)	RS/DS	25.14	145	5.8
WB-20	MDR (Residential)	RS/DS	8.88	66	7.4
WB-21	MDR (Residential)	RS/DS	12.70	81	6.4
WB-22	MDR (Residential)	RS/DS	5.30	32	6.0
WB-23	MDR (Residential)	RS/DS	9.88	71	7.2
WB-24	MDR (Residential)	RS/DS	8.16	53	6.5
WB-25	MDR (Residential)	RS/DS	15.02	100	6.7
WB-30	HDR (Residential)	R3	8.06	237	29.4
WB-31	HDR (Residential)	R3	11.10	263	23.7
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	CC (Commercial)	CC	10.11		
WB-42	CC (Commercial)	CC	14.55		
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	PR (Park)	PR	1.50		
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00		
WB-61	Public/Quasi-Public (Well)	P/QP	0.31		
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80		
WB-80	OS (Open Space)	OS	36.58		
Sub-totals (Westbrook)			365.99	2,029	
ROW	Right of Way/Landscape Corridors		160.08		
Sub-totals (ROW)			160.08	0	
Total			2,072.16	8,679	

Table Updated ~~December 2018~~ December 2019
 (GIS acreages revised December 17, 2019)

Table 5-2: Affordable Housing Goal

Income Category	Units Required to Meet Goal
40% Very-Low-Income	347 du
40% Low-Income	347 du
20% Middle-Income	174 du
Total Affordable Housing Need	868 du (10% of 8,679 du)

Allocation of Affordable Housing Goal

The affordable housing units within the SVSP have been allocated to specific MDR and HDR parcels as identified in Table 5-3, with designated parcels reflected on Figure 5-1. The intent is to distribute affordable units throughout the Plan Area. In addition, through implementation of the Affordable Housing Plan, the City should work with property owners to define alternative solutions, such as carriage units or granny flats in LDR and MDR areas, which also meet the intent of the Program.

Table 5-3: Affordable Housing Allocation

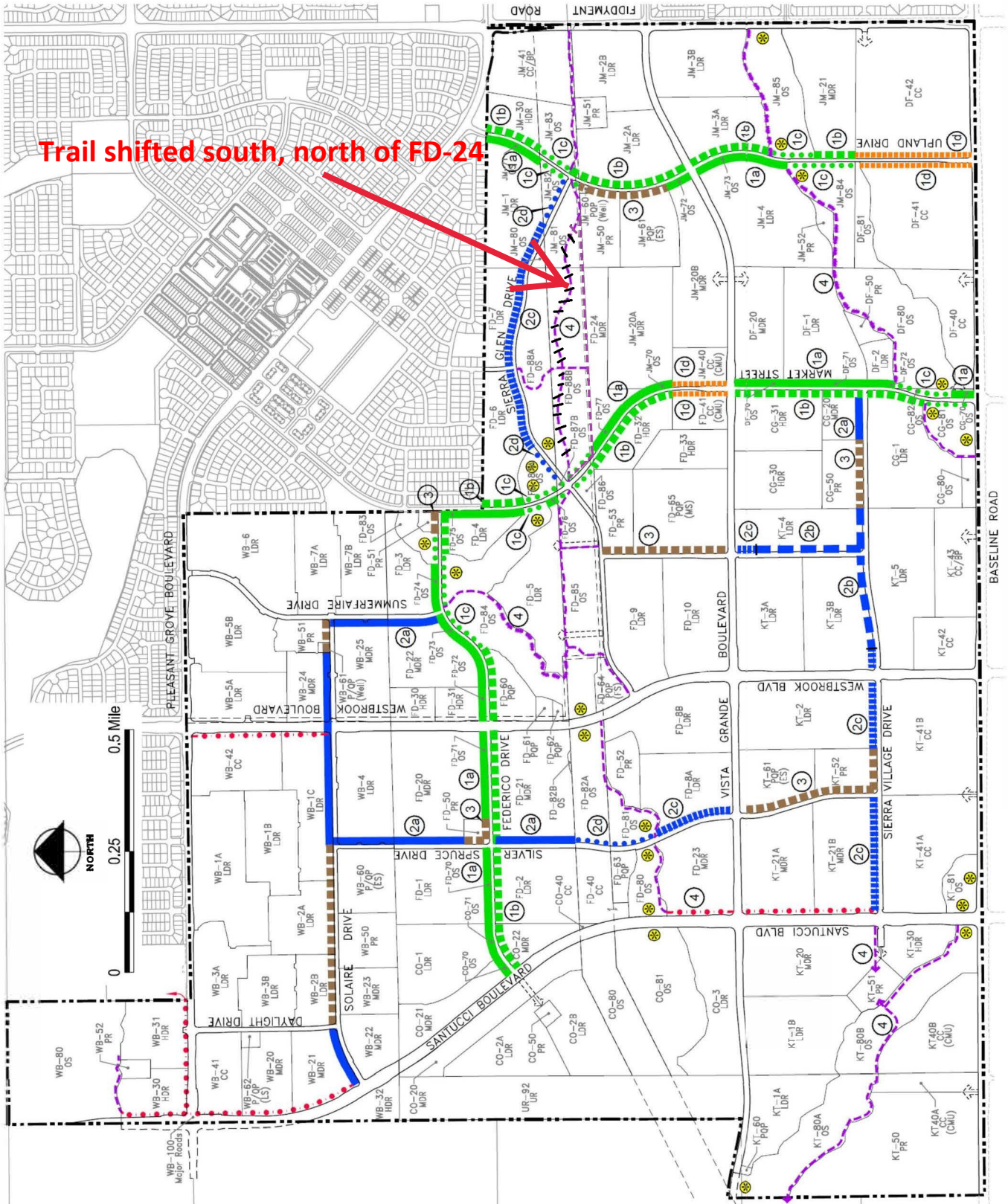
Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low Income Rental	Low Income Rental	Middle ² Income Purchase
CG-20	MDR	44	20			20
CO-20	MDR	84	34			34
DF-20¹	MDR	113	23	9	9	5
KT-20	MDR	202	31			31
CG-31	HDR	420	80	40	40	
FD-30	HDR	86	86	43	43	
FD-31	HDR	86	86	43	43	
FD-32	HDR	178	43			43
KT-30	HDR	150	124	62	62	
JM-30⁴	HDR	159 138	146 138	73 69	73 69	
WB-30	HDR	237	237 ³	68	169 ³	
WB-32	HDR	128	128 ³	92	36 ³	
Total			1,038 1,030 ³	430 426	475 471 ³	133

1 Carriage units are intended to fulfill the very-low and low income obligation
 2 Middle-income purchase unit obligations may also be fulfilled via additional low-income rental units. 41 middle-income units were converted to low-income units via the Westbrook SPA approved in 2016.

3. Includes 162 units transferred to Westbrook from WRSP Parcel W-16.

4. Parcel JM-30 includes 8 units (4 Very-Low and 4 Low) transferred from NRSP Parcel M-31.

NOTE: SVSP Section 5.4 allows for the transfer of affordable units. Check with the Housing Division to confirm current affordable housing obligations.



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan





ORDINANCE NO.

ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC (“WESTPARK FEDERICO”) RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Second Amendment of the Development Agreement by and between the City of Roseville and Mourier Investments, LLC 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 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Second Amendment to Development Agreement, and makes the following findings:

1. The Second Amendment to 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 Mourier Investments, 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 _____, 20__, 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 MOURIER INVESTMENTS, LLC RELATIVE TO THE SIERRA
VISTA SPECIFIC PLAN**

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City") and MOURIER INVESTMENTS, LLC, a California limited liability company ("Landowner") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Landowner, Westpark Federico, LLC, a California limited liability company ("Westpark Federico"), the Federico-Tyler Family Limited Partnership, a California limited partnership ("Federico-Tyler"), and City entered into a Development Agreement (the "Original 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. 2010-0045943-00. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Original Development Agreement.

B. Landowner, Westpark Federico, Federico-Tyler, and City entered into the Original 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 Original Development Agreement (the "Property").

C. Westpark Federico assigned its interest in the Original Development Agreement to Westpark Sierra Vista, LLC, a California limited liability company ("Westpark Sierra Vista"), pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of January 5, 2011, and recorded January 12, 2011, as Document No. 2011-0003089-00, in the Official Records of Placer County, California.

D. Landowner, Westpark Sierra Vista, Federico-Tyler, and City entered into a First Amendment to the Original Development Agreement (the "First Amendment") which was approved by the City Council of City on December 20, 2017, and recorded on February 21, 2018, in the Official Records of Placer County as Document No. 2018-0010796-00.

E. Landowner, Westpark Sierra Vista, Federico-Tyler, and City entered into the First Amendment relative to development within certain portions of the Property, as such is more precisely defined in Exhibits "A" and "B" of the First Amendment. The Original Development Agreement and the First Amendment are hereinafter collectively referred to as the "Development Agreement."

F. Westpark Sierra Vista, as Assignee of Westpark Federico, and Federico-Tyler each assigned its interest in the Development Agreement with respect to the Second Amendment Property (as defined herein) to Landowner pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of May 16, 2019, and recorded May 16, 2019, as Document No. 2019-0032321-00, in the Official Records of Placer County, California.

G. 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" and depicted on Exhibit "B" attached to this Second Amendment, and shall run with the land described in Exhibit "A" and depicted on Exhibit "B" hereto. City and Landowner intend for this Second Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

H. 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 term "Entitlements" set forth in Recital F of the Development Agreement for the Second Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.

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	152 units on 23.4 Net Acres;
Medium Density Residential	281 units on 35.1 Net Acres;
Open Space	38.4 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.”

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 ____ day of _____, 2020.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

LANDOWNER:

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member
Paul J. Mourier / Karen Headley
Collectively, Manager

ACKNOWLEDGMENT

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

State of California

County of Placer)

On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka & Karen Headley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A.L. Nutter

(Seal)

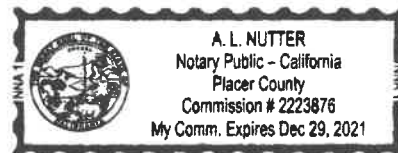
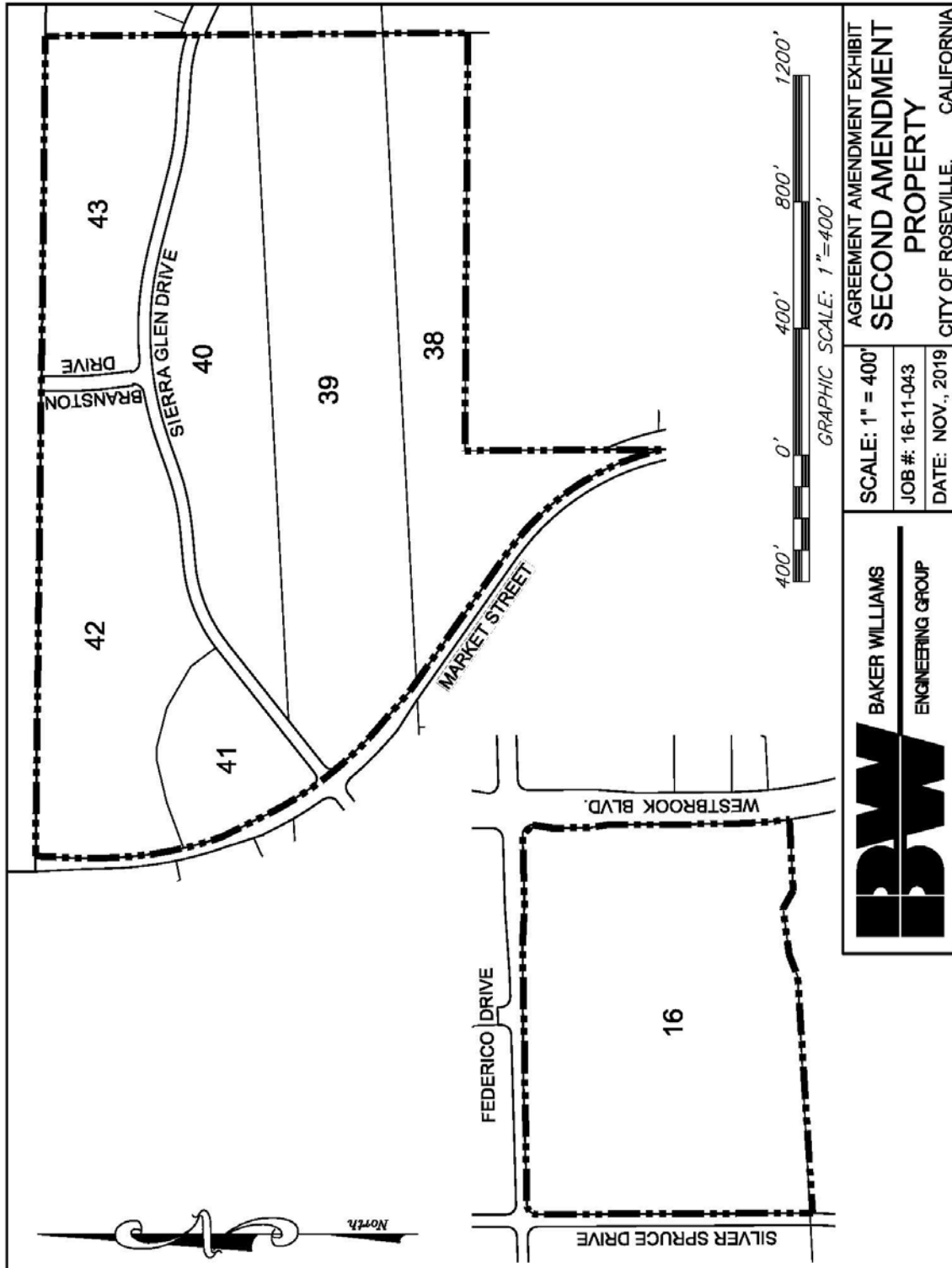


EXHIBIT A
Legal Description of Second Amendment Property

All that real property situated in the City of Roseville, County of Placer, State of California and being a portion of Sections 26, 35 and 36, Township 11 North, Range 5 East, M.D.M. and all of Lots 16, 38, 39, 40, 41, 42 and 43 as shown on the Final Map entitled "Sierra Vista – Federico Large Lot Subdivision – Subdivision No. PL15-0192", filed February 16, 2018 in Book EE of Maps, at Page 6, Official Records of Placer County.

EXHIBIT B **Depiction of Second Amendment Property**



	AGREEMENT AMENDMENT EXHIBIT SECOND AMENDMENT PROPERTY		
	SCALE: 1" = 400'	JOB #: 16-11-043	CITY OF ROSEVILLE, CALIFORNIA
	DATE: NOV., 2019		

ORDINANCE NO.

ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & COMPUTER DEDUCTIONS") 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, Mourier Investments, LLC, and John Mourier Construction, Inc. 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 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the First 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, Mourier Investments, LLC, and John Mourier Construction, Inc., 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 _____, 20__, 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, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Computer Deductions, Inc., a California corporation ("Computer"), 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. 2010-0045931-00.

B. Mourier, Computer, 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. Computer assigned its interest in the Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated January 13, 2012, and recorded

January 31, 2012, as Document No. 2012-0008251-00, in the Official Records of Placer County, California.

D. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

E. Mourier transferred a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089192-00, 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 owned by Mourier and JMC (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. Mourier, JMC, and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

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 term “Entitlements” set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.
- 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	68 units on 11.9 Net Acres;
Medium Density Residential	135 units on 17.0 Net Acres;
High Density Residential	159 units on 6.1 Net Acres;
Community Commercial/Business Professional	15.1 Net Acres;
Park	8.3 Net Acres;
Open Space	16.0 Net Acres;
Open Space (paseo)	0.9 Net Acres;
Well Site	0.3 Net Acres;

Right of Way

4.7 Net Acres.

- c. Section 2.6.1.1 of the Development Agreement for the First Amendment Property is hereby amended and revised to read in its entirety as follows:

“Landowner agrees that one hundred forty-six (146) affordable rental units will be reserved within the Property, including seventy-three (73) units for rental to very low income households and seventy-three (73) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
JM-30	159	146	73	73

”

- d. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First 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.”

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 ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member
*Rod Yamanaka / Karam Hammad
Collectively, Managers*

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By: _____
Rod Yamanaka
CFO

ACKNOWLEDGMENT

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

State of California
County of Placer

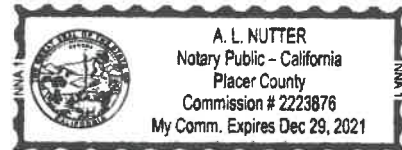
On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka & Karen Headley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature A.L. Nutter (Seal)



ACKNOWLEDGMENT

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

State of California
County of Placer)

On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A.L. Nutter

(Seal)

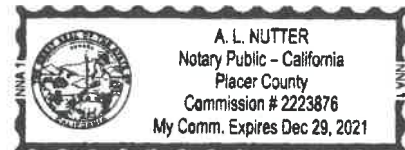
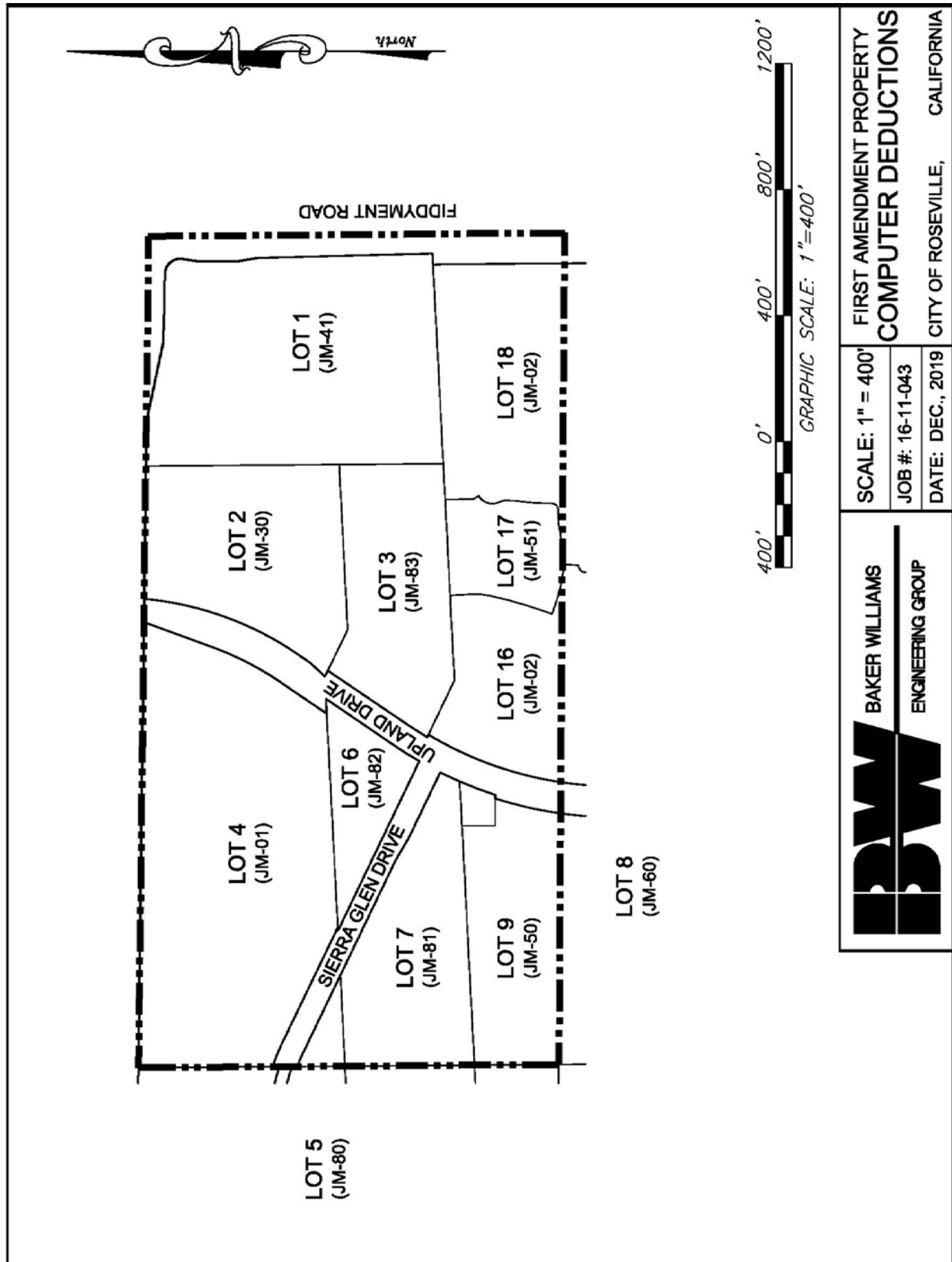


EXHIBIT A
FIRST AMENDMENT PROPERTY

Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Computer Deductions, Inc.)

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 and portions of Lots 9, 16, 17 and 18 as shown on the Final Map of "The Villages at Sierra Vista", filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B DEPICTION OF FIRST AMENDMENT PROPERTY



ORDINANCE NO.

ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & BAGLEY") 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, Mourier Investments, LLC, and John Mourier Construction, Inc. 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 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the First 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, Mourier Investments, LLC, and John Mourier Construction, Inc., 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 _____, 20__, 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, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Bagley & Associates, L.P., a California limited partnership ("Bagley"), 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. 2010-0045941-00.

B. Mourier, Bagley, 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. Bagley assigned its interest in the Development Agreement to Mourier pursuant to that certain Option Agreement dated August 15, 2001, and which closed escrow on September 8, 2010.

D. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

E. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089190-00, 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 owned by Mourier and JMC (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. Mourier, JMC, and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties’ inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

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 term “Entitlements” set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.
- 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	230 units on 45.0 Net Acres;
Medium Density Residential	322 units on 39.9 Net Acres;
Community	
Commercial/Commercial Mixed	
Use	40 units on 5.7 Net Acres;
Park	2.3 Net Acres;
Open Space (paseo)	1.2 Net Acres;
Schools	12.0 Net Acres;
Right of Way	16.5 Net Acres.

- c. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First 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.”

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 ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member
*Rod Yamanaka / Kari Hall
Collectively, Managers*

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By: _____
Rod Yamanaka
CFO

ACKNOWLEDGMENT

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

State of California

County of Placer)

On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka + Karen Headley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

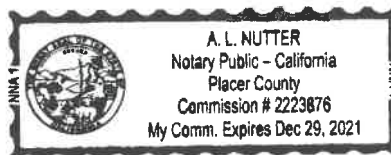
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A.L. Nutter

(Seal)



ACKNOWLEDGMENT

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

State of California
County of Placer

On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature A.L. Nutter (Seal)

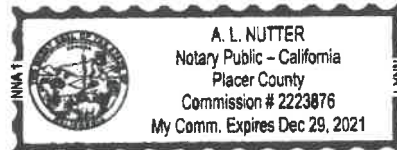
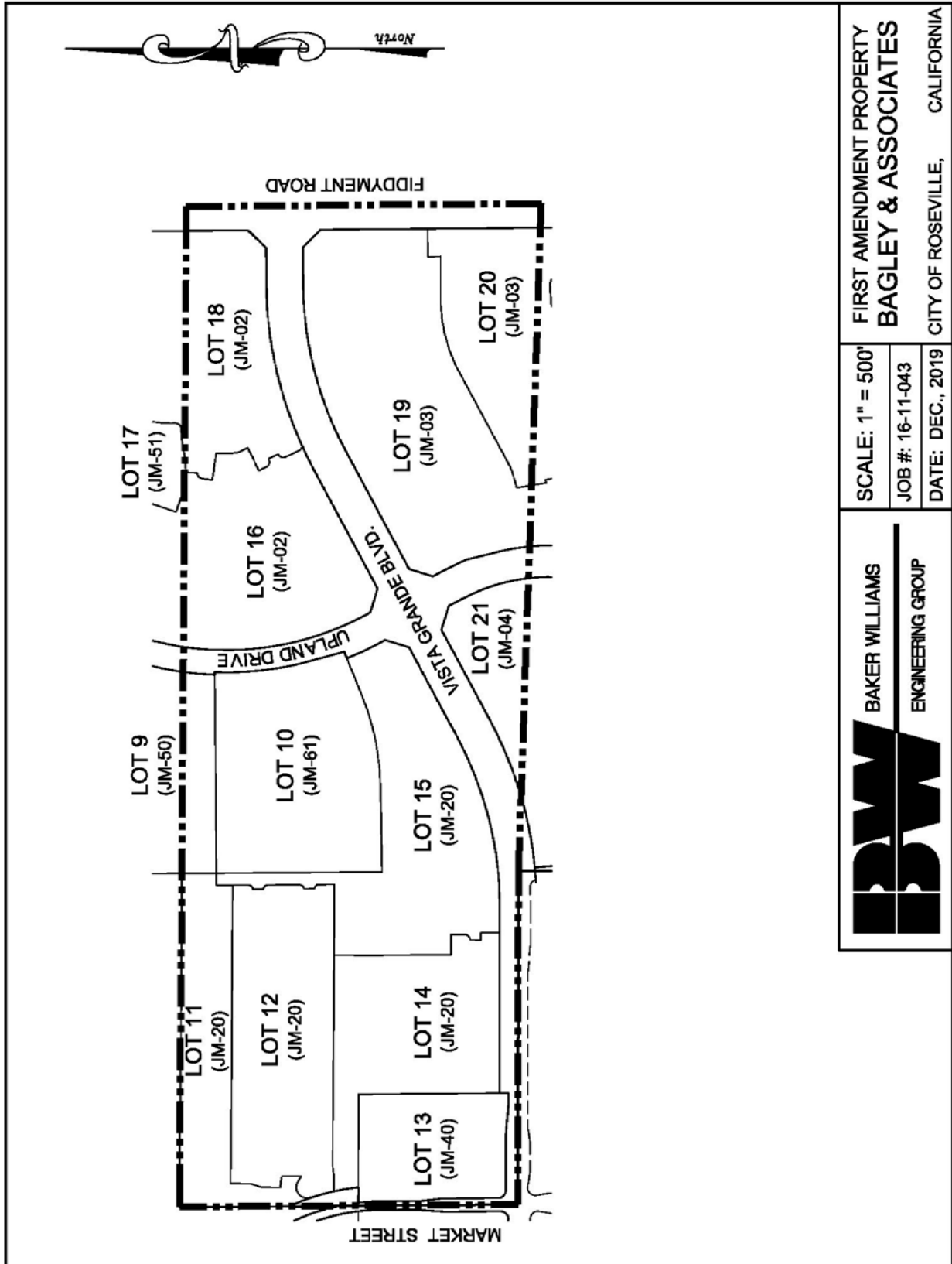


EXHIBIT A
FIRST AMENDMENT PROPERTY

Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Bagley & Associates, LLP)

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 10, 11, 12, 13, 14, 15 and portions of Lots 9, 16, 17, 18, 19, 20 and 21 as shown on the Final Map of “The Villages at Sierra Vista”, filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B **DEPICTION OF FIRST AMENDMENT PROPERTY**



ORDINANCE NO.

ADOPTING A FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, MOURIER INVESTMENTS, LLC, AND JOHN MOURIER CONSTRUCTION, INC. ("MOURIER & WEALTH MANAGEMENT") 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, Mourier Investments, LLC, and John Mourier Construction, Inc. 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 2nd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the First 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, Mourier Investments, LLC, and John Mourier Construction, Inc., 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 _____, 20__, 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, MOURIER INVESTMENTS, LLC,
AND JOHN MOURIER CONSTRUCTION, INC.
RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN**

This First Amendment of Development Agreement is entered into this ____ day of _____, 2020, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), MOURIER INVESTMENTS, LLC, a California limited liability company ("Mourier"), and JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Mourier, Wealth Properties, Inc., a California corporation ("Wealth"), 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. 2010-0045960-00.

B. Mourier, Wealth, 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. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Purchase and Sale Agreement dated December 19, 2017, and which closed escrow on December 26, 2017.

D. Wealth assigned its interest in the Development Agreement to Mourier pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of March 19, 2019, and recorded March 27, 2019, as Document No. 2019-0018797-00, in the Official Records of Placer County, California.

E. Mourier assigned a portion of its interest in the Development Agreement to JMC pursuant to that certain Assignment and Assumption Agreement Relative to the Sierra Vista Specific Plan Development Agreement dated as of November 7, 2019, and recorded November 8, 2019, as Document No. 2019-0089191-00, 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 owned by Mourier and JMC (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. Mourier, JMC and City intend for this First Amendment to document certain unit transfers within the Plan Area and resolve the parties' inconsistent interpretations of Subsection 3.17.1.2(i) of the Development Agreement.

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 term "Entitlements" set forth in Recital F of the Development Agreement for the First Amendment Property is hereby revised to include the Sierra Vista Specific Plan and Design Guidelines, as amended and adopted by Resolution No. ____-____.

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	243 units on 47.8 Net Acres;
Park	1.5 Net Acres;
Open Space	25.6 Net Acres;
Open Space (paseo)	0.8 Net Acres;
Right of Way	4.4 Net Acres.

c. Section 3.17.1.2(i) of the Development Agreement for the First Amendment Property is hereby amended and revised in its entirety to read as follows:

“(i) For the First 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.”

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 ____ day of _____, 2020.

CITY OF ROSEVILLE,
a municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Sonia Orozco
City Clerk

APPROVED AS TO FORM;

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Director

MOURIER INVESTMENTS, LLC, a
California limited liability company

By: _____
John L. Mourier, III
Managing Member
*Rod Yamanaka/Karim Kadiga
Collectively, Manager*

JOHN MOURIER CONSTRUCTION,
INC., a California corporation

By: _____
Rod Yamanaka
CFO

ACKNOWLEDGMENT

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

State of California
County of Placer)

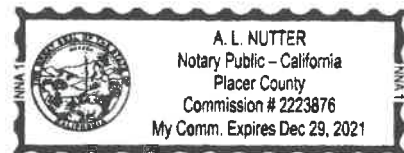
On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka & Karen Headley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature A.L. Nutter (Seal)



ACKNOWLEDGMENT

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

State of California
County of Placer)

On January 30th, 2020 before me, A.L. Nutter
(insert name and title of the officer)

personally appeared Rod Yamanaka,
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
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WITNESS my hand and official seal.

Signature A.L. Nutter (Seal)

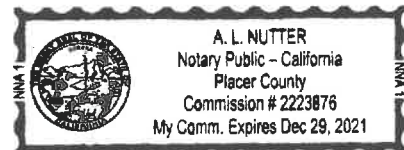
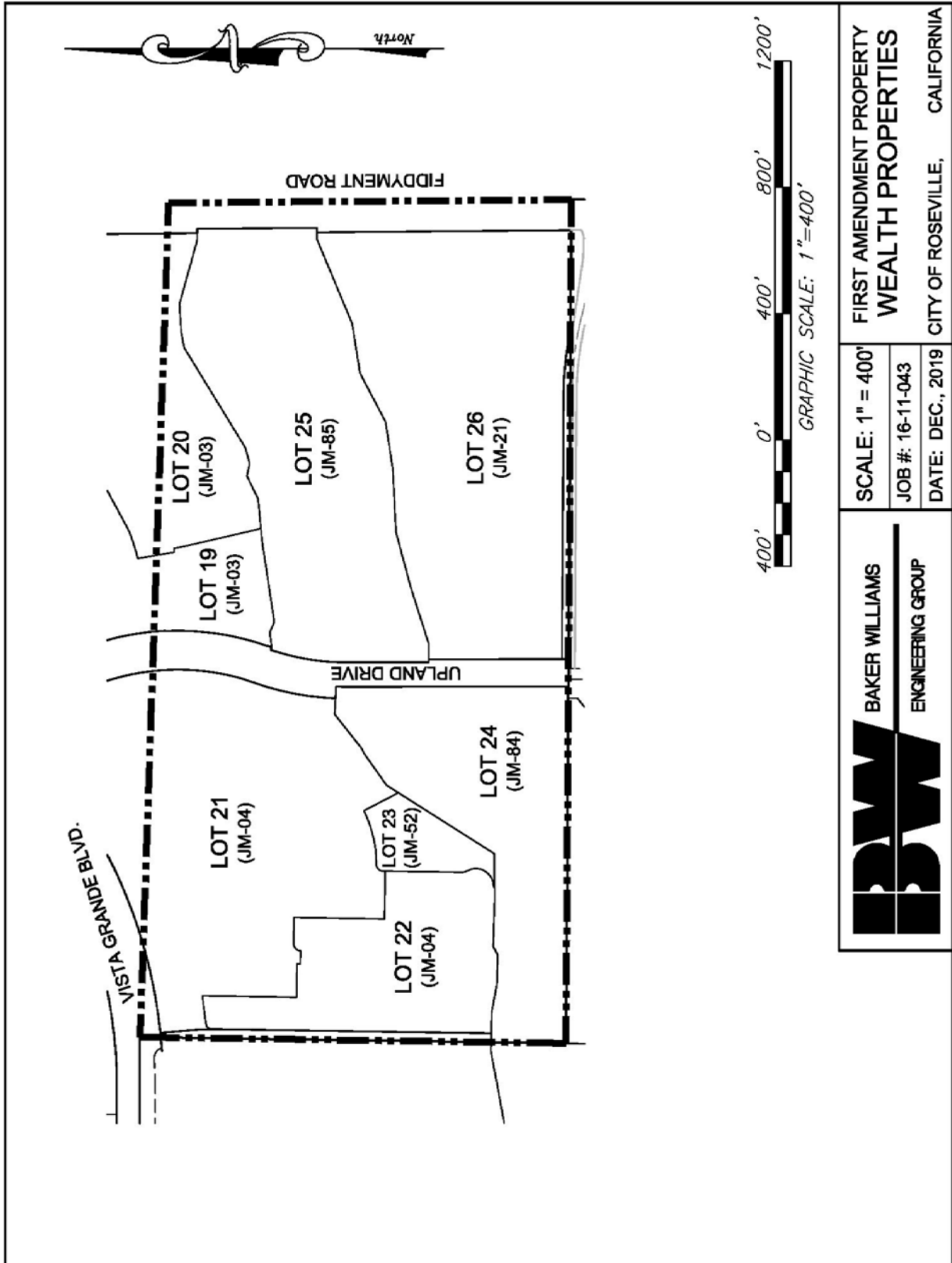


EXHIBIT A
FIRST AMENDMENT PROPERTY

Legal Description for
Sierra Vista Development Agreement
Mourier Investments, LLC
(Wealth Properties, Inc.)

All that real property situated in the City of Roseville, County of Placer, State of California located in Section 36, Township 11 North, Range 5 East, M.D.M. being all of Lots 22, 23, 24, 25 and 26 and portions of Lots 19, 20 and 21 as shown on the Final Map of “The Villages at Sierra Vista”, filed for record on July 29, 2015, in Book DD of Maps, at Page 26.

EXHIBIT B **DEPICTION OF FIRST AMENDMENT PROPERTY**





COUNCIL COMMUNICATION

CC #: 0598

File #: 0400-02 & 0800-06

Title: Zoning Ordinance Update

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

Meeting Date: 2/19/2020

Item #: 10.2.

RECOMMENDATION TO COUNCIL

At their January 9, 2020 public hearing, the Planning Commission recommended the City Council introduce for first reading an ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

BACKGROUND

The Zoning Ordinance provides the implementing regulations for the General Plan, with the purpose of establishing regulations governing the use, placement, spacing and size of land and buildings. The current version of the Zoning Ordinance (Title 19 of the Roseville Municipal Code) is viewable online at <http://qcode.us/codes/roseville/>. The City's Planning Division is responsible for overseeing implementation of the Zoning Ordinance. Staff maintains a list of needed corrections to the Zoning Ordinance based on common questions or issues and observed inconsistencies in addition to those that are required based on new legislation. The purpose of the proposed Zoning Ordinance amendments is to clean up the document to improve business practices, incorporate State-mandated Junior Accessory Dwelling Unit (JADU) language, update the regulations for Accessory Dwelling Units (ADU)/JADU's for compliance with State regulations, and to conditionally permit kennels in certain commercial zone districts based on the Planning Commission's recent recommendation.

Planning Commission Hearings

The staff-initiated amendments were presented to the Planning Commission at the December 12, 2019 hearing as outlined in the attached staff report. No public comments were received.

Following discussion, the Planning Commission requested staff return with alternative options to the proposed conditional use permit (CUP) requirement for gasoline sales and drive-thru fast food restaurants located contiguous to parcels with a residential zoning designation. Staff presented the alternative language at the January 9, 2020 Planning Commission hearing. As outlined in the attached staff report, the alternative language was intended to further define contiguous and capture properties that are also separated by undevelopable properties (i.e. public utilities easements) to ensure an adequate buffer is provided for residential properties. The Planning Commission acted to recommend approval of the zoning ordinance amendments with a slightly modified version of the "Option #1" alternative.

At the January 9, 2020 hearing, the Planning Commission was also requested, under a separate

private application, to consider an amendment to the Zoning Ordinance that would conditionally permit kennels in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zoning districts. The modification was requested by Wag Hotels, a pet hotel, as part of their design review permit application. The staff report for the Wag Hotels outlines the requested amendments, and is attached. No public comments were received on the Wag Hotels project and the Planning Commission acted to approve the project and recommend approval of the associated Zoning Ordinance amendment. Due to the timing of the project and the fact that the Zoning Ordinance changes will apply citywide, staff has incorporated the associated kennel amendments with the overall Zoning Ordinance amendment project.

Accessory Dwelling Units/Junior Accessory Dwelling Units

Recent state laws require the Zoning Ordinance be updated to change the development restrictions related to Accessory Dwelling Units (ADU). A new dwelling type, Junior Accessory Dwelling Unit (JADU), is also required to be permitted. The City Attorney's Office is currently reviewing the state regulations and preparing amendments to Zoning Ordinance Chapter 19.60, which addresses Accessory Dwelling Units. A stand-alone request for amendments to Chapter 19.60 is in process. In preparation of these changes, the City Attorney's office has incorporated changes to other sections of the Zoning Ordinance for consistency with the new laws. The proposed amendments include: defining JADU in Chapter 19.08; listing JADU as a permitted use type in Chapter 19.10, allowing a minimum of one JADU in addition to one ADU within the residential zones listed in Chapter 19.10; principally permitting ADU and JADU in certain commercial zones where a residential use has been conditionally permitted per Chapter 19.12; removing the requirement for an ADU to obtain an Administrative Permit within Chapter 19.22 when the unit results in an additional 700 square feet to the primary structure; and removing the requirement from Chapter 19.72 for ADU's to obtain a Zoning Clearance.

FISCAL IMPACT

The proposed Zoning Ordinance amendments are not expected to result in an impact to the General Fund.

ENVIRONMENTAL REVIEW

The Planning Manager has determined that this action is not a project subject to the California Environmental Quality Act (CEQA) because it involves only general policy and procedure making and does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guideline, sections 15002(d), 15378, 15061(b)(3)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment. Most of the changes included to resolve conflicts affect regulations which are not CEQA considerations (such as parking standards) or are procedural changes which have no effect on whether or where a use is permitted, or the standards which apply to said uses (i.e. Short-Term Rentals, used goods collection bins, and appeal timeframes). More specific discussion is provided for each of the following changes: Industrial

Zoning Height Limits, School Locations, Laboratories, Gasoline Sales and Drive-Through Uses, and Kennel Uses.

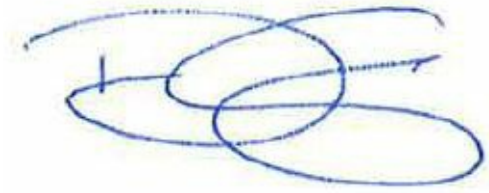
- Height Limits –The proposal does not change the permitted height standard, it adds a discretionary process by which a deviation from the height limitations may be requested. Any project using this process would be subject to CEQA, at which time appropriate environmental review would occur. The availability of this process does not itself cause any physical changes in the environment.
- School Locations – This changes the City's permitted use tables to align the requirements for public schools to match those already required for private schools. As described above, local school districts have the ability to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities, within the district's geographic boundary. This change simplifies the City's land use table, but does not limit the ability to construct or approve public schools, and does not have the potential to result in any physical changes in the environment.
- Laboratories – This change has no effect on medical or other testing laboratories in general, the intensity of such uses, or where such uses are permitted, and therefore does not have the potential to result in physical changes in the environment. The change merely prevents a laboratory from being improperly regulated as a dispensary.
- Gasoline Sales and Drive-Through Uses – The City's existing regulations already require discretionary land use approval for the construction or modification of buildings associated with these uses, and therefore adding a Conditional Use Permit does not impose a new discretionary process where there was no process before. Adding the requirement for a Conditional Use Permit allows the Approving Authority to impose operational conditions which could avoid or reduce impacts to adjacent residential uses. The existence of this additional process does not have the potential to cause any physical changes in the environment.
- Kennel Uses - The proposed amendments would not result in direct or reasonably foreseeable indirect physical changes to the environment. The change adds a discretionary process by which kennels could be allowed with a Conditional Use Permit. Adding the requirement for a Conditional Use Permit allows the Approving Authority to impose operational conditions, which could avoid or reduce impacts to adjacent residential uses. Any project using this process would be subject to CEQA, at which time appropriate environmental review would occur. The availability of this process does not itself cause any physical changes in the environment.

As described above, the project consists of policy and procedure-making which does not have the potential to result in physical changes in the environment, and is not subject to CEQA (CEQA Guideline section sections 15002(d) and 15378). Additionally, even if it were determined to be a project, the common sense exemption would apply (CEQA Guideline section 15061(b)(3), as there is no possibility that the proposed changes would have any significant effects on the environment.

Respectfully Submitted,

Gina McColl, Associate Planner

Mike Isom, Development Services Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

PC Staff Report 121219

PC Staff Report 010920

PC Staff Reprt 01092020_Pet Hotel

Zoning Ordinance amendments (Redline)

ITEM 6.3: Zoning Ordinance Update – 311 Vernon Street (Citywide) – Record #PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Zoning Ordinance provides the implementing regulations for the General Plan, with the purpose of establishing regulations governing the use, placement, spacing and size of land and buildings. The current version of the Zoning Ordinance (Title 19 of the Roseville Municipal Code) is viewable online at <http://qcode.us/codes/roseville/>. The City's Planning Division is responsible for overseeing implementation of the Zoning Ordinance. Staff maintains a list of needed corrections to the Zoning Ordinance based on common questions or issues and observed inconsistencies. The purpose of the proposed amendments to the Zoning Ordinance is to clean up the document based on the items identified on the list. This is a staff-initiated project intended to improve business practices.

EVALUATION

As mentioned, the purpose of the proposed amendments is to enhance the readability and clarity of the regulations and definitions, with a few additional code changes to address recent zoning conflicts and new laws. The complete proposed redlines are attached (Exhibit A) along with a table (Attachment 1) summarizing each proposed amendment, by location in Zoning Ordinance (Chapter and Section number). The staff report groups the proposed amendments based on their purpose: resolving

discrepancies or adding clarity, achieving consistency with current law, and adding or changing regulations to address recent conflicts or new information.

DISCREPANCIES/CLARITY AMENDMENTS

- Resolving discrepancies between height limits for landscaping within the clear vision triangle.
- Correctly identifying Design versus Development Standards.
- Updated the Model Home Complex permit process to align with current practice, which is a building permit versus a Clearance Certificate, and identifying the parking requirements.
- Clarified that “Manager” is the Planning Manager.
- Clarified that compensation is typically monetary for Rooming and Boarding houses.
- Clarified that day care homes could also be for adults as well as children.
- Identified personal tutoring services in the Personal Services use type.
- Changed the name of the Attached Housing (R3) zoning district to Multi-Family Housing (R3) to recognize all higher density development types including cluster housing. Also clarified that the R3 district permits a minimum of three units per parcel.
- Corrected the inconsistencies between site coverage and building coverage, and consolidated the term to Lot Coverage.
- Clarified that residential development standards apply to primary structures and development standards for accessory structures are found in Chapter 19.22.
- Clarified the types of projects processed with a Zoning Clearance, Minor Design Review Permit or Design Review Permit, Extension, and Modification, and clarified the application processing procedures for such permits, which included reorganizing the applicable section.
- Clarified the method for the measurement of deck height on sloped lots.
- Clarified that recreational facilities typically associated with residential uses do not include automated pitching machines or other noise-producing equipment.
- Clarified the Home Occupation section requiring all activities to occur indoors, and made it clear that private one-on-one instruction is permitted. Per existing regulations, additional students are permitted upon approval of an Administrative Permit.
- Clarified the permit process for the various types of special events to align with current practice.
- Modified the definition of the Residential Clear Vision Triangle to meet the intent of the regulations, which is to address pedestrian safety at the corner and measure the triangle from the driver’s perspective and not the adjacent homes orientation.
- Clarified that a setback is measured to the exterior face of a wall or post for buildings and structures.

The above corrections do not modify existing regulations. The amendments provide clarity in the application of the code, and do not impact existing development.

MODIFICATIONS TO REFLECT CURRENT LAW

1. **Findings for denial of affordable housing projects.** The required findings for denial of an affordable housing project were added to be consistent with Government Code Section 65589.5(d) (the Housing Accountability Act). These findings will only need to be made should the Planning Commission choose to deny an affordable housing project in the future.
2. **Clean Air Vehicle and Electric Vehicle (EV) charging station parking requirements.** Identified the requirements for parking spaces for Clean Air Vehicles and EV charging stations as required by California Code of Regulations Title 24 (Building Standards Code). No additional parking burden will be added to properties, this is just to clarify that the existing Title 24 requirements for clean air vehicle and EV charging parking spaces will not be in addition to the Zoning Ordinance parking requirements.

The above changes reflect updates required in order to ensure the Zoning Ordinance accurately reflects current state laws, and will not have substantial effects on our business practices.

MODIFICATIONS TO ADDRESS CONFLICTS

- 1. Industrial zoning–height limits.** Added a provision to allow industrial building height limits to be modified through a design review permit, as is currently afforded to properties with a commercial zoning designation. The lack of this process appeared to be an omission, as there is no functional reason why height limits can be modified through a discretionary process for commercial buildings, but not industrial buildings.
- 2. Public and Private Elementary School use–location restrictions.** The proposed change will combine public and private elementary and secondary schools into the same category within the zoning land use tables. Both of these use types will now be either principally permitted, conditionally permitted or prohibited consistently within each zoning district. This change will not impact existing schools, or school development for any of the local school districts. California Government Code allows “school district governing boards” to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities with a 2/3 vote, as long as the property in question is within the geographic jurisdiction of the school district. Therefore, the various school districts within Roseville will not be impacted by the proposed change.
- 3. Parking for medical uses.** The proposed regulations would add two new use types within the Medical Services use type classification: Medical Campus/Medical Office Building (MOB) and Low Traffic Generating medical services. A reduced parking requirement, different from general medical services, would be awarded to these use types. General medical services would maintain a parking requirement of one parking space per every 150 square feet (1:150), whereas Medical Campus/MOB and Low Traffic Generating medical services will have a parking requirement of one parking space per every 200 square feet (1:200). This parking reduction is to recognize the various parking demands within the medical use type category, especially when a range of services is offered at one location or the use (such as a dialysis clinic), does not have the same parking demand as a general medical practitioner’s office. The proposed parking standards are more in line with industry standards, and with recent parking studies conducted on such facilities.
- 4. Chemical and Forensic testing laboratories.** Clarified that the Medical Marijuana Dispensaries regulations do not apply to chemical and forensic testing laboratories. While these labs may have a small amount of processed cannabis on site (maximum of three pounds at any one time, pursuant to Federal regulations), they do not dispense cannabis and should not be governed by the City’s Dispensaries regulations. When staff developed the City’s regulations for Marijuana Dispensaries, the regulations did not take into account the presence of forensic and medical laboratories. Therefore, the language of the City’s existing regulations could be construed to improperly apply to such testing laboratories. This change is proposed to clarify that a testing laboratory permitted by the Federal government is not subject to the City’s Marijuana Dispensary regulations.
- 5. Short Term Rentals -** Currently Short Term Rentals are regulated under Chapter 4.25 of the Roseville Municipal Code. Adding the use type to the Zoning Ordinance will provide a cross reference to the requirements in Chapter 4.25. No changes are proposed to the restrictions in Chapter 4.25.
- 6. Permit Requirements for Gasoline Sales and Drive-Through Restaurants -** The proposed modifications will require Gasoline Sales and Drive-Through Restaurants to obtain a conditional use permit (CUP) when located contiguous to properties with a residential zoning designation, in addition to the Design Review Permit which is already required. The CUP will allow staff to add

operational conditions (e.g. hours of operation, lighting, and product sales restrictions) on these uses to minimize impacts to adjacent sensitive residential uses. The Design Review process does not enable staff or the Approving Authority to consider operational restrictions, which hampered the City's ability to work out resolutions to community concerns.

7. **Parking for Fast food with Drive Through** – Reductions are proposed to the parking requirement for fast food restaurants with drive-through facilities, from one parking space for every 50 square feet (1:50) to one parking space per every 100 square feet (1:100). Recently, there has been an increase in drive-through restaurants and an increase in the vehicle stacking demand for the drive through area. The parking demand has in turn decreased, as documented in recent drive-through restaurant parking studies, which were conducted to support an Administrative Permit for a parking reduction. Rather than continue to process Administrative Permits in conjunction with most drive-through restaurants, these changes are to reflect current operational demands, and reduce the parking burden on fast food restaurants in exchange for encouraging increased stacking capacity.
8. **Used Goods Collection.** Modifications are proposed to allow used goods collection to be unmanned upon approval of an Administrative Permit. The City has noticed an increase in the number of unpermitted used goods collections equipment, and not all are being maintained. The proposed regulations clarify that all collection equipment requires a Planning entitlement, which allows staff to enforce the management and tidiness of the equipment.
9. **Timeline for project Appeal Hearings.** The proposed modification would clarify that a project applicant has the right to request an extension of the appeal hearing date beyond 45 days. Currently, the Zoning Ordinance is silent on an applicant's ability to request a continuance of the appeal hearing date, while limiting an appellant's ability to request a continuance beyond 45 days. The increased timeframe will allow additional time to resolve issues.

PUBLIC OUTREACH

Staff presented the proposed amendments to the Roseville Coalition of Neighborhood Associations (RCONA) at their meeting on September 19, 2019. No concerns were raised by those in attendance at the meeting.

This Zoning Ordinance Amendment is not site specific, therefore, public hearing notices were not mailed to individual property owners. Consistent with noticing requirements for a citywide project, a public notice was published in the Press Tribune and copies were made available at the City's libraries for public review.

CONCLUSION

In conclusion, staff feels the proposed changes will improve business operations by improving the clarity and intent of the existing regulations. Where new or modified regulations are proposed, they are supported by current industry standards and/or are the outcome of recent projects. As mentioned, no concerns have been raised as a result of the public outreach. Planning staff has coordinated with the City Attorney's Office and applicable City Departments and any comments have been incorporated into the proposed amendments. As such, staff is requesting the Planning Commission consider the proposed Zoning Ordinance Update and recommend adoption by the City Council. City Council is the ultimate approving body for amendments to the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that this action is not a project subject to the California Environmental Quality Act (CEQA) because it involves only general policy and procedure making and

does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guideline, sections 15002(d), 15378, 15061(b)(3)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment. Most of the changes included to resolve conflicts affect regulations which are not CEQA considerations (such as parking standards) or are procedural changes which have no effect on whether or where a use is permitted, or the standards which apply to said uses (i.e. Short-Term Rentals, used goods collection bins, and appeal timeframes). More specific discussion is provided for each of the following changes: Industrial Zoning Height Limits, School Locations, Laboratories, and Gasoline Sales and Drive-Through Uses.

- Height Limits –The proposal does not change the permitted height standard, it adds a discretionary process by which a deviation from the height limitations may be requested. Any project using this process would be subject to CEQA, at which time appropriate environmental review would occur. The availability of this process does not itself cause any physical changes in the environment.
- School Locations – This changes the City's permitted use tables to align the requirements for public schools to match those already required for private schools. As described above, local school districts have the ability to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities, within the district's geographic boundary. This change simplifies the City's land use table, but does not limit the ability to construct or approve public schools, and does not have the potential to result in any physical changes in the environment.
- Laboratories – This change has no effect on medical or other testing laboratories in general, the intensity of such uses, or where such uses are permitted, and therefore does not have the potential to result in physical changes in the environment. The change merely prevents a laboratory from being improperly regulated as a dispensary.
- Gasoline Sales and Drive-Through Uses – The City's existing regulations already require discretionary land use approval for the construction or modification of buildings associated with these uses, and therefore adding a Conditional Use Permit does not impose a new discretionary process where there was no process before. Adding the requirement for a Conditional Use Permit allows the Approving Authority to impose operational conditions which could avoid or reduce impacts to adjacent residential uses. The existence of this additional process does not have the potential to cause any physical changes in the environment.

As described above, the project consists of policy and procedure-making which does not have the potential to result in physical changes in the environment, and is not subject to CEQA (CEQA Guideline section sections 15002(d) and 15378). Additionally, even if it were determined to be a project, the common sense exemption would apply (CEQA Guideline section 15061(b)(3)), as there is no possibility that the proposed changes would have any significant effects on the environment.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates.

Attachments

1. Table listing proposed Zoning Ordinance updates

Exhibits

- A. Ordinance identifying proposed Zoning Ordinance updates (redline/strikeout)

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.

Section	Amendment	Comments
19.04.020.E.	Added the word "Planning" in front of Manager	
19.04.030	Added the word "Planning" in front of Manager	
19.06.010.A.	Changed "Attached" to "Multi-Family" Housing	Attached Housing (R3) changed throughout the document to align with the intent of the multi-family housing and allow a wide range of high density housing types.
19.06.010.B.	Changed "Design" to "Development"	Development Standard (DS) is the correct term for the overlay zone as described in 19.08.020
19.08.030.B.	Added the word "Public" in front of Elementary and Secondary Schools	To differentiate from Private Schools
19.08.030.C.	Added Short-Term Rental to the Residential Use Types list	
19.08.050.A., B, C, D	Added the word "Planning" in front of Manager	
19.08.070.J.2.	Added the word "Public" in front of Elementary and Secondary Schools	
19.08.080.G & H.	Replaced "minor children" with "persons" under the definition of Family day care homes	To include adults
19.08.080.K	Added "greater than 30 days" and "typically monetary" to rooming and boarding houses	To differentiate from Short-Term Rentals and clarify the meaning of compensation
19.08.080.L	Added a definition for Short-Term Rental under Residential use	Referenced Chapter 4.25 (Short Term Rental)
19.08.080	Re-lettered listing of use types after L to account for the insert of Short-Term Rental	
19.08.080.R	Added use type definitions, under Medical Services, for General, Medical Campus/MOB, and Low Traffic Generating	To address changes to parking requirements
19.08.090.W.	Added tutoring services as a typical use under Personal Services	
19.08.100.K.	Added the word "Planning" in front of Manager	
19.10.010.D.	Changed "Attached" to "Multi-Family" Housing for the R3 District and expanded the definition to include a range of high density housing	
19.10.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	To apply same standards for all schools
19.10.020	Added Short-Term Rental as permitted use in the residential zones with a footnote referencing Chapter 4.25	
19.10.030.A.	Added the header of "Minimum Lot Size" for clarification	
19.10.030.A	In the R3 district, added "a minimum of 3 dwellings"	
19.10.030.A	Changed Site to Lot Coverage (maximum)	
19.10.030.A	Moved reference to accessory structures to top of table	Per the definition of Site (Lot) Coverage (19.95.030), building coverage only applies to primary buildings.
19.10.030.A	Added "primary structure" and expanded footnote 12 to clarify review of additions greater than 700 s.f.	requirement for Admin Permit remains in place for accessory structure 19.22.030
19.10.030.F.1.c	Removed the clear vision required for driveways and changed height restrictions from two to three feet	changes to align with the definition of clear vision triangle
19.12.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.12.020	Deleted footnote 1	Corrected discrepancy between ORD 4728 and 5974
19.12.020	Added CUP for Fast food with drive through or gasoline sales when contiguous to residential use	
19.14.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.14.030.B.	Added text to allow maximum height to be modified with a DRP or SPA	
19.16.020	Merged Public Elementary Schools with Private Elementary Schools, changing the location restrictions for Public Schools	
19.18.050.E.2.	Corrected misspelling of well-coordinated	
19.18.050.G.	Added G. to require concurrent processing of a DRP or DRRS	requirement moved from Chapter 19.74.010
19.22.020.A	Added the word "Planning" in front of Manager	
19.22.030.A	Added the word "Planning" in front of Manager	

19.22.030.C.1	Clarified how to measure the height of a deck on a sloping lot	Measure as outlined in Chapter 19.95.030.D
19.22.030.C.2	Deleted images	
19.22.030.C.3	Deleted images	
19.22.030.C.2	Added "located on the ground floor" to clarify the requirements apply to ground floor unenclosed structures	second floor patio covers are considered covered balconies, and subject to the setbacks on 19.22.030.C.1.
19.22.030.C.2	Deleted reference to lot coverage	per the definition of coverage (19.95.030), all accessory structures do not count toward coverage
19.22.030.C.3 & 4	Merged enclosed structures less than and greater than 120 s.f.	to simplify
19.22.030.C.4	Added "setback" for clarity	
19.22.030.C.4	Deleted reference to 700 max additions to primary structures and added code section for primary structures	This section is just for accessory structures
19.22.030.C.5.a	Added commas	
19.22.030.C.7,8,9,10	Bolded text	
19.22.030.C.10	Expanded Recreation Facilities definition to clarify uses "customarily associated with residential use"	
19.22.030.C.15	Added Outdoor Living Elements to address outdoor fireplaces and kitchens	
19.22.030.C.16-17	Renumbered	
19.22.030.D.1,3,6,7,10-12	Bolded text	
19.22.030.D.2	Clarified how to measure the height of a deck on a sloping lot	Measure as outlined in Chapter 19.95.030.H.1
19.22.030.D.3	Added "located on the ground floor" to clarify the requirements apply to ground floor unenclosed structures	second floor patio covers are considered covered balconies, and subject to the setbacks on 19.22.030.C.1.
19.22.030.D.3	Changed site to lot coverage	
19.22.030.D.4	Added comas and text to be consistent with the single-family section (19.22.030.C.5)	
19.22.030.E.1-5,7-9,11-13	Bolded text	
19.24.020.E	Bolded text	
19.26.020.D	Added Clean Air and EV charging station parking to align with Title 24	
19.26.020.E	Renumbered list	
19.26.030.A.4.	Changed parking requirement for Eating & Drinking - Fast Food w/Drive Through	from 1:50 to 1:100
19.26.030.A.4.	Added parking requirements for Medical Services use types	relaxed parking requirement to 1:200 for MOB and low traffic generating medical services
19.42.020	Added the words "permissible" and "or enclosed accessory structure"	
19.42.050.A	Added the words "indoors" and "enclosed"	for clarification of Home Occ.
19.42.050.B	Moved reference to students to new subsection N	
19.42.050.N	Added new subsection to clarify "Private Instruction"	to allow one student
19.46.020.B	changed the word "children" to "attendees"	
19.46.040.B	Added the word "Planning" in front of Manager	
19.50.020.A	Added the word "Planning" in front of Manager	
19.54.030.D.	Added a space between set and back	
19.58.030.A	Changed "Attached" to "Multi-Family" Housing	
19.58.030.B	Added the word "Planning" in front of Manager	
19.58.050.C, F, G	Added the word "Planning" in front of Manager	
19.61.030.A	Expanded the Kaseberg House property name to include all buildings consistent with the Ordinance that designated the property historic	
19.61.030.B	Added the word "Planning" in front of Manager	
19.62.030	Added provision to allow for chemical and forensic laboratories	
19.64.020	Clarified "any permit" to mean Zoning Clearance Certificate (ZCC) or Administrative Permit (AP)	
19.64.020.B	Clarified Special Events are exempt from obtaining a ZCC or AP	

19.64.030.A.5	Moved Fairs, festivals, etc. to be approved with a ZCC	
19.64.040.D.3	Added the word "Planning" in front of Manager	
19.64.060	Deleted reference to Clearance Form and added parking requirements from the clearance form	
19.68.030.A.-D.	Added the words "containers or bins"	
19.68.030.E.	Added provision to prohibit outside stockpiling	
19.68.030.F.	Changed "trailers" to "all collection equipment"	
19.68.030.G	Deleted requirement for trailer to be manned	
19.68.030.G	Renumbered and added the words "container or bin"	
19.70.020	Added the word "Planning" in front of Manager	
19.70.020	Added the provision allowing the Planning Manager to refer projects to Design Committee or Planning Commission	relocated from 19.74
19.72.020	Added types of projects processed with a ZCC	
19.72.030.B.	Clarification that a ZCC submitted with a Building Permit is in the form a Building Permit application	
19.72.030.D	Added the word "Planning" in front of Manager	
19.72.030.F.2.	Changed the word "with" to "to"	
19.74.010.A.	Added cross reference to Section 19.78.020 and "Planning Manager"	
19.74.010.B.	Added cross reference to Section 19.78.020	
19.74.010.C.	Added Minor Design Review Permit provisions	
19.74.010.D	Added Design Review Permit provisions	
19.74.010.E-L.	Renumbered	
19.74.010.F.	Added the word "Planning" in front of Manager	
19.74.010.I	Added the word "Planning" in front of Manager	
19.74.010.K.	Clarified the approving authority	
19.76.150.B.	Deleted timeframe for expiration of a modification, added as stated in the project approval conditions	
19.76.180.A.	Added the word "Planning" in front of Manager	
19.76.180.A.	Clarified Substantial Conformity modifications are processed through the ZCC process	
19.76.180.B.	Clarified modifications are processed with a Modification and the expiration date is extended	
19.76.210	Changed "Administrative Permit" to "Extension"	
19.76.210	Changed (C) to (D)	
19.78.020	deleted "or delivered" and added provisions for approving authority and noticing, should a hearing be requested	
19.78.020	Deleted Design Review Permit, Admin.	This type of permit is a ZCC
19.78.020	Deleted multiple noticing types	
19.78.060	Wordsmithing and punctuation edits	
19.78.070	Added this section to address required findings for denial of housing development projects	
19.80.020	Corrected name of Design Committee	
19.80.060	Added provision to allow the applicant to delay the appeal hearing date	
19.82.030.B.3.f.	Changed the word "and" to "an"	
19.82.030.C.3.e.	Changed the word "and" to "an"	
19.82.040.A.	Added the word "Planning" in front of Manager	
19.84.020A., B. & C.	Added the word "Planning" in front of Manager	
19.84.030	Added the word "Planning" in front of Manager	
19.84.080.A. & B.	Added the word "Planning" in front of Manager	
19.95.030.A.6.	Corrected the name of the Design Committee and deleted "Community Development Manager"	
19.95.030.B.4.	Deleted the definition of "Building Coverage"	replaced with Lot Coverage
19.95.030.B.5	Renumbered 5-6	
19.95.030.C.3.	Added clarifying language for Clear Vision Triangle, Commercial	

19.95.030.C.4.	Added clarifying language for Clear Vision Triangle, Residential and changed measurement from the lot orientation to the right turn of the vehicle	
19.95.030.L.14.	Added definition for Lot Coverage	replaced Building Coverage
19.95.030.L.16	Renumbered 15-16	
19.95.030.M.1.	Added the word "Planning" in front of Manager	
19.95.030.S.4.	Added clarification; for buildings/structures, the setback is measured to the exterior face/finish of the wall, post, or railing.	

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTERS
19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.18, 19.22, 19.26, 19.42, 19.46, 19.50, 19.54, 19.58,
19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78, 19.80, 19.82, 19.84, AND 19.95
OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING
ORDINANCE UPDATES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapters 19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.18, 19.22, 19.26,
19.42, 19.46, 19.50, 19.54, 19.58, 19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78,
19.80, 19.82, 19.84, and 19.95 of Title 19 of the Roseville Municipal Code is hereby amended to
read as follows:

Chapter 19.04 INTERPRETATIONS

19.04.020 Rules of interpretation.

A.Minimum Requirements. The provisions of this title shall be deemed to be the
minimum standards required for the protection of the public health, safety, and welfare.

B.Conflicting Requirements. Where the provisions of this Zoning Ordinance impose a
more stringent development requirement or a greater restriction upon the use of buildings or

land than are imposed or required by other laws, rules, and regulations, or by easements, covenants, or agreements, the provisions of this Zoning Ordinance shall govern.

C.Conflicts Between Provisions. In the event of any conflict between Article II (Zoning District and Permitted Uses) and Article III (General Development Regulations), the provisions of Article III shall govern.

D.Single Lot in Multiple Zoning Districts. In the event two or more lots are merged through the approval of a lot line adjustment, parcel or tentative map in compliance with Title 18 of this Code (Subdivisions), such that a single lot is covered by two or more zoning districts, the uses of that parcel shall be consistent with the zoning district as shown for the portion of the lot on which the use is proposed to be placed.

E.Uncertainties in Zoning District Boundaries. Where the boundary of any zoning district shown on the zoning maps is uncertain, the [Planning](#) Manager shall apply the following rules to resolve such uncertainty:

1. Where a zoning district boundary approximately follows a lot, alley, or street line, such lot line, or center line of such street and alley shall be construed to be the boundary.
2. If a zoning district boundary divides a lot, and the boundary line location is not otherwise designated, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
3. Where a public street or alley is officially vacated by the City, the property within the vacated portion of the street or alley shall be the zoning on the adjoining property. Where the vacated street or alley was the boundary of two or more districts, the new district boundary shall be determined at the time of abandonment.

4. The “floodway” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the Planning Manager of public works.

5. The “floodway fringe” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the Planning Manager of public works. (Ord. 5428 § 1, 2014.)

19.04.030 Authority for interpretations.

The Planning Manager shall have the authority to issue administrative interpretations of the provisions of this title to resolve ambiguities.

A.Record of Interpretations. Whenever the Planning Manager determines that the applicability or meaning of any of the standards of this title are ambiguous, the Planning Manager may issue an official interpretation. Official interpretations shall be in writing, and shall cite the provisions being interpreted, together with an explanation of their meaning or applicability in the particular or general circumstances that caused the need for interpretation.

Any provision of this title that is determined by the Planning Manager to be ambiguous shall be clarified by amendment as soon as is practical. The Planning Manager shall maintain a complete record of all official interpretations available for public review, indexed by the section number of this title that is the subject of the interpretation.

B.Appeal. Interpretations by the Planning Manager may be appealed to the Planning Commission pursuant to Chapter 19.80. (Ord. 5428 § 1, 2014.)

Chapter 19.06 ESTABLISHMENT OF ZONE DISTRICTS

19.06.010 Zoning districts established.

A. The following primary zone districts are established and shall be shown on the Zoning Map as established by 19.06.020:

	Map Symbol
Single-Family Residential	R1
Small Lot Residential	RS
Two-Family Residential	R2
Attached Multi-Family Housing	R3
Residential Mixed Use	RMU
Business Professional	BP
Neighborhood Commercial	NC
Community Commercial	CC
General Commercial	GC
Highway Commercial	HC
Regional Commercial	RC

Central Business District	CBD
Commercial Mixed Use	CMU
Old Town Historic District	HD
Industrial/Business Park	MP
Light Industrial	M1
General Industrial	M2
Industrial Mixed Use	MMU
Open Space	OS
Park and Recreation	PR
Public/Quasi-Public	P/QP
Urban Reserve	UR

B. In addition to the primary zone districts established pursuant to subsection A, the following overlay and special purpose zones are established:

Design-Development Standards	/DS
Floodway	/FW
Floodway Fringe	/FF
Planned Development	PD
Special Area	/SA

(Ord. 5428 § 1, 2014.)

Chapter 19.08 USE TYPE CLASSIFICATIONS

19.08.030 Listing of use classifications.

All primary uses are classified into the following use types. The following primary use types are more fully described in Sections 19.08.060 through 19.08.110, inclusive.

A. Agricultural and Open Space Use Types

Agricultural

Animal Keeping

Resource Protection and Restoration

Resource Related Recreation

B. Civic Use Types

Community Assembly

Community Services

Essential Services

Hospital Services

General Hospital Services

Psychiatric Hospital Services

Intensive Public Facilities

Libraries and Museums, Private

Power Generating Facilities

Public Parking Services

Schools

College and University

Public Elementary and Secondary

Private Elementary and Secondary

Social Services

Emergency Shelter

Food Distribution

Food Service

C. Residential Use Types

Accessory Dwelling Units

Caretaker/Employee Housing

Community Care Facility, Small

Community Care Facility, Large

Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses

Single Room Occupant

Short-Term Rental

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services

Commercial Recreation

Amusement Center

Indoor Entertainment

Indoor Sports and Recreation

Large Amusement Complexes

Outdoor Entertainment

Outdoor Sports and Recreation

Residential Recreation Facilities

Community Care Facility

Day Care Centers

Eating and Drinking Establishments

Convenience

Fast Food with Drive-Through

Full Service

Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

Long Term Care Facility

Maintenance and Repair

Medical Services, ~~General~~

General

Medical Campus/Medical Office Building

Low Traffic Generating

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

Specialty Schools

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Vocational Schools

Storage, Personal Storage Facility

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Printing and Publishing

Recycling, Scrap and Dismantling

Enclosed

Unenclosed

Research Services

Specialized Industrial

Wholesale and Distribution

Heavy

Light

F. Transportation and Communication Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

(Ord. 5974 § 5, 2018; Ord. 5428 § 1, 2014.)

19.08.050 Classification of uses not specifically listed.

If a proposed primary use is not specifically listed or identified as a use type in this article, the use shall not be allowed, except as follows:

A. The Planning Manager may determine that a proposed use not listed is permitted if:

1. The common functional, product or compatibility characteristics and activities associated with the proposed use are consistent with one of the use types identified in Chapter 19.08 listed as a permitted use type within the zoning district;
2. The proposed use is compatible with the purpose of the zoning district that applies to the parcel; and
3. The proposed use will be consistent with the goals, objectives and policies of the General Plan.

B. If the Planning Manager determines that an unlisted proposed use is encompassed within a listed use type, the proposed use shall be subject to the same use regulations as the listed use type.

C. The Planning Manager may forward questions about permitted uses directly to the Planning Commission for an interpretation at a public hearing. The public hearing shall be scheduled as required in Chapter 19.80 for an appeal. The Planning Commission shall make a determination based on the criteria of subsection A as to which use type the proposed use fits into. The decision of the Planning Commission may be appealed to the Council pursuant to Chapter 19.80.

D. The Planning Manager shall maintain a written record of all such determinations. (Ord. 5428 § 1, 2014.)

19.08.070 Civic use types.

Civic use types include governmental and quasi-governmental agencies providing utility, educational, cultural, major medical, protective, governmental, and other uses which are strongly vested with public or social importance. Specific civic use types referred to in this title are:

A. Community assembly, includes the activities typically performed by, or at, the following institutions or installations:

1. Churches, temples, synagogues, and other places of worship;
2. Public and private non-profit clubs, lodges, and meeting halls; and
3. Public community recreation facilities including: community centers, amphitheaters and museums.

B. Community services, includes uses provided by public agencies which are necessary to support the community's health, safety and welfare. Typical community services include:

1. Cemeteries;

2. Community water storage, wells and associated treatment facilities;
3. Corporation yards, including storage, repair and processing of materials and equipment, and vehicles operated by governmental entities;
4. Detention/retention basins;
5. Electrical substations (up to 60kV);
6. Intermodal facilities;
7. Libraries;
8. Park and ride lots;
9. Police and fire stations (including antennas, antenna towers and communication facilities);
10. Post offices, excluding major processing centers;
11. Public parks and golf courses; and
12. Satellite government facilities.

C.Essential services, includes services which are necessary to support development and involve only minor structures such as bus stops, gas distribution pipelines, electrical distribution lines (up to and including 60kV), utility poles, transformers (12kV or less), water and sanitary sewer, drainage facilities, communication facilities for community services provided by a public agency, and neighborhood parks.

D.Reserved.

E.Hospital Services.

1. General hospital services, includes medical, or surgical services for sick or injured persons primarily on an in-patient basis, and includes accessory facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

2. Psychiatric hospital services, includes psychiatric services for persons primarily on an in-patient basis, and includes accessory facilities for out-patient and diagnostic services, training, research, administration, and services to patients, employees, or visitors.

F. Intensive public facilities, includes public services and utilities which because of location are objectionable due to production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous materials or products. Typical uses are electric receiving stations (60kV to 230kV), sanitary landfills, public airports and heliports, or correctional institutions.

G. Libraries and museums, private, includes permanent, public and quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. Also includes historic sites, exhibits, and zoos located in a public park.

H. Power Generating Facilities. These facilities consist of temporary support facilities used to supply electrical power on an interim basis when power outages occur, or facilities that are used on a permanent basis to generate a power supply for a single use or multiple users if connected to a power grid. Power generating facilities generally include technologies that produce electricity from fossil fuels, natural gas, solar, wind, hydro- or biomass fuels in order to provide back-up power, augment utility power supplies or if grid-

connected, to sell power. Power generating facilities may include, but are not limited to, the following specifically defined facilities:

- 1. General Power Production Facility.** A facility whose sole purpose is for the resale and production of power which may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity primarily for the transmission of electricity associated with the overall power grid. This type of facility may be a peak load facility that only operates during the period in which the power demand for the overall power grid is at its peak usage.
- 2. Supplemental/Individual Use Power Facility.** A facility that is utilized to provide electrical power as either a supplement to power supplied by the existing grid or as a permanent power source for an individual user and does not provide off-site sale to the power grid. For commercial and industrial developments these types of facilities may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity. Residential uses will be restricted to facilities which do not materially change the character of the zone district or impact adjacent residential uses (i.e. solar and photovoltaic).
- 3. Emergency Power Facility.** A facility that acts as a stand-by generator used to supply electric power during the event of a power outage by the local electric utility. These types of facilities may be permanent in nature or temporary portable gas/diesel generators.

4. Passive Power Facility. These facilities are considered to produce power when using clean fuel such as sunlight or other similar natural resource to generate power. Typical facilities would be solar or photovoltaic power generators. Residential zones will be restricted to these types of facilities for power generation on a permanent basis.

I. Public parking services, includes parking services involving buildings or lots which are publicly owned or operated.

J. Schools.

1. College and university, includes community colleges, public or private colleges, universities and professional schools granting associate degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

2. Public Elementary and secondary, includes public elementary, middle, junior high and high schools serving grades K through 12.

3. Private elementary and secondary, includes private and religious schools. It does not include schools included within commercial, schools specialized education and training use type.

K. Social services, generally include those services which help people become more self-sufficient, prevent dependency, strengthen family relationships, and restore individuals, families, groups or communities to successful social functioning. Such social services may include, but are not limited to, the following specifically defined services:

1. Emergency Shelter (Health and Safety Code Section 50801(e)). Housing with minimal supportive services for homeless persons that is limited to occupancy of six

months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

2. Food Distribution Facility. A facility or use which distributes food on a not for profit basis.

3. Food Service Facility. A facility or use where food is served on-site on a not for profit basis. (Ord. 5428 § 1, 2014.)

19.08.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

A.Accessory Dwelling Unit. An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code,

manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. (Also see Chapter 19.60.)

B. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

C. Community Care Facility, Small. A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

D. Community Care Facility, Large. A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

F. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-

term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. Multi-family, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

2. Single-family, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

G. Family day care homes, small, includes a private single-family dwelling where care, protection and supervision of seven or fewer ~~minor children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law.

H. Family day care homes, large, includes a private single-family dwelling where care, protection and supervision of eight and up to, and including, 14 ~~children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law. (Also see Chapter 19.46.)

I. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

J. Mobile home park, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

K. Rooming and boarding houses, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

L. Short-Term Rental, As defined in Chapter 4.25 (Short-Term Rentals), any single-family dwelling or accessory dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.

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M. Single Room Occupant. Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

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NM. Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is

linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

ON. Transitional Housing and Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).) (Ord. 5974 § 6, 2018; Ord. 5428 § 1, 2014.)

19.08.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

A.Adult-oriented businesses, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult

hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein.

Any reference in this Code to “adult business establishment” shall mean adult-oriented business, as provided herein.

B. Animal sales and services, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:

1. **Grooming and pet stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers.
3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

C. Automotive and equipment, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:

1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks;

and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

2. Automotive rentals, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.

3. Automotive repairs, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.

4. Automotive sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

5. Car wash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.

6. Commercial parking, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.

7. Heavy equipment rental and sales, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

8. Gasoline sales, includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.

D.Banks and financial services, includes financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of “personal services.”

E.Bars and drinking places, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

F.Broadcasting and recording studios, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of “antennas, communications facilities.”

G. Building material stores, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also

including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “retail sales and services”). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

H. Business support services, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

1. Blueprinting;
2. Business equipment repair services (except vehicle repair, see “Automotive repair”);
3. Commercial art and design (production);
4. Computer-related services (rental, repair, maintenance);
5. Equipment rental businesses within buildings;
6. Film processing laboratories;
7. Mail advertising services (reproduction and shipping);
8. Outdoor advertising services;
9. Photocopying; and
10. Photo-finishing.

I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. **Amusement center**, includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
2. **Indoor entertainment**, includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.
3. **Indoor sports and recreation**, includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.
4. **Outdoor entertainment**, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.
5. **Outdoor sports and recreation**, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
6. **Residential recreation facilities**, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. **Large amusement complexes**, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:

- a. Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
- b. Meets any two of the following three criteria:
 - i. The complex has a maximum daily capacity of more than 500 users per day,
 - ii. The complex is required to provide off-street parking for more than 200 vehicles, or
 - iii. The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.

J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long term care facilities.

K. Day care centers, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools.

L. Eating and drinking establishments, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under “bars and drinking places” and “nightclubs.” An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Section 9.40.030(H) shall be considered a nightclub per subsection T of this section. Eating and drinking establishment use types include:

1. **Fast food with drive-through**, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.
2. **Convenience**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.
3. **Full service**, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants.

M. Food and beverage retail sales, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.

N.Funeral and interment services, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.

O. Lodging services, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.

P.Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.

Q. Maintenance and repair, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

R.Medical services, ~~general~~, includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. Medical services use types include:
~~Typical uses include medical offices, dental laboratories, medical laboratories, health-maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.~~

1. General, includes the range of medical services described above. Typical uses

include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.

2. Medical campus/medical office building (MOB), includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.

3. Low traffic generating, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.

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S. Neighborhood commercial, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.

T. Nightclubs, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for "public dances" as per Section 9.40.030 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission

may be charged. Excludes uses classified under this section as commercial use types as “eating or drinking establishments,” “commercial recreation,” and Chapter 19.32, “Adult Oriented Businesses.” Additional requirements are contained in Chapter 19.49.

U.Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V.Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;

14. Real estate agencies; and

15. Writers, photographers and artists offices outside the home.

W. Personal services, includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, [tutoring services](#), and dry cleaning pick up stations.

X.Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;
7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self service laundries/dry cleaning stores; and

11. Sporting goods and equipment.

Y.Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:

- 1. Vocational schools**, includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or on-line. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).
- 2. Specialty schools**, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z.Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54.) (Ord. 5428 § 1, 2014.)

19.08.100 Industrial use types.

Industrial use types include the on-site production and storage of goods, equipment and materials, including certain associated accessory uses. Specific industrial use types referred to in this title are:

A. Day care centers, secondary, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, while parents or family are working on-site, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools. Secondary day care centers are incidental and accessory to the primary industrial use of the property and are only for on-site employees. Does not include day care centers as defined for commercial use.

B. Equipment and materials storage yards, includes all uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. It does not include any of the commercial use types identified under “automotive and equipment.” Typical uses include contractor’s storage yards, and corporation yards.

C. General industrial, includes any manufacturing, processing, assembling, or fabrication of materials and products from raw materials, and also includes any industrial use involving an incinerator, blast furnace or other similar industrial process, including any industrial production conducted either wholly or partially outdoors. Typical uses include drum manufacturing and remanufacturing, batch plants, truss manufacturing, breweries, canneries and co-generation plants.

D. Hazardous materials handling, includes all industrial uses engaged in the handling of substances subject to the maintenance of a “Risk Management Prevention Program” under California Health and Safety Code, Section 25534. Typical uses include semi-conductor manufacturing.

E. Impound yards, includes the storage of operable and inoperable vehicles for limited periods of time, within a secured enclosure. Does not include the dismantling of wrecked or inoperable vehicles which is “recycling, scrap and dismantling.”

F. Laundries, commercial, includes establishments primarily engaged in high volume laundry and garment services, including family and commercial laundries, garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include coin-operated laundries.

G. Light manufacturing, includes the manufacture, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but does not include such operations as saw and planing mills, or any manufacturing uses involving primary production of wood, metal or chemical products from raw materials. Typical uses include electronic equipment assembly, and computer component assembly.

H. Printing and Publishing. Establishments primarily engaged in printing by letterpress, lithography, engraving, screen, offset or other common process including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.

I. Recycling, scrap and dismantling, includes uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or

the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. Does not include landfills or other terminal waste disposal sites.

1. **Enclosed**, includes recycling, scrap and dismantling within enclosed building.

2. **Unenclosed**, includes recycling, scrap and dismantling not within a building.

J. Research services, includes establishments primarily engaged in providing research, testing, or other scientific analysis. Typical uses include soils and materials testing laboratories, electronics research firms and pharmaceutical research laboratories.

K. Specialized industrial, includes establishments engaged in activities that generate noise, vibration, odor, dust, or smoke similar to other industrial uses, but that do not clearly fit within another industrial use classification. This use type involves uses which are appropriately located with other industrial development and are not classified under either a commercial or civic use type. The [Planning](#) Manager shall determine that a use is classified within this use type as prescribed in Section 19.08.050.

L. Wholesaling and distribution, includes establishments engaged in wholesaling, storage, warehousing and bulk sale distribution, including, but not limited to, open-air handling of materials and equipment other than live animals. Does not include the outdoor storage of material which is classified under “equipment and materials storage yards.” The following are wholesaling and distribution use types:

1. **Light**, includes wholesaling, storage, and warehousing within enclosed structures.

Typical uses include wholesale distributors, storage warehouses and moving and storage firms.

2. **Heavy**, includes wholesaling, storage, distribution and handling of materials and equipment. Also includes uses engaged in the outdoor or indoor, long term or short term storage of large vehicles, and minor repair and maintenance of vehicles stored on the premises. Typical uses include truck terminal yards. (Ord. 5428 § 1, 2014.)

Chapter 19.10 RESIDENTIAL ZONES

19.10.010 Purpose.

This chapter provides regulations applicable to primary uses in the residential zoning districts established by Section 19.06.010 (Zoning districts established). The residential zoning districts are as follows:

A. Single-Family Residential (R1) District. The R-1, single-family residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.

B. Small Lot Residential (RS) District. The R-S, small lot residential district is intended to allow either attached or detached single-family dwellings, and similar and related compatible uses.

C.Two-Family Residential (R2) District. The R-2, two-family residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.

D.~~Attached-Multi-Family~~ Housing (R3) District. The R-3, ~~attached-Multi-Family~~ housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R-3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and related compatible uses.

E.Residential Mixed Use (RMU) District. The residential mixed-use district is intended to promote a variety of residential uses/dwelling types and the flexible citing of uses that are typically considered to be compatible with residential development. The RMU zoning district establishes a mix of uses, through the use of overlay zones, to ensure that different residential uses and densities will be successfully integrated into desirable, cohesive residential neighborhoods. The RMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones. (Also see Chapter 19.18.) (Ord. 5428 § 1, 2014.)

19.10.020 Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Elementary and Secondary	P	P	P	P	P
Schools, <u>Public</u> /Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities ⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P

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	R1	RS	R2	R3	RMU
Community Care Facilities, Large	CUP	CUP	CUP	P	P
Dwelling ⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	A	A	A	A	P
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
Short-Term Rental ⁽⁶⁾	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	AP/CUP	AP/CUP	AP/CUP	AP/CUP	AP/CUP

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Notes:

(1) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.

(2) See Chapter 19.46 for large family day care home regulations.

(3) See Chapter 19.55 for power generating facilities requirements.

(4) See Chapter 19.34 for antennas and communications facilities requirements.

(5) Transitional housing and supportive housing are considered residential use types.

(6) Short-Term Rentals are only permitted in a single-family dwelling unit or an accessory dwelling unit located on the same parcel as a single-family dwelling unit. See Chapter 4.25 for additional Short-Term Rental requirements.

(Ord. 5974 § 7, 2018; Ord. 5428 § 1, 2014.)

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
<u>Minimum Lot Size</u>						
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	1 dwelling	1 dwelling	1 dwelling	2 dwellings ⁽¹⁾	As	As

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	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
dwelling units per lot					provided by General Plan, <u>but</u> <u>a</u> <u>minimum</u> <u>of 3</u> <u>dwelling</u>	provided by General Plan
Maximum number of accessory dwelling units per lot ⁽¹¹⁾	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling	1 dwelling

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
<u>See Chapter 19.22 for accessory structure development standards for the following standards</u>						
Setbacks (minimum) See Chapter 19.22 for setbacks for accessory structures.						
Front ⁽⁹⁾	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	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	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
			PUE; 15 ft to second floor living space; 18 ft minimum driveway depth ⁽⁶⁾			
Sides ⁽⁹⁾	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side	5 ft interior; 10 ft street side on first floor; 13 ft street	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all	None ⁽⁷⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
		on second floor	side on second floor		street frontages	
Rear	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	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⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
		porch is provided ⁽⁴⁾				
Site-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	May only be permitted upon approval of an Administrative					

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ⁽⁸⁾ , (10)	R2	R3 ⁽²⁾	RMU
square feet in area⁽¹²⁾	Permit					

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (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 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) One accessory dwelling unit is permitted within areas zoned to allow single-family or multifamily use provided the lot contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). 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 ~~driveways and~~ corner lots, as defined in Section 19.95.030 of this code, shall not exceed ~~two~~ three feet in height, except that trees exceeding ~~two~~ 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 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. (Ord. 5974 § 8, 2018; Ord. 5663 § 3, 2016; Ord. 5428 § 1, 2014.)

Chapter 19.12 COMMERCIAL ZONES

19.12.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
<u>Public</u> /Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							

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	BP	NC	CC	GC	HC	RC	CMU
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units (11)	-	CUP	CUP	CUP	CUP	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family- ⁽⁺⁾	-	CUP	CUP	-	-	-	P
Single-Family- ⁽⁺⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P

	BP	NC	CC	GC	HC	RC	CMU
Single Room Occupant ⁽⁺⁾	-	-	-	-	-	-	CUP
COMMERCIAL USE TYPES							
Adult Oriented Businesses (2)	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	-	-	-	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P

	BP	NC	CC	GC	HC	RC	CMU
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P

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	BP	NC	CC	GC	HC	RC	CMU
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>	<u>P/CUP</u>
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P
Food and Beverage Retail Sales	-	-	P	P	-	-	P

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	BP	NC	CC	GC	HC	RC	CMU
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP

	BP	NC	CC	GC	HC	RC	CMU
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P	P/A/CUP	P/A/CUP UP	P/A/CUP P

Notes:

~~(1) — Dwellings or single room occupants are principally permitted on the second floor of buildings in the historic district and the central business district. In all other instances, dwellings in the historic district and the central business district require a Conditional Use Permit.~~

(2) Additional requirements are contained in Chapter 19.32.

- (3) Additional requirements are contained in Chapter 19.40.
- (4) Additional requirements are contained in Chapter 19.39.
- (5) Additional requirements are contained in Chapter 19.38.
- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.
- (12) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.
- (Ord. 5974 § 9, 2018; Ord. 5428 § 1, 2014.)

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Chapter 19.14 INDUSTRIAL AND MANUFACTURING ZONES

19.14.020 Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;

B. Conditionally permitted use, designated as “CUP”; and

C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES

	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP

	MP	M1	M2	MMU
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
<u>Public</u> /Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P
COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				

	MP	M1	M2	MMU
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P

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	MP	M1	M2	MMU
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ^(B)	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P

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	MP	M1	M2	MMU
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P
Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P

	MP	M1	M2	MMU
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communications Facilities ⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

(1) Additional requirements are contained in Chapter 19.49.

(2) Additional requirements are contained in Chapter 19.40.

(3) Additional requirements are contained in Chapter 19.39.

(4) Additional requirements are contained in Chapter 19.38.

(5) Additional requirements are contained in Chapter 19.34.

(6) Additional requirements are contained in Chapter 19.36.

(7) Additional requirements are contained in Chapter 19.55.

(8) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation.

(Ord. 5428 § 1, 2014.)

19.14.030 Industrial zone general development standards.

A. General. Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable specific plans, and any other applicable requirements of this title.

B. Maximum Height. Notwithstanding these requirements, maximum height limits in the industrial/business park (MP), light industrial (M1), and general industrial (M2) are as follows unless otherwise modified by an approved Design Review Permit or specific plan:

Zoning District	Height Limit
Industrial/Business Park (MP)	35'
Light Industrial (M1)	50'

General Industrial (M2)	50'
-------------------------	-----

(Ord. 5428 § 1, 2014.)

Chapter 19.16 CIVIC AND RESOURCE PROTECTION ZONES

19.16.020 Permitted use types.

Primary uses are permitted in civic and resource protection zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

CIVIC AND RESOURCE PROTECTION ZONE DISTRICTS PERMITTED USES

	PR	OS	P/QP	UR
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	-	P
Animal Keeping	-	-	-	P
Resource Protection and Restoration	P	P	P	P

	PR	OS	P/QP	UR
Resource Related Recreation	P	P	P	P
CIVIC USE TYPES				
Community Assembly	P	CUP	P	-
Community Services	P	P	P	-
Essential Services	P	P	P	P
Hospital Services				
General	-	-	P	-
Psychiatric	-	-	P	-
Intensive Public Facilities	-	-	P	-
Libraries and Museums, Private	P	CUP	P	-
Power Generating Facilities ⁽¹⁾				
Emergency	-	-	P	-
Supplemental/Individual Use	-	-	CUP	-
General Power Production	-	-	CUP	-
Passive Power	-	-	P	-
Public Parking Services	-	-	P	-
Schools				

	PR	OS	P/QP	UR
College and University	-	-	P	-
Elementary and Secondary	P	-	P	-
<u>Public</u> /Private Elementary and Secondary	-	-	CUP	-
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	A	-	A	A
Dwelling, Single-Family ⁽³⁾	CUP	-	CUP	A
Commercial Recreation				
Indoor Sports and Recreation	P	-	P	-
Large Amusement Complex	CUP	-	-	-
Outdoor Entertainment	CUP	-	CUP	-
Outdoor Sports and Recreation	CUP	-	CUP	-
Day Care Center	P	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES				
Telecommunication Facilities ⁽²⁾	P/A/CUP	A/CUP	P/A/CUP	A/CUP

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Notes:

- (1) Additional requirements are contained in Chapter 19.55.
- (2) Additional requirements are contained in Chapter 19.34.
- (3) Transitional housing and supportive housing are considered residential use types.

(Ord. 5428 § 1, 2014.)

Chapter 19.18 OVERLAY AND SPECIAL PURPOSE ZONES

19.18.050 Planned development (PD) district.

A.Purpose. The planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment pursuant to Chapter 19.86 of this title. It is intended to be applied in circumstances where:

1. Existing planned development districts cannot be readily converted to a new zoning district which have been adopted as of the effective date of the ordinance codified in this title; or
2. The desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay.

In these instances, the planned development (PD) district may be applied to parcels of land of any size that are deemed suitable by the Council for proposed development.

B.Designation on the Zoning Map. Following the effective date of the ordinance codified in this title, all established PD districts shall be designated on the Zoning Map by the symbol “PD” followed by an ordinance number. The ordinance number shall refer to the ordinance which adopted the PD district.

C.Allowable Land Uses. The PD district shall specify all use types, pursuant to Chapter 19.08, which are permitted within the district. In amending this title to apply the PD zoning district, the Council may permit any use within the PD district that is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and consistent with the General Plan and any applicable specific plan.

D.Property Development Standards. In order to allow maximum flexibility in designing a project compatible with the physical features of the property, its intended uses and the objectives of this chapter, minimum property development standards shall be developed within each individual PD district. The Council shall determine appropriate amounts of landscaping, open space, setbacks and distances between buildings, and other development standards as are appropriate for the specific uses requested at the time of consideration of the PD district. These standards shall be adopted by ordinance. The applicant shall submit the proposed development standards with the application for a Zoning Ordinance amendment. Such information shall be submitted in a form as specified by the Planning Manager.

The development standards shall contain the following information:

1. A statement regarding the purpose of the zone and the character of the design which is to be accomplished;

2. A list of proposed land uses, including: uses to be permitted by right, uses which may be permitted through Administrative Permit approval, uses that may be permitted by a Conditional Use Permit, and permitted accessory uses;
3. A list of development standards for main and accessory buildings, including: setbacks, building height, maximum and minimum floor area ratios, parking, landscaping, fencing, screening, architectural projections;
4. Graphic and written materials depicting conceptual building, landscape and sign design standards for scale, form, materials and textures, and physical arrangements between buildings; and
5. Subdivision development standards including minimum lot dimensions, minimum lot sizes, access to public and private streets and any other information deemed to be necessary by the planning and redevelopment department.

E. Establishment of Planned Development District. In adopting a PD district, the Council shall consider whether the proposed PD district achieves the intended purpose of this section and the recommendations of the Planning Commission. In submitting its recommendation to the Council, the Planning Commission shall make findings on the following:

1. Whether the proposal is consistent with the General Plan and any applicable specific plan and the extent to which the PD district is necessary to implement policies and objectives of any applicable plan;
2. Whether the PD district provides for building types and uses which are well designed, ~~well-coordinated~~well-coordinated, and attractive;

3. Whether the PD district is compatible with the surrounding land uses; and
4. Whether the PD district is consistent with adopted design guidelines.

F. Development Entitlement Requirements.

1. PD Districts Established Prior to Effective Date. Land uses and development proposed within a PD district established prior to the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V.

Depending on the project type (i.e. commercial or residential) the appropriate permit (i.e., DRP, DRPMOD, AP etc.), as required by Article V of this title will be determined by the Planning Manager. The permit shall include design and development criteria for land uses and development consistent with the purpose of the PD district.

2. PD Districts Established Following the Effective Date of the Ordinance Codified in this Title. Land uses and development proposed within a PD district established concurrently or following the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V. (Ord. 5428 § 1, 2014.)

G. Concurrent Design Review. A Design Review Permit (DRP) or Design Review Permit for Residential Subdivisions (DRRS), depending on the project type and as outlined in Chapter 19.74, shall be obtained concurrently with the determination and establishment of the PD district.

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Chapter 19.22 ACCESSORY USES AND STRUCTURES

19.22.020 Accessory uses.

A. Accessory Uses Encompassed by Primary Use. In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the Planning Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the Planning Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager.

B. Accessory Uses Subject to Regulations. Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.

C. Permitted Accessory Uses for a Dwelling Use Type.

1. Home occupation, as permitted in Chapter 19.42.
2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;

- b. Not to exceed three calendar days per event; and
 - c. Operating during daylight hours only.
3. Off-street parking areas and parking structures for use by persons living, or visiting the premises.
 4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises, or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
 5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter 19.56 (Recycling Collection Centers).
2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

1. Automatic teller machine.
2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
3. Fleet storage of company owned vehicles within a parking lot.

4. Open air vending facilities, as permitted by Chapter 19.50.
5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter 19.56.
8. Used goods collection center, as permitted by Chapter 19.68.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility. (Ord. 5428 § 1, 2014.)

19.22.030 Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such

other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the responsibility of the Planning Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the Planning Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the Planning Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the Planning Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family):

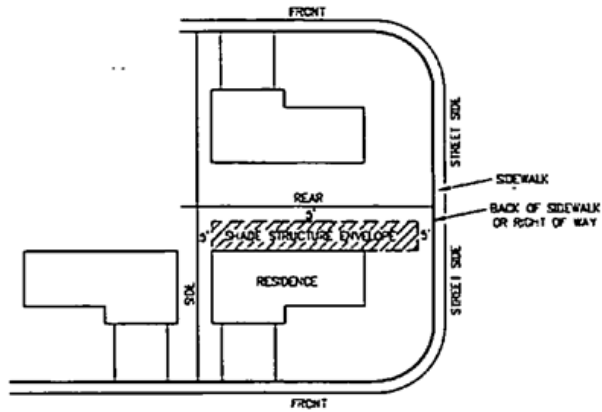
- 1. Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) which is 30 inches or taller in height, as when measured ~~from the pad grade of the parcel at the foundation of the house and maintaining a level plane to the highest point of the deck sheathing as~~ outlined in Section 19.95.030.H.1. Height, Building and Other Structure, shall

maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

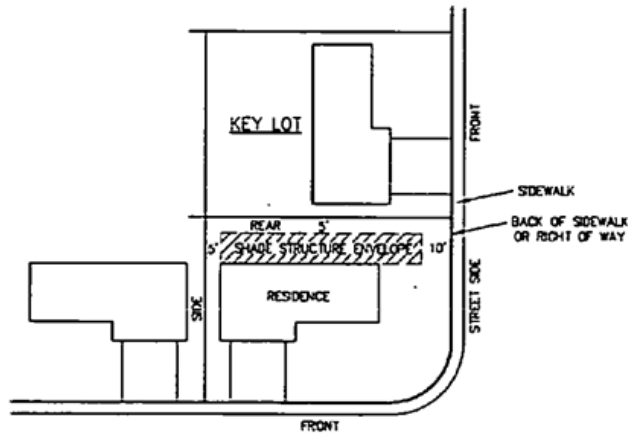
2. **Unenclosed structures**, including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos located on the ground floor. Such structures ~~are not subject to any site coverage requirements but~~ are subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;



- iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.



- d. Greater than seven feet in height.
- i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;

ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot; Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, shall be considered attached to (and part of) the primary structure for purposes of this article.

iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

3. Enclosed structures less than 120 square feet and are subject to the following requirements:

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a. Less than seven feet in height.

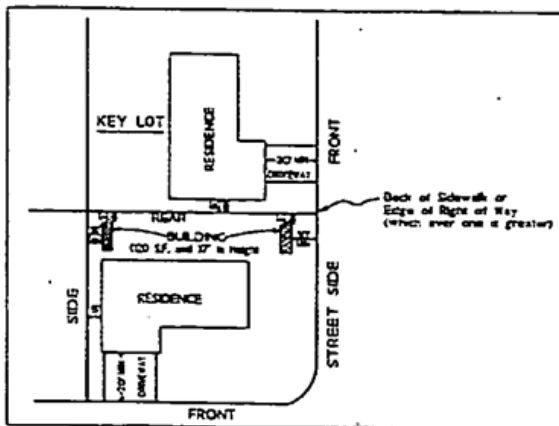
~~i. Interior Lot. Detached buildings or structures less than or equal to 120 square feet in floor area and less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.~~

~~ii. Corner Lot. On the street side of a corner lot the building or structure shall be setback to maintain a five foot setback from the back of the sidewalk, or in the absence of a sidewalk, five feet from the back of the right-of-way.~~

iii. ~~Corner Lot Adjacent to a Key Lot. On the street side of a corner lot adjacent to a key lot, the building or structure shall be setback to maintain a 10-foot setback from the back of sidewalk, or in the absence of a sidewalk, 10 feet from the back of the right-of-way.~~

- i. The minimum setback is five (5) feet from the back of sidewalk or right-of-way, whichever is greater, on the street side for corner lots;
- ii. The minimum setback is ten (10) feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.

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- b. Greater than seven feet in height:
 - i. The maximum height is 15 feet and one story;
 - ii. The minimum setback is five feet from the rear and side property lines;

iii. The minimum setback is twelve and one half (12.5) feet from the back of sidewalk or edge of right-of-way on corner lots; and

iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

~~4. — Enclosed Structure(s) Greater than 120 Square Feet. Enclosed structures located on the same lot that individually or cumulatively are equal to or greater than 120 square feet in floor area are subject to the following requirements:~~

~~aC.~~ General.

i. If the building or structure is located within a required rear yard setback, the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.

ii. The required front yard of the applicable residential zone district shall be maintained.

iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) (excluding Accessory Dwelling Units), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.

~~iv. — A minimum six foot separation shall be maintained from any other building or structure located on the same lot.~~

iv. An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building,

but it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks, ~~as specified below in subsection (C)(5)(b)~~. In addition, any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this article.

~~vi. Additions to primary structures that exceed 700 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.~~

~~b. For buildings greater than seven feet in height, the following shall apply:~~

~~i. The maximum height is 15 feet and one story;~~

~~ii. Five feet from the rear and side property lines;~~

~~iii. 12.5 feet from the back of sidewalk or edge of right of way on corner lots; and~~

~~iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.~~

~~c. For buildings less than or equal to seven feet in height, the following setbacks shall be maintained:~~

~~i. Five feet from the back of sidewalk or right of way whichever is greater, on the street side for corner lots;~~

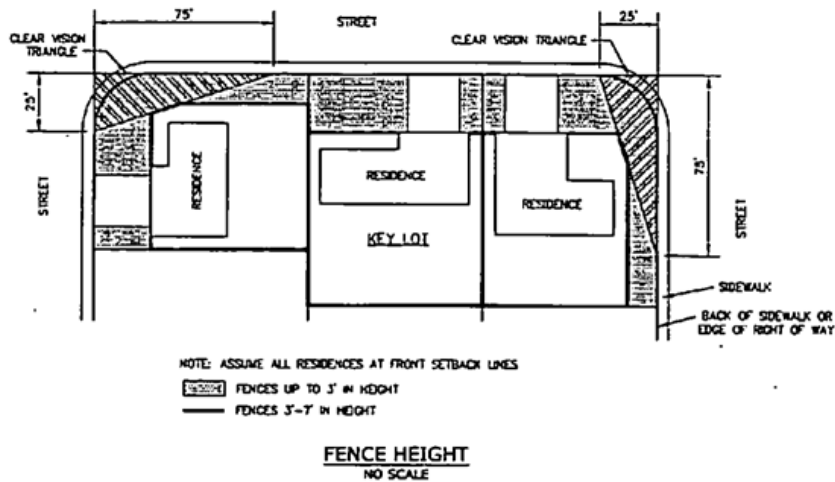
~~ii. 10 feet from the back of sidewalk or right of way whichever is greater when adjacent to a key lot; and~~

iii. ~~No setback is required adjacent to the rear or interior side property lines.~~

v. Any accessory structure located less than six (6) feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this Article, and shall be subject to the development standards for the primary building. (Additions to primary structures are regulated pursuant to Section 19.10.030. – Residential Zone General Development Standards).

5. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95, Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot_x or within 10 feet of the back of the sidewalk_x or in the absence of a sidewalk_x the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
 - c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
 - d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.
6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.
 7. **Security facilities,** including security gates and gate houses at a project entrance.

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8. **Antennas**, including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.

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9. **Children's play equipment**, including playsets, playhouses and tree houses.

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10. **Recreation facilities**, including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.

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11. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

12. **Entry Arbors**. Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

13. **Landscape Features**. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

14. **Mailboxes**. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

15. **Outdoor Living Elements**. Including but not limited to outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for Enclosed Accessory Structures.

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1516. Exceptions to Setbacks. Notwithstanding the requirements of subsection A of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

1617. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. **Bicycle lockers and off-street parking areas.**
2. **Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, as measured from the pad grade of the parcel at the foundation of the dwelling and maintaining a level plane to the highest point of the deck sheathing when measured as outlined in Section 19.95.030.H.1. Height, Building and Other Structures, shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

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3. **Unenclosed structures**, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are ~~not subject to any site coverage requirements but are~~ subject to the following requirements:

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- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95 Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. **Security facilities**, including security gates and gate houses at a project entrance.

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7. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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8. **Recreation facilities**, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.

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9. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.

10. **Signs**, as permitted by Title 17 of this Code.

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11. **Transit facilities**.

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12. **Trash enclosures and recycling facilities**.

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13. **Exceptions to Accessory Structure Requirements**. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. **Bicycle lockers, and off-street parking areas and structures**.

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2. **Unenclosed structures**, including arbors and gazebos.

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3. **Detached enclosed storage**.

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4. **Detached unenclosed storage buildings and pole buildings** associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.

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5. **Fences and walls**, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

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6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. **Security facilities,** including security gates and gate houses at a project entrance.

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8. **Antennas,** including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

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9. **Recreation facilities,** including recreation activity courts and facilities for use by employees.

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10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.

11. **Signs,** as permitted by Title 17 of this Code.

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12. **Transit facilities.**

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13. **Trash enclosures and recycling facilities.**

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F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. **Outdoor Storage.** Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.

2. **Vehicles for Sale.** No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.

3. **Fences.** The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:

- a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
- b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
- c. Where required by any permit condition, law or regulation of the City or state. (Ord. 5428 § 1, 2014.)

Chapter 19.24 NONCONFORMING USES, STRUCTURES AND PARCELS

19.24.020 Nonconforming uses and structures.

A.Applicability. These regulations shall apply to all nonconforming uses, structures and parcels lawfully constructed or created in compliance with this Code and state law.

B.Nonconforming Use. A nonconforming use may be continued, provided that no such use shall be enlarged or increased, nor extended to occupy a greater area than that which it lawfully occupied before becoming a nonconforming use except as otherwise allowed in this chapter or as follows:

- 1. Residential Use in a Commercial, Industrial or PD Zone.** The nonconforming use of a residential building in a nonresidential district may continue to be used as a residence subject to the residential zone development standards requirements of Section 19.10.030(A) (R1 district), until such time as the building is condemned, removed, or converted.
- 2. Nonresidential Use in a Residential Zone.** No expansion or modification of a nonresidential use in a residential zone shall be permitted.

3. Expansion of a Nonconforming Use in a Commercial, Industrial or PD Zone.

A nonconforming use, except for a residential use, in a commercial, industrial or PD zone may be expanded or modified provided that a Conditional Use Permit is first secured.

4. Substitution of Nonconforming Use. Except as otherwise prohibited in subsection (C)(2), a nonconforming use may be substituted with a different nonconforming use provided it has the same, or a less intensive, use classification, only upon approval of a Conditional Use Permit. Such a new nonconforming use shall occupy the same area that is occupied by the existing nonconforming use.

C.Nonconforming Structure. A nonconforming structure may be used and maintained except as otherwise specified in this chapter or as follows:

1. Residential Buildings.

a. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling, that is nonconforming only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title, and the new construction does not expand the nonconformity.

b. Enlargement, extension, reconstruction, or structural alteration of a building designed as a dwelling in a nonresidential district is permitted if such additions or improvements conform to all provisions of the district and the new construction does not expand the nonconformity.

2. Nonresidential Buildings. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes that is nonconforming

only as to height and setback regulations is permitted if such additions or improvements conform to all other applicable provisions of this title and the new construction does not expand the nonconformity.

- a. Enlargement, extension, reconstruction, or structural alteration of a building designed for nonresidential purposes in a residential zone is not permitted.

D.Nonconforming Off-Street Parking. Reconstruction or structural alteration of a building with nonconforming parking or loading facilities, is permitted provided there is no expansion of use requiring additional parking as required by Section 19.26.030. The existing nonconforming parking and loading for the building may remain unchanged.

E.Damaged and Destroyed Nonconforming Buildings.

1. **Damaged Building.** A nonconforming building which is damaged by fire or calamity destroying 50 percent or less of its value, as determined by the chief building inspector, may be reconstructed, provided the structure shall not increase the degree of nonconformity.

2. **Destroyed Building.**

a. **Building with a Nonconforming Use.** The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was devoted to a nonconforming use, may be reconstructed only upon approval of a Conditional Use Permit. The nonconforming use shall not occupy a larger area of the reconstructed building than was occupied prior to its destruction. The reconstruction of the building shall be completed within 12 months of the date of

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damage or within the time frame specified in the Conditional Use Permit. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

b. Nonconforming Building. The reconstruction of a building which is damaged by fire or calamity in excess of 50 percent of its value, as determined by the chief building inspector, which at the time was a nonconforming building, may be reconstructed only upon approval of a variance. The nonconforming building may be enlarged provided that any enlargement does not increase the nonconformity. The reconstruction of the building shall occur within 12 months after the date of damage. No portion of the building as reconstructed, shall be located within the floodway overlay zone.

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F. Loss of Nonconforming Status. Except as provided in subsection (B)(1) of this chapter or where a shorter time period is specified by this title, a nonconforming use of a parcel or a nonconforming use of a conforming building which is discontinued for a period of six months shall be deemed abandoned. Without further action by the City, further use of the parcel or structure shall comply with all the regulations of the zone district in which the parcel or structure is located, and all other applicable provisions of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.26 OFF-STREET PARKING AND LOADING

19.26.020 General off-street parking requirement.

All approved land uses shall be designed and developed to provide the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), and designed as required by Section 19.26.040 (Design and improvement of parking).

A.Accessible Parking. Parking lots shall include the number of accessible parking spaces as required by Title 24 of the California Code of Regulations. Accessible spaces count toward the total number of parking spaces required by Section 19.26.030. Accessible parking spaces shall be designed as provided in Section 19.26.040(A)(1)(a).

B.Company Vehicles. In addition to the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), nonresidential uses shall provide one parking space for each company vehicle that is parked on the site during normal business hours. These spaces may be located within a building.

C.Bicycle Spaces. Bicycle parking, at a minimum, shall be provided to comply with the California Building Code. Any bicycle space required as part of the Transportation System Management Plan can be counted to fulfill the requirements of this section.

D. Clean Air Vehicle and Electric Vehicle (EV) Charging Station Parking. Parking lots shall include the number of clean air parking spaces and EV charging station spaces as required by Title 24 of the California Code of Regulations. Such spaces shall count towards the total number of parking spaces required by Section 19.26.030.

~~D~~E. Accessibility and Usability. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The usability of required parking spaces shall be maintained as follows:

1. Required off-street parking spaces shall not be used for any purpose that at any time would prevent vehicles from parking in required parking spaces, except as permitted by Chapter 19.64 (Temporary Uses).
2. Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
3. All required parking spaces must be available for use by tenants, customers and visitors to the site at all times. Parking spaces shall not be reserved for an individual tenant or customer, or be reserved for a limited period of time.
4. When park and ride spaces are provided, such spaces may be counted towards the required parking for the project site provided the peak use of the project does not coincide with the park and ride reserved hours. Typically park and ride spaces are reserved for park and ride uses Monday through Friday from 6:30 a.m. to 6:30 p.m. (Ord. 5428 § 1, 2014.)

19.26.030 Parking space requirements by use type.

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

A.Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

1. Terms Used in Tables. The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

2. Civic use types shall provide off-street parking spaces as follows:

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Assembly	
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	
College and Universities	As determined as part of the design review approval
<u>Public/Private</u> Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Social Services	
Emergency Shelter	1 per staff member, plus 1 per every 10 shelter residents
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

3. Residential use types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling

Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)
Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
Family Day Care Home, Small	2 per dwelling plus 1 space for loading
Family Day Care Home, Large	2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B)
Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof

Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
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4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.
Automotive and Equipment	

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Gasoline Sales	
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 50 <u>100</u> sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.
Enclosed Outdoor Seating See Chapter 19.52	1 per 100 sq. ft.
Food and Beverage Retail Sales	1 per 300 sq. ft.
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services, General	
1 per 150 sq. ft.	
<u>General</u>	<u>1 per 150 sq. ft.</u>
<u>Medical Campus/MOB</u>	<u>1 per 200 sq. ft.</u>
<u>Low Traffic Generating</u>	<u>1 per 200 sq. ft.</u>
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B).
Personal Services	1 per 300 sq. ft.
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such elements as common access and parking)	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter
Specialized Education and Training	
Vocational Schools <u>and</u> Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	
Light	1 per 1,000 sq. ft.
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

6. Transportation and communication use types shall provide off-street parking spaces as follows:

TRANSPORTATION AND COMMUNICATION USE TYPES	NUMBER OF PARKING SPACES REQUIRED

Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter 19.36
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

B. Special Parking Requirements. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

1. Uses Not Listed. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

2. New Buildings or Development Projects Without Known Tenants. If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

3. Mixed Use Projects. Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (Adjustment to number of required parking spaces).

4. Tenant Spaces with Multiple Functions. When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

5. Tenant Spaces with Accessory Storage. When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

6. Changes in Use. When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

7. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

8. Commercial Centers. Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

9. Professional Office Uses. Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

C.Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. Specific Plan Provisions. Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

2. Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which

is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

3. Parking Reductions for an Individual Use. If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an

Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and
- b. Overflow parking will not impact any adjacent use.

4. Parking Reductions for Eating and Drinking Establishments. The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission.

D.Downtown/Old Town Parking Requirements. All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or

request approval of a parking reduction or variance from the parking standards. (Ord. 5974 § 10, 2018; Ord. 5428 § 1, 2014.)

Chapter 19.42 HOME OCCUPATION

19.42.020 Home occupation defined.

A permissible home occupation is an accessory, nonresidential business activity carried on within a dwelling or enclosed accessory structure by its inhabitants, incidental to the residential use of the dwelling, that does not change the character of the surrounding residential area by generating more traffic, noise, or storage of material than would normally be expected in a residential zone. (Ord. 5428 § 1, 2014.)

19.42.050 Performance standards.

A home occupation shall be subject to the following conditions and criteria:

A.All Activities Indoors. All home occupation activities shall occur indoors within the dwelling or enclosed accessory structures. No home occupation activity shall occur outside at any time, nor shall any equipment or material relating to the home occupation be parked or stored outside the residence at any time.

B. Customers. Personal contact with customers at the residence is prohibited except when authorized by the Approving Authority through approval of an Administrative Permit. ~~A maximum of one student at a time is permitted for home occupations involving private instruction.~~

C. Deliveries. No delivery shall be by vehicles larger than an automobile, pickup, or typical delivery van.

D. Employees. A home occupation shall be operated by no more than two individuals, both of whom shall be residents of the dwelling. Both residents shall be listed on the application for home occupation. No other person shall operate, or perform any function of the business at the residence. Personal contact with any employees shall not be allowed at the residence at any time unless authorized through the approval of an Administrative Permit.

E. Flammable or Hazardous Materials. A home occupation involving the storage of flammable or hazardous materials shall not be allowed unless the fire department approves, in writing, the amount and method of such storage of materials.

F. Inspection Required. The City of Roseville may, at all reasonable times during normal business hours, enter the premises for the purpose of inspecting to determine whether or not the conditions of this chapter are being complied with.

G. Maximum Area. The home occupation shall not require the use of more than 15 percent of the total floor area of the dwelling (including garage and detached accessory buildings). The home occupation shall not result in any addition to, alteration of, or exterior remodeling of, the dwelling, garage or accessory structures.

H. Merchandise for Sale. The making of merchandise for sale is permitted providing that the storage of such merchandise does not exceed total allowable area for

home occupations and does not require the transporting of material or finished product by means other than an automobile, pickup or typical delivery van.

I. Parking. No home occupation shall result in the elimination of required off-street parking spaces.

J. Signs. No signs advertising the home occupation shall be allowed, except one vehicle used for the home occupation may display the business name.

K. Vehicles. Not more than one vehicle specifically designated to be used for a home occupation shall be parked at the subject residence at any time. Such allowed vehicle shall not be larger than a standard pickup or delivery van. No commercial vehicles or trailers shall be parked at the residence at any time.

L.Noise, Odors. A home occupation shall not create adverse levels of noise or odors above the ambient levels in the surrounding neighborhood.

M. Equipment. No equipment (other than a permitted vehicle) or material relating to a home occupation shall be parked or stored outside the subject residence.

N. Private Instruction. A maximum of one student at a time is permitted for Home Occupations exclusively providing private instruction. Additional students may be permitted upon approval of an Administrative Permit. Examples of private instruction home occupations include music lessons and personal tutoring. (Ord. 5428 § 1, 2014.)

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Chapter 19.46 LARGE FAMILY DAY CARE

19.46.020 General requirements.

A.Location. A large family day care home shall only be located within a detached single-family dwelling.

B.Parking. Off-street parking shall be provided as follows:

1. One space for each employee not residing in the large family day care home dwelling, plus the two spaces required for the occupants of the single-family residence as required in Chapter 19.26 (Off-Street Parking and Loading).
2. Four spaces for the loading and unloading of ~~children~~attendees. Where on-street parking is available along the street frontage of the large family day care home site, only two of these spaces are required on-site.
3. Not more than three of the spaces required herein, located side by side, shall be permitted within the required front yard setback area. These spaces may be so designed to permit backing onto the adjacent street.
4. Up to three of the required employee or ~~children~~attendee loading/unloading on-site parking spaces may be located in tandem behind the required parking spaces for the occupants of the dwelling or for employees. However, in no instance shall such tandem parking result in more than one parking space behind each required occupant or employee parking space.

C.Noise. It is intended that noise from outdoor play areas be kept to a level consistent with residential neighborhoods. To attain this intent and reduce possible noise impacts, outdoor play/activity areas shall only be used between the hours of 8:00 a.m. to 6:00 p.m.

Additionally, radio or other electronic amplification devices, if used, shall be played at volumes which are not audible beyond the exterior boundary of the large family day care home site.

D.Separation. As a means to maintain the integrity of residential neighborhoods, new large family day care homes shall not be located within 500 feet of an existing state licensed large family day care home or within 500 feet of any other child day care center licensed to care for 15 or more children. (Ord. 5428 § 1, 2014.)

19.46.030 Application procedures.

An application for an Administrative Permit shall be filed with the Planning Division as required in Chapter 19.74. Deviation from the general requirements described in Section 19.46.020 may be approved pursuant to approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

19.46.040 Pre-existing large family day care homes.

A. Those large family day care homes that exist on the effective date of the ordinance codified in this title, and on that date have a valid large family day care home license issued by the state of California, are considered legal nonconforming uses. Such nonconforming use may continue until the renewal date required for state of California licensing of the provider's large family day care home. If the provider does not apply for approval of his or her large family day care home pursuant to this chapter by the date required for state licensing renewal, then the legal nonconforming use shall be deemed to terminate.

B. In those instances where an application has been filed in a timely manner, and the Planning Manager finds that numerous conditions must be applied to make the nonconforming large family day care home consistent with this chapter, the Planning Manager may extend the valid nonconforming use status up to five years. This extension by

the Planning Manager would be granted only as a means to give the applicant adequate time to satisfy the conditions of permit approval. If conditions of approval are not satisfied within the extension period granted by the Planning Manager, the legal nonconforming use shall terminate. (Ord. 5428 § 1, 2014.)

Chapter 19.50 OPEN AIR VENDING FACILITIES

19.50.020 Permits required.

A. Open air vending facilities may be permitted on commercial, business professional or industrial zoned private property and specific locations on said property subject to the approval of an Administrative Permit by the Planning Manager, pursuant to Chapter 19.74.

1. Exemptions. Open air vending facilities located within enclosed retail buildings, shopping centers, malls, office buildings and industrial buildings are exempt from the regulations and requirements of this chapter.

B. The operation of an open air vending facility within the public right-of-way shall require the approval of a Conditional Use Permit pursuant to Chapter 19.74 of this title. (Ord. 5428 § 1, 2014.)

Chapter 19.54 PERSONAL STORAGE FACILITIES

19.54.030 Design standards.

In approving the Design Review Permit of a personal storage facility, the following criteria may be applied at the discretion of the Approving Authority to protect public health, safety and welfare and to ensure design compatibility.

A.Architecture. The facility, including the caretaker's/manager's residence, the storage units and the office shall be designed using roof and building materials and colors compatible with adjacent developments.

B.Site Design. To minimize visual impact on the adjacent residences, personal storage facilities shall be designed to:

1. Locate the project entry/exit as far as possible from any residential land use.
2. Locate the caretaker's/manager's residence and office as close as possible to the project entrance.
3. Set back the outdoor storage of materials a minimum of 20 feet from the property lines adjacent to residential land uses.
4. Set back all personal storage buildings over one story in height a minimum of 30 feet from the property lines adjacent to residential land uses.

C.Security. In addition to the requirements of the Building Security Ordinance, to ensure security when personal storage facilities are adjacent to residential land uses the police department may require security measures, such as controlled access, alarms or video cameras.

D.Lighting. To minimize visual impacts to adjacent properties, personal storage facilities shall provide the following:

1. No off-site glare through the use of cut-off lenses.

2. Wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward.

3. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height, and shall be set back a minimum of 50 feet from the property line adjacent to any residential land use.

E.Screening. To protect the views from adjacent residential land uses, the personal storage facility shall provide adequate screening which may include:

1. A minimum six-foot high masonry screen wall shall be provided along the property line adjacent to any residential land use. The height of the wall shall be measured from the highest grade (either on-site or the adjacent site); and/or

2. Within the storage facility, a minimum 10-foot wide landscape planter with shrubs (minimum five gallon size) and evergreen trees (minimum 15-gallon size placed a minimum 20 feet on center) shall be provided along the property line adjacent to any residential land use. (Ord. 5428 § 1, 2014.)

Chapter 19.58 RESIDENTIAL CONDOMINIUM CONVERSION

19.58.030 Limitations on conversions.

A.Where Allowed. A conversion to condominiums shall be permitted only in the R3, ~~attached-multi-family~~ housing district, residential mixed use district (RMU) and planned development (PD) district.

B. Minimum Community Vacancy Rate. No conversion to condominiums shall be accepted or approved when the City-wide vacancy rate for multiple unit housing, as determined by the [Planning](#) Manager, is equal to or less than five percent averaged over the previous four quarters prior to application submittal. If the averaged vacancy rate exceeds five percent, then an application for a conversion to condominiums may be accepted by the City. A request for conversion shall apply to an entire multi-family housing project and partial conversions shall not be permitted.

C. Determination of Vacancy Rate. The vacancy rate shall be determined by using information regarding vacancies within multi-family complexes of 50 or more units. Supplemental information on rental vacancies in multi-family complexes of between three and 50 units obtained by City staff, the applicant, or other interested parties may also be utilized if available.

D. Minimum Multi-Family Rental Unit Pool. No conversion to condominiums shall be accepted or approved if the current percentage of multi-family rental units (within complexes of three or more units) is at or below 15 percent of the total number of housing units within the City. Under no circumstance shall a conversion reduce the percentage of multi-family rental units below 15 percent of the total number of housing units within the City.

E. Applicants requesting a condominium conversion shall enter into a development agreement which provides for the following:

- 1. Affordable Housing Requirements.** Condominium conversions may be permitted only when the following criteria are met:

a. Projects not already subject to recorded affordable rental obligations (“affordable rent component”) shall subject 10 percent of the units within the project to affordable purchase obligations, without City subsidy, as part of a conversion.

b. Parcels that have an existing affordable rent component shall convert the affordable rental units to affordable purchase units. In addition, a condominium conversion shall increase the total number of affordable units by a number equal to five percent of the total number of units within the project. However, the total number of affordable purchase units shall not be less than 10 percent of the total units in a project. The converted and new affordable units shall be provided without City subsidy.

c. Projects with an existing affordable rent component shall provide affordable purchase units in the same ratio of middle, low, and very low-income units as required by the project’s existing affordable housing development agreement. Without City subsidy, the new or additional affordable units as required by subsections (E)(1) and (2), shall be provided at a ratio reflecting the then current City requirement for middle, low, and very-low income.

2. Public Safety Services Assessment. All residential units converted to condominiums shall be included in a new or existing community facilities district for services (CFD-Services) to provide for costs associated with the provision of public safety services. Low or medium density residential units shall be assessed \$285.00 per unit annually (baseline year 2004). High density residential units shall be assessed \$186.00 per unit annually (baseline year 2004). The per-unit assessment shall be

adjusted annually based on any increase in the City's public safety budget, not to exceed an increase of four percent annually.

3. Community Benefit Fee. All residential units converted to condominiums shall be subject to payment of a one-time community benefit fee per unit. Said fee shall be paid at the close of escrow for each unit, or within 12 months from the recordation of a final condominium map, whichever is sooner. The community benefit fee shall be subject to annual adjustments above the baseline year based on the Construction Cost Index. The baseline year shall be the year 2004, and the baseline fee shall be \$5,000.00. At the discretion of the City Manager, the community benefit fee may be reduced on a case-by-case basis for projects that provide a community benefit that is above and beyond the requirements of this title. The community benefit fee shall be deposited into the general fund and shall be allocated at the City Council's discretion.

F. Lease Agreements. Upon the filing of an application for a condominium conversion, existing tenants living within a project seeking to convert to condominiums shall be allowed to terminate a preexisting lease without penalty. However, any tenant who terminates a lease prior to receiving a notice to vacate from the property owner shall not be entitled to relocation benefits as provided in Section 19.58.070.

G. Final Map Approval. No final condominium map shall be approved within a period of 90 days following tentative condominium map approval. (Ord. 5428 § 1, 2014.)

19.58.050 Application required.

The application for a condominium conversion to implement the provisions of the chapter shall be submitted with the tentative map application. The application shall include the following information, in addition to the information required by Chapter 19.84:

A. A site/development plan;

B. A detailed list of rents for each unit to be converted for the 12 months prior to the application, a copy of the lease for each unit and the renting history for each unit;

C. Economic and demographic information regarding the current tenants as required by the Planning Manager;

D. Evidence that all current tenants have received a notice of intention to convert and notice of purchase rights as required by the Subdivision Map Act;

E. A tenant relocation assistance plan as provided in Section 19.58.070;

F. A vacancy rate survey of multi-family rental complexes of at least 50 units or more, located within the City limits of Roseville and current to within six months of the condominium conversion application date, if requested by the Planning Manager; and

G. Any additional information as the Planning Manager deems necessary. (Ord. 5428 § 1, 2014.)

Chapter 19.61 SIGNIFICANT BUILDINGS

19.61.030 Applicability.

A. The following constitutes the current list of significant buildings.

Property Name	Address	APN
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West House	345 Atlantic St.	013-092-010-000
Barker Hotel	302 Lincoln St.	012-122-003-000
Bank of Italy Building	341 Lincoln St.	012-200-008-000
McRae Building	100 Main St.	011-146-024-000
Haman House	424 Oak St.	013-123-018-000
Odd Fellow Hall	110-112 Pacific St.	012-200-012-000
Kaseberg <u>Ranch Houses (including Victorian mansion and brick structures)</u>	16 Richards Dr.	015-350-016-000
Citizens Bank	201 Vernon St.	013-093-007-000
Vernon Street Hotel	222-226 Vernon St	013-093-005-520
Masonic Building (Roseville Theater)	235-245 Vernon St.	013-093-003-000
Placer County Exhibit Building	700 Vernon St.	013-250-014-000
First Methodist Church	109 Washington Blvd.	012-123-009-000
Hemphill House (McAnally)	315 Washington Blvd.	011-144-001-000

B. The list of properties contained in subsection A may be amended in the manner set forth in Chapter 19.86, Zoning Ordinance Amendments, of this title with the following additional provision:

1. Any person may request the listing of a building by submitting an application to the Planning Manager. The Planning Manager or City Council may also initiate such proceedings on its own motion. The application shall include a statement explaining the reason(s) the building should be listed. (Ord. 5428 § 1, 2014.)

Chapter 19.62 MARIJUANA DISPENSARIES

19.62.030 Marijuana dispensaries, processing facilities, and testing laboratories prohibited.

It is unlawful and a misdemeanor for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises or location within any zoning district in the City of Roseville, the operation of a marijuana dispensary, and/or processing facility, and/or testing laboratory. Nothing in this chapter shall prohibit those activities expressly authorized under California Health and Safety Code Section 11362.1.

The prohibitions stated in this article shall not apply to a laboratory that is ISO 17025 accredited in chemical and forensic testing by A2LA or a comparable accrediting body, and that conducts cannabis testing for medical, health and safety, or forensic purposes, with a scope of testing that includes residual solvents, foreign materials, microbiological impurities, volatile organic compounds, mycotoxins, heavy metals, terpenes, and volatile and non-volatile pesticides. Such

laboratories shall not be state-licensed to facilitate the distribution or dispensing of cannabis for adult use or medicinal use, and shall not cultivate cannabis nor store more than three (3) pounds of processed cannabis at any one time. A laboratory conducting such testing activities is not considered to be involved in commercial cannabis activity under this article.

(Ord. 5862 § 3, 2017; Ord. 5662 § 3, 2016.)

Chapter 19.64 TEMPORARY USES

19.64.020 Permitted temporary uses.

The following temporary uses are permitted on a parcel without issuance of ~~any permit~~ Zoning Clearance Certificate or an Administrative Permit:

A. Fireworks, when in compliance with Chapter 16.16 (Fire Code) of the Roseville Municipal Code;

B. ~~Fairs, festivals, circuses, rodeos, carnivals, and concerts when not held on premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities; when~~ Special events occurring on public property conducted in compliance with Chapter 9.36 (Special Events) of the Roseville Municipal Code and that have been issued a Special Event Permit;

C. Weekend fund raising events conducted at locations which can accommodate the event in compliance with all provisions of this title. Such events shall not be conducted on more than two weekends per month at any one location and may include but are not limited to car washes and pancake breakfasts. An Administrative Permit shall be obtained for events that

extend longer than a weekend (Saturday and Sunday) except for long weekends which include a Friday and/or Monday due to a holiday;

D.Construction trailer for an approved project;

E.A model home complex within an approved subdivision for sale of residential units within that same subdivision, provided the complex complies with the standards as identified in Section 19.64.060;

F.A temporary sales office or trailer within an approved subdivision or multi-family complex used for sale of residential units within that same subdivision or leasing of units within that same complex. The temporary sales office for residential subdivision may be operated with or without a model home complex provided that the office/trailer complies with the standards as identified in Section 19.64.060;

G. Similar temporary outdoor promotional events which, in the opinion of the Planning Manager, are compatible with the zoning district and surrounding land uses and where the display and/or event is limited to open plaza areas so as to not impede site accessibility, parking or emergency accessibility/services. The temporary display and/or promotional event is associated with a permanently established business within the center or business complex. (Ord. 5428 § 1, 2014.)

19.64.030 Temporary uses permitted with a Zoning Clearance Certificate.

The following temporary uses may be permitted, subject to the issuance of a Zoning Clearance Certificate.

A.Nonresidential Temporary Uses.

1. Outdoor promotional display, sales, and events in conjunction with an established commercial business within a commercial zoning districts, limited to three events per calendar year. An event is from 5:00 p.m. on a Friday to 8:00 a.m. on the following Monday and includes only merchandise customarily sold on the premises by a permanently established business.

The duration of the event may be extended to incorporate holidays which create longer weekends.

2. Temporary outdoor fund raising activities associated with a non-profit organization may be conducted for periods not exceeding 10 consecutive days. Not more than five events shall be conducted on one site in a calendar year.

3. Christmas tree sale lots, provided such activity shall be only held from November 1st through January 15th of each year.

4. Pumpkin sales lots, provided such activity shall be only held from October 1st through November 1st of each year. (Ord. 5428 § 1, 2014.)

5. Fairs, festivals, circuses, rodeos, carnivals, concerts, and other similar temporary events which, in the opinion of the Planning Manager are held in spaces that can accommodate such events and are compatible with the zoning district and surrounding land uses.

19.64.040 Temporary uses permitted with an Administrative Permit.

The following temporary uses may be permitted, subject to the issuance of an Administrative Permit.

A.Residential Temporary Uses. A trailer, coach or mobile home as a temporary residence of the property owner when a valid residential building permit is in force. The permit may be granted for up to 180 days, or upon expiration of the building permit, whichever occurs first.

B.Nonresidential Temporary Uses. Enclosed storage containers (e.g., cargo containers, seatrains, etc.) for temporary on-site storage associated with a permitted use.

C.Industrial Temporary Uses. In addition to those uses permitted in association with nonresidential uses, the following use is permitted in industrial zone districts:

1. Temporary office buildings, provided that the temporary office space is not used for a period exceeding 12 months, unless otherwise approved by an Administrative Permit.

D.Temporary Uses in All Districts.

1. On- and off-site contractors' construction yards in conjunction with an approved development project.
2. Watchman's or caretaker's trailer associated with other approved temporary uses or during construction of a project.
3. Similar temporary uses which, in the opinion of the Planning Manager are compatible with the zoning district and surrounding land uses. (Ord. 5428 § 1, 2014.)

19.64.060 Standards for a model home complex and temporary sales trailer.

~~In addition to the conditions specified in Section 19.64.040, t~~The following standards shall be applied to a model home complex/temporary sales trailers;

~~A. In addition to these standards all model home complexes and temporary sales trailers shall comply with the model home complex and temporary sales trailer clearance form, as approved by the Planning Manager. The model home complex or sales trailer shall include a paved off-street parking lot including two (2) spaces per model home unit/sales trailer, accessible parking consistent with the California Building Code (CBC), and landscaping. Alternatively, on-street parking may be utilized where it is demonstrated that two (2) spaces per model home/sales trailer can be accommodated immediately in front of the model home complex;~~

B. The model home complex/temporary sales trailer is approved for sales of units within the subdivision in which the complex/trailer is located only;

C. Model home complexes/temporary sales trailers shall comply with the approved conditions of approval for the subdivision in which they are located and for sale;

D. Each model home unit shall comply with the development standards of that zone district;

E. The location and number of lots used for the model home complex/temporary sales trailer shall be identified on a composite subdivision map;

F. Model home complexes/temporary sales trailers which do not comply with these standards ~~and those listed in the model home clearance form~~ are required to apply for and receive approval of an Administrative Permit. (Ord. 5428 § 1, 2014.)

Chapter 19.68 USED GOODS COLLECTION CENTERS

19.68.030 Development and performance standards.

Used goods collection centers shall be designed, developed, and operated in compliance with all of the following:

A. The location of collection trailers, containers, or bins shall not obstruct any required parking spaces or disrupt either automobile or pedestrian traffic to or within the site.

Trailers, containers, or bins shall be located so as not to be detrimental to the appearance of the neighborhood or so as to create a public or private nuisance. They shall be operated by nonprofit organizations.

B. Only one trailer, container, or bin is permitted per parcel.

C. Collection trailers, containers, and bins shall be kept clean, well maintained, neatly painted, and in good operating condition.

D. Each collection trailer, container, or bin shall be clearly marked with the name of the non-profit organization doing the collection and the local telephone number of the organization.

E. Any litter or spillage shall be immediately removed and cleaned. At no time shall donation materials be stockpiled outside of the designated collection equipment.

F. Upon termination of a collection campaign or program, ~~trailers~~ all collection equipment shall be removed and the site restored to its original condition within 48 hours.

~~G. ——— The collection trailer shall be manned at all times the trailer is in use.~~

HG. The written consent of the property owner shall be provided at the time permission is requested to use a collection trailer, container, or bin. (Ord. 5428 § 1, 2014.)

Chapter 19.70 AUTHORITY TO ADMINISTER TITLE

19.70.020 Planning Manager and Planning Division.

The Planning Manager shall have the responsibility and authority to administer this title. The responsibilities of the Planning Manager may also be carried out by Planning Division employees under the supervision of the Planning Manager. The Planning Manager shall have authority to make interpretations and take actions on permits and certificates as set forth in this title. The Planning Manager shall also have the authority to refer projects to the Design Committee or Planning Commission, as outlined in Chapter 19.74. (Ord. 5428 § 1, 2014.)

Chapter 19.72 ZONING CLEARANCE CERTIFICATION

19.72.020 Zoning clearance required.

A zoning clearance certification shall be required prior to the issuance of a building permit for a parcel, prior to the initiation of a home occupation as provided in Chapter 19.42 (Home Occupations), prior to the installation of outdoor seating as provided in Chapter 19.52 (Outdoor Seating), or prior to the issuance of a building permit for an accessory dwelling unit as provided in Chapter 19.60 (Accessory Dwelling Units). ~~In addition, prior to initiation of a temporary use as provided in Chapter 19.64 (Temporary Uses), at the request of any person may request and the Planning Division shall issue a zoning clearance certification stating for verification by the Planning Division of~~ the zoning standards for any parcel located within the City, as otherwise required by this Title or the Downtown Code, or prior to the following multi-family and non-residential projects:

1. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;
2. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;
3. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;
4. Minor building facade improvements such as the rearrangement or addition of doors, windows and awnings, but excluding the repair and maintenance of properties with the same colors and materials, which are exempt from requiring a zoning clearance certificate;
5. Addition of Security Facilities including security gates and gate houses at a project entrance;
6. Addition of or modifications to mechanical equipment when screened from public view;
7. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g. Vernon Street C.B.D. for Historic Building Designation, "State

Historic Building Code" applied at the Building's Official's election). (Ord. 5974 § 14, 2018; Ord. 5428 § 1, 2014.)

19.72.030 Application filing and processing.

A.Application, General. A request for a zoning clearance certification, not associated with a building permit application, may be made by any individual and shall be made on a form provided by the department. The application shall be accompanied by plans, specifications and information as may be required by the department to determine compliance with this title.

B.Application Associated with a Building Permit. A request for a zoning clearance certification associated with a Building Permit application shall be in the form of a Building Permit application. Plans submitted to the building department shall include plans, specifications and information that demonstrates conformance with this title. The zoning clearance certification associated with the issuance of a building permit shall be the plans approved by the Planning Division for issuance of a building permit.

C.Processing Applications. Within seven calendar days of receipt of a request for a zoning clearance certification, the Planning Division shall review the request for conformance with this title and, if applicable, the terms and conditions of any previously approved permit or variance.

D.Notice. If a zoning clearance certification is required for issuance of a building permit, written notice of the Planning Manager's certification shall be provided directly to the building department and included in the issuance of the building permit. If a zoning clearance is requested that is not part of a building permit, it will be mailed to the applicant.

E.Appeal. An appeal of a zoning clearance certification shall be processed as an appeal of the Planning Manager’s decision and shall be made as provided by Chapter 19.80.

F.Expiration of Zoning Clearance Certificate. A Zoning Clearance Certificate shall expire upon the earlier event of the following:

1. 180 days after issuance, unless otherwise indicated on the Zoning Clearance Certificate; or
2. When the proposed use or development no longer conforms ~~with~~to all applicable provisions of this title.
3. If a zoning clearance is issued in conjunction with a building permit, the zoning clearance shall expire when the building permit expires. (Ord. 5428 § 1, 2014.)

Chapter 19.74 PERMIT AND VARIANCE REQUIREMENTS

19.74.010 Permit requirements.

In addition to any other approval required by this Code or by applicable law, the following discretionary approvals may be required:

A.Administrative Permit (AP). An Administrative Permit shall be obtained pursuant to this title prior to initiation of certain activities or construction of improvements which are permitted pursuant to Articles II, III and IV of this title and only upon compliance with specific standards as specified in this title. The Approving Authority for Administrative Permits shall be the Planning Manager; as outlined in Section 19.78.020 (and following

public notice, the Planning Manager may waive the requirement for a public hearing). If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission except as otherwise specified by this title.

B. Conditional Use Permit (CUP). A Conditional Use Permit shall be obtained prior to initiation, modification or expansion of a use pursuant to Article II and III, and upon compliance with specific standards, as applicable, of Article IV of this title. The Approving Authority for Conditional Use Permits shall be the Planning Commission as outlined in Section 19.78.020.

C. Design Review Permit, Minor (MDRP). A Minor Design Review Permit shall be obtained prior to the issuance of a building permit for ~~any new construction; exterior remodeling; site design and circulation modifications (except as specified below); including parking; modification of previously approved use permit for site review, or site review; new, modified or alterations to landscaping; addition of mechanical equipment; modification or alteration of driveway locations; relocating or moving buildings; demolition of a significant building as defined in Chapter 19.61 of this title; and as otherwise required by this title. With the exception of projects involving a significant building, a Design Review Permit is not required for a single family residence or a two family residence. The Approving Authority for a Design Review Permit shall be as provided in subsection (C)(2) below.~~

1. ~~Minor Improvements Exempt from Design Review Permit.~~ The following minor improvements are exempt from the requirements to obtain a Design Review Permit provided the Planning Manager determines, in writing, that the project is substantially

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~~consistent with existing development and adjacent land uses and the project consists of one or more of the following activities:~~

- ~~a. Repair and maintenance including repainting and replacement;~~
- ~~b. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;~~
- ~~c. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;~~
- ~~d. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;~~
- ~~e. Minor building façade improvements such as the rearrangement or addition of doors, windows and awnings;~~
- ~~f. Addition of security facilities including security gates and gate houses at a project entrance;~~
- ~~g. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g., Vernon Street C.B.D. for Historic Building Designation)- “State Historic Building Code” applied at building’s official’s election;~~
- ~~h. The City’s façade grant program; and~~
- ~~i. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements (including new construction on partially developed properties) which are: (1) compatible with and in substantial conformance with the existing development and the previously approved permit; (2) do not create the need for new parking nor affect existing~~

or required parking; (3) are not visible from any public street or area held open to the public; and (4) meet all the requirements of this title and the Community Design Guidelines.

2. Approving Authority.

a. Administrative Process.

i. The Planning Manager may approve, conditionally approve, or deny a minor Design Review Permit provided the improvement complies with the following:

(A) — There has been no previous Design Review Permit for the building/site;

(B) — The improvement is limited to façade improvements;

(C) — The improvement consists of a color change;

(D) — The improvement consists of a modification to or the introduction of a new exterior building material; or

(E) — The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

ii. The Planning Manager may approve, conditionally approve or deny a minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Manager shall be in substantial conformance with adopted specific plan.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager shall refer the project for public hearing by the Design

~~Committee or the Planning Commission. The Manager shall determine whether the project is to be heard by the Design Committee or the Planning Commission.~~

~~The Planning Manager may approve:~~

~~(A) Design review permit extensions and modifications, including changes in project phasing.~~

~~(B) Design review permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.~~

~~(C) Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in subsection (C)(2)(b)(ii) of this section.~~

~~(D) Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review Permit as provided in subsection (C)(2)(c)(ii) of this section.~~

~~b. Design Committee. The Design Committee may approve, conditionally approve or deny Design Review Permits, Tree Permits and variances when processed concurrently with a Design Review Permit normally reviewed by the Design Committee, or as otherwise provided for in this title, and such other improvements subject to Design Review Permit as designated by resolution of the City Council from time to time.~~

~~If in the opinion of the Planning Manager, a project is not in substantial conformance with an approval or condition of approval applied by the Planning Commission to that project in a prior action, or if the Planning Manager determines that, because of location, size or~~

~~design that the public hearing should be held by the Planning Commission, the Planning Manager shall refer the project for public hearing by the Planning Commission.~~

~~The Design Committee may approve:~~

- ~~i. Design review permits which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;~~
- ~~ii. Within specific plan areas, the first Design Review Permit for a specific plan large lot parcel designated for non-residential (commercial, business professional, industrial, etc.) use. As part of any approval, the Design Committee shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~
- ~~iii. Design review permits for infill projects not otherwise reviewed by the Planning Commission as provided for in subsection (C)(2)(c)(ii) of this section.~~
- ~~iv. Any modification to a Design Review Permit previously approved or conditionally approved by the committee where the proposed modification significantly differs from the project originally approved or conditionally approved by the committee.~~
- ~~v. Design review permits which also require the approval of a variance or Tree Permit.~~
- ~~vi. Design review permit for planned development districts shall be obtained concurrently with the determination and establishment of a Design Review Permit for commercial projects when projects do not include use related issues. Residential projects are subject to a Design Review Permit for Residential Subdivisions (DRRS) when issues are focused only on deviations from standards and not use related issues.~~
- ~~vii. Any project involving demolition of a significant building.~~

~~e. Planning Commission. The Planning Commission may approve, conditionally approve or deny any Design Review Permit processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority including:~~

~~i. Phase I and Phase II of major project permits.~~

~~ii. Design review permits for infill areas, where it is determined by the Planning Manager that because of location, size, design or community interest, a Design Review Permit requires Planning Commission action. As part of any approval, the Planning Commission shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~

~~iii. Design review permit in association with an application to modify the zoning ordinance, zoning map, General Plan or adopted specific plan.~~

~~iv. Design review permit submitted concurrently with a tentative subdivision map, Conditional Use Permit, or planning development permit.~~

~~v. Any modification to a Design Review Permit previously approved or conditionally approved by the Commission where the proposed modification significantly differs from the project originally approved or conditionally approved by the Commission.~~
minor improvements to multi-family residential and non-residential developments, including but not limited to the following types of projects:

1. Minor facade improvements including color changes and/or the introduction of a new exterior building material, provided these are consistent with the Community Design Guidelines and/or the applicable specific plan design guidelines;

2. A project within the Downtown Specific Plan area which is consistent with the design guidelines and regulations outlined within the Downtown Code; and

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3. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements which are: 1) compatible with and in substantial conformance with the existing development and/or the previously approved permit; 2) do not create the need for new parking nor affect existing required parking; and 3) meet all the requirements of this Title and the Community Design Guidelines.

With the exception of projects involving a significant building, a MDRP is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials; or for projects listed in Section 19.72.020 that are issued a Zoning Clearance Certificate. The Approving Authority for Minor Design Review Permits is the Planning Manager, as outlined in Section 19.78.020.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable adopted design guidelines or prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager may require the project be processed as a Modification to the original design review permit, as outlined in subsection I below.

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D. Design Review Permit (DRP). A Design Review Permit shall be obtained prior to the issuance of a building permit or improvement plan for the following types of multi-family and non-residential projects:

1. New construction of multi-family residential, commercial and industrial projects;
2. Significant site, circulation, and parking modifications which in the opinion of the Planning Manager, significantly differs from the project originally approved by the Approving Authority, and which the Planning Manager determines will not be processed through a Modification;
3. Demolition of a significant building as defined in Chapter 19.61 of this Title, and as otherwise required by this Title;
4. Projects which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;
5. Any other improvements subject to design review as designated by resolution of the City Council from time to time; and
6. Any other improvements subject to design review that the Planning Manager determines, based on the project size, complexity, significant changes or other factors, shall be processed through a Design Review Permit.

With the exception of projects involving a significant building, a Design Review Permit is not required; for a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials of multi-family residential or non-residential buildings; for projects processed through a Major

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Project Permit as outlined in Chapter 19.82; or for projects processed through a Design Review Permit for Residential Subdivision (DRRS) identified in subsection E. The approving authority for a Design Review Permit is the Design Committee, as outlined in Section 19.78.020, unless the Design Review Permit is being processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority.

~~DE~~. Design Review Permit for Residential Subdivisions (DRRS). A Design Review Permit for Residential Subdivisions shall be obtained when required in Article II concurrent or following processing an application for a tentative residential subdivision map. The Approving Authority for design review for residential subdivisions is the Planning Commission. If, in the opinion of the Planning Manager, a Design Review Permit for Residential Subdivision is not consistent with the goals and intent of the compact residential component of the Community Design Guidelines, the Planning Manager may refer the application to the Design Committee for an advisory recommendation to be considered by the Planning Commission.

~~EE~~. Extension (EXT). An extension shall be obtained pursuant to the requirements of Section 19.76.210. The Approving Authority for extensions shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. The Planning Commission shall be the Approving Authority for all other extensions requiring a public hearing.

~~EG~~. Flood Encroachment Permit (FEP). A flood encroachment permit shall be obtained prior to commencement of any use or activity, as listed in Chapter 19.18, within

the floodway or floodway fringe zone. The Approving Authority for a flood encroachment permit shall be the Planning Commission.

GH. Major Project Permit (MPP). A major project permit shall be obtained pursuant to Chapter 19.82, prior to initiation of construction on a project as defined in Section 19.82.020. The Approving Authority for each stage of a major project permit shall be as indicated in Chapter 19.82.

HJ. Modification (MOD). A modification shall be obtained pursuant to the requirements of Section 19.76.180. The Approving Authority for modifications shall be the Planning Manager, unless the Planning Manager determines that a public hearing is required. If a public hearing is required for a modification, refer to the table in Section 19.78.020 for the Approving Authority of the original entitlement.

IJ. Tree Permit (TP). A Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree. The Approving Authority for Tree Permits shall be the Planning Commission, unless the Tree Permit is processed in conjunction with a permit reviewed by the Design Committee (DC) in which case the Approving Authority shall be the DC.

JK. Tree Permit, Administrative (ATP). An Administrative Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree, pursuant to Section 19.66.030. The Approving Authority for Administrative Tree Permits shall be the Planning Manager, unless the Administrative Tree Permit is processed in conjunction with another permit or variance under this title, in which case the Approving Authority ~~for the other~~

~~permit or variance~~ shall be the Approving Authority for the ~~Administrative Tree Permit~~
other permit or variance. (Ord. 5428 § 1, 2014.)

Chapter 19.76 APPLICATION PROCESSING PROCEDURES

19.76.150 Land use permit effectuation.

A. The effectuation of a land use permit (e.g., Conditional Use Permit, variance, Design Review Permit, Administrative Permit and a major project permit) may occur under any of the following applicable circumstances:

1. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when a building or foundation permit is issued by the City building division; or
2. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when improvement plans have been approved by the engineering division, and substantial construction occurs. Substantial construction shall be defined as underground or utility improvements and/or frontage improvements not associated with a land division; or
3. With regard to land use permit not associated with the construction or modification of property, building(s), or structure(s), the land use shall be effectuated when the use is initiated in full compliance with all applicable conditions, ordinances or resolutions.

B.A “land use permit modification” subsequently approved under a separate action from the original permit, ~~where the original approval has not been effectuated as aforementioned, is subject to the original expiration date associated with the original land use permit. However, in the event the original approval has been effectuated prior to action on the land use permit modification, then such land use permit modification~~ shall be subject to the expiration date ~~as~~ stated within its conditions of approval and shall additionally be subject to above subsections (A)(1) through (3). (Ord. 5428 § 1, 2014.)

19.76.180 Modifications.

Any person holding a permit granted under this title may request a modification to that permit. For the purpose of this section, the modification of a permit may include modification of the terms of the permit itself, project design, or the waiver or alteration of conditions imposed in the granting of the permit. Requests of modification shall be processed as follows:

- A.**~~(Substantial Conformity)~~. If the proposed modifications are in substantial conformity with the approved permit, the Planning Manager may determine that no formal action is required and shall approve the modifications which shall be incorporated into the permit. Modifications deemed to be in substantial conformity shall be processed through the Zoning Clearance Certification process outlined in Chapter 19.72; or
- B.**If the Planning Manager determines that the proposed modifications cannot be considered in substantial conformity with the original permit, the request shall be reviewed through an application for a Modification, as identified in Sections 19.74.010(D) or 19.74.010(I). The

Approving Authority for modifications shall be the Planning Manager. Following a public notice, the Planning Manager may waive the requirement for a public hearing. If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission or the Design Committee as specified by this title. A public hearing may be required for any modification at the discretion of the Planning Manager. The approval of a Modification extends the expiration date of the original permit to the expiration date identified in the Modification conditions of approval. (Ord. 5428 § 1, 2014.)

19.76.210 Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an ~~Administrative Permit~~ Extension (EXT), except for major project permits. An application for such an extension shall be filed pursuant to Chapter 19.76.

The Planning Manager may grant a single one-year extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date for one year from the original permit date except for major permits. No additional extensions shall be granted for a permit which has been active for a period of three years, unless otherwise provided for in the conditions of approval or by this title. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section

19.78.060(~~GD~~) are made. Any extension may require a public hearing at the discretion of the Planning Manager. (Ord. 5428 § 1, 2014.)

Chapter 19.78 PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

19.78.020 Required public hearings, authorized Approving Authority and public notice.

Type “A.” The public hearing may be waived. Notice of an intent to approve a development entitlement shall be mailed ~~or delivered~~ at least 10 days prior to an action to the applicant, the property owner, 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 Section 19.78.050 of this title. Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “B.” 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, the property owner, 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 each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title. The radius list for notice of a permit application for an adult establishment shall be expanded as required by Section 19.32.030

of this title. The radius list for notice of a permit application for a nightclub use shall be expanded as required by Section 19.49.040 of this title.

10 days prior to the public hearing, notice shall also be provided by at least one of the following methods:

1. Publication in a newspaper of general circulation within the City; or
2. Posting in at least three public places within the City and posting the application site.

Type “C.” The public hearing may be waived. Notice of intent to approve a development entitlement shall be posted on the subject site, by the property owner, at least 10 days prior to an action to the applicant and/or the property owner(s). Should a public hearing be requested as a result of the notice, or as otherwise permitted by this Title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “D.” No public hearing required and no public notice is required.

REQUIRED HEARINGS, AUTHORIZED APPROVING AUTHORITY AND PUBLIC

NOTICE

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Administrative Permit	A		
Conditional Use Permit			B
Development Agreement			B
Design Review Permit		B	
Design Review Permit, Administrative	A	-	-
Design Review Permit, Minor	C		
Design Review Permit for Residential Subdivision			B
Extension	A		A
Flood Encroachment Permit			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Major Project			
Stage I - Preliminary Development Plan			B
Stage II - Architecture and Landscape Review			B
Stage III - Final Plans	D		
Modification	A	B	B
Planned Development Permit			B
Tree Permit		B	B
Tree Permit, Administrative	D		
Variance			B

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	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Variance, Administrative	A		

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(Ord. 5428 § 1, 2014.)

19.78.060 Required findings for approval or conditional approval of permits and variances.

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

A.Findings for an Administrative Permit or a Conditional Use Permit. The Approving Authority shall make the following findings to approve an Administrative Permit or a Conditional Use Permit:

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan~~;~~.
2. The proposed use or development conforms ~~with~~to all applicable standards and requirements of this title~~;~~and.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

B.Findings for a Design Review Permit. The Approving Authority shall make the following findings to approve a Design Review Permit:

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.

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; and 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.

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.

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.

C.Findings for a Minor Design Review Permit. The Approving Authority shall make the following findings to approve a minor Design Review Permit.

1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complimentary to the adjacent land uses.
2. The proposed improvement complies with all applicable standards and requirements of this title and, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

D.Findings for an Extension. The Approving Authority shall make the following findings to approve an extension:

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item.
2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.

E.Findings for a Flood Encroachment Permit. The Approving Authority shall make the following findings to approve a flood encroachment permit:

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title.
2. The flood encroachment will not result in increased exposure of life and property to flood related hazards.

F. Findings for a Tree Permit. The Approving Authority shall make the following findings to approve a Tree Permit:

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 in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

G. Findings for a Variance. The Approving Authority shall make the following findings to approve a variance:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification~~;~~.
2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located~~;~~ and.
3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will

not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

H. Findings for a Planned Development Permit. The Approving Authority shall make the following findings to approve a planned development permit:

1. The use and design of the proposed development conforms with the requirements of the applicable specific plan, planned development zone district and the requirements of this title.
2. The location, size, design and operating characteristics of the use or development is to be compatible with and will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, and will not be detrimental or injurious to public or private property or improvements.

I. Findings for a Design Review Permit for Residential Subdivision. The Approving Authority shall make the following findings to approve a Design Review Permit for Residential Subdivisions:

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 applicable design guidelines.

J. Findings for a Modification. The Approving Authority shall make the following findings to approve a modification:

1. The proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan. (Ord. 5428 § 1, 2014.)

19.78.070 - Required findings for disapproval of housing development projects and emergency shelters.

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A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:

1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two (2) sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

B. The words and phrases used in this section shall have the meanings respectively ascribed to them by California Government Code Section 65589.5.

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Chapter 19.80 APPEALS

19.80.020 Appeal of decision or findings.

Any person aggrieved by an interpretation or action of the Planning Manager, ~~design-Design~~
~~review-c~~Committee, or Planning Commission, made pursuant to this article, may appeal such
action to the appropriate appeal authority, as shown in the following table, by filing a written
appeal with the appropriate fee within 10 days from the date of action by the Planning Manager
or the committee's/Commission's action. If the 10th day falls upon a weekend or holiday the
appeal period shall be extended to the end of the next available business day. All appeals shall be
filed with the City Clerk's office, except appeals of the Planning Manager's action, which shall
be filed at the Planning Division.

APPEAL FROM ACTION OR DECISION OF:	APPEAL AUTHORITY	
	PC	CC
Planning Manager	X*	
Design Committee		X
Planning Commission		X

* Appeal of the Planning Manager's decision on Design Review Permit modifications or
Design Review Permit extensions would be heard by the Design Committee.

(Ord. 5428 § 1, 2014.)

19.80.060 Hearings and notices.

The Planning Manager or the City Clerk, as provided above, shall give notice of the appeal authority's public hearing to consider the appeal at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type "B," Section 19.78.020 of this title.

Such hearing shall be held within 45 calendar days from the last day of the appeal period. The appellant shall not be granted a continuance of the appeal beyond the 45-day period. However, should the appellant be the applicant of the project being appealed or if the applicant agrees to a delayed hearing beyond 45 days, the hearing may be held at a later date. (Ord. 5428 § 1, 2014.)

Chapter 19.82 MAJOR PROJECTS PERMIT PROCESSING

19.82.030 Procedure.

A.Review Process. All projects subject to this section shall be processed and reviewed in three stages, as described below:

- 1. General.** The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.
- 2. Stage 1—**While entitled "preliminary" this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and

pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.

3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.

4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. **Application.** An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.

- a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;

- b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;
- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;
- j. Location of existing and proposed public services and facilities, and easements;

- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may

add conditions or standards applicable to Stage 3—Final Plans to assure that the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The type of environmental document prepared and date ratified;
- c. The action of the Planning Commission;
- d. Conditions of approval;
- e. A preliminary development plan expiration date and extension requirements;
- f. Notice of the appeal period and a brief description of procedure to file ~~an~~and an appeal;
- g. Notice of need to pursue administrative remedies; and
- h. For City Council notices only, a copy of the preliminary development plan.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.

5. Preliminary Development Plan Expiration. An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.

C.Stage 2—Architecture and Landscape Review.

1. Application. An application for architecture and landscaping review may be made at any time provided a preliminary development plan has been approved by the Planning Commission and such plan has not expired. In such cases where the

preliminary development plan approval shall not impact the building design or landscaping, concurrent processing of a preliminary development plan and architecture and landscaping applications may be approved by the Planning Manager. The application shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain the following information, at a minimum:

- a. Architectural renderings of typical structures and improvements, including elevations, materials, colors and either perspective drawings, scaled model or computer generated three dimensional video model. Architectural guidelines shall also be submitted for any buildings proposed for construction in a future phase;
- b. A landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with the Water Efficient Landscape Ordinance;
- c. A lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare;
- d. Typical design of outdoor furniture and water features, if proposed;
- e. The design of any project perimeter screens, fences and walls; and
- f. Any information deemed necessary by the Planning Manager to complete Stage 2 review and comply with the approved preliminary development plan.

2. Planning Commission.

a. The architecture and landscaping application shall be reviewed by the Planning Commission, at a duly noticed public hearing. Approval shall be granted provided the following findings are made:

- i. The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and
- ii. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

b. In approving the architecture and landscaping, the Commission may place conditions on the project to assure that the architecture and landscaping of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that the architecture and landscaping are reviewed and developed in an orderly manner.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of their decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The action of the Planning Commission;
- c. Conditions of approval;
- d. Planning plan expiration date and extension requirements;

e. Notice of the appeal period and a brief description of procedure to file

~~and~~ appeal; and

f. Notice of need to pursue administrative remedies.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision.

D.Stage 3—Final Plans. Final plans may be submitted in segments or phased areas if approval to do so was obtained as part of Stage 1. The applicant shall submit a final development plan(s) to the Planning Division incorporating all of the changes and conditions stipulated as part of Stage 1 and 2 approvals. The final plans shall also contain such information as determined by the Planning Manager as necessary for approval of such plans or for carrying out the intent of Stage 1 and 2 approvals. A transportation systems management plan, as required by Roseville Municipal Code Article 37, shall be submitted concurrently with the final plans.

The Planning Manager shall review the plan(s) for substantial compliance and shall provide a written notice to the applicant indicating any areas that are not in compliance with Stage 1 and 2 approvals. Planning division approval of final plans shall be in writing and shall be mailed to the applicant at the address appearing on the application or to such other address designated in writing by the applicant.

No building or final grading permits may be issued until final plans have been approved by the Planning Manager. Notwithstanding any other provision of this section to the contrary, a rough grading permit may be issued if the Planning Manager finds that there is no

possibility that rough grading of the site shall prejudice or conflict with the approval of the final plans. (Ord. 5428 § 1, 2014.)

19.82.040 Amendments to an approved major project.

A. A minor modification to an approved major project shall be limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;
2. Are substantially consistent with the intent of the original approval and conditions;
3. Do not change the finding(s) upon which the approval was based; and
4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or
5. Other minor modification as determined by the Planning Manager.

If a request for revision or amendment to the approved major project is found to be minor by the Planning Manager and the Planning Manager finds that the revision requested is otherwise found consistent with the major project approvals and certified environmental document, the Planning Manager shall issue a letter of approval.

B. If a request for revision or amendment to an approved major project permit is not found to be minor, as noted above, the request may be approved through the Administrative Permit process. The Planning Manager may approve, conditionally approve or deny a major project permit modification provided the improvement complies with one or all of the following:

1. The improvement meets the intent of the original approval, conditions of approval and environmental document;
2. The improvement is limited to façade, landscaping or parking lot improvements;
3. The improvements consists of color changes;
4. The improvement consists of a modification to or the introduction of a new exterior building material; and/or
5. The improvement meets all the requirements of this title and the Community Design Guidelines and is minor in nature as determined by the Planning Manager.

C.All other requests for revision or amendment to the approved major project shall be reviewed in the same manner as required for the initial approval of that stage of the project. The Planning Manager's determination whether a revision or amendment is minor shall be final. (Ord. 5428 § 1, 2014.)

Chapter 19.84 DEVELOPMENT AGREEMENTS

19.84.020 Application requirements.

A.Eligibility to Apply. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property that is the subject of the development agreement. The Planning Manager may require an applicant to submit proof of the applicant's interest in the real property and of the authority of any agent to act for the applicant. Before processing the application, the Planning Manager may obtain the opinion of the City Attorney as to the sufficiency of the applicant's interest in the real property to enter into the agreement.

B.Application Content. The Planning Manager shall prescribe the form for each application along with a processing fee as adopted by the City Council. The Planning Manager may require an applicant to submit such information and supporting data as the Planning Manager considers necessary to process the application.

C.Form of Agreement. Each application shall be accompanied by the form of standard development agreement established by the City and approved by the Council with any additional alternatives, modifications or changes proposed by the applicant. (Ord. 5428 § 1, 2014.)

19.84.030 Hearing notice.

The Planning Manager shall give notice of the City’s intention to consider adoption of a development agreement in conjunction with any other public hearing required by law or this Zoning Ordinance, at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type “B,” Section 19.78.020 of this title. (Ord. 5428 § 1, 2014.)

19.84.080 Periodic review.

The City shall review the development agreement every 12 months from the date the agreement is entered into.

A. The Planning Manager shall begin the review proceeding by giving notice that the City intends to undertake a periodic review of the development agreement to the property owner.

The Planning Manager shall give the notice at least 30 days before the date when the matter shall be considered by the Council.

B. The Council shall receive the Planning Manager's report at a regularly scheduled City Council meeting. A public hearing may be held but is not required. At the meeting, the property owner must demonstrate good faith compliance with the terms of the agreement. The burden of proof on this issue is upon the property owner. If a public hearing is held, notice of the hearing shall be given as provided by Section 19.78.020.

C. The Council shall determine whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the agreement.

D. If the Council finds and determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded. If the Council finds and determines that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the Council shall order the property owner to cure the default within 60 days. If the property owner fails to do so, the Council may modify or terminate the agreement.

(Ord. 5428 § 1, 2014.)

Chapter 19.95 DEFINITIONS OF TERMS AND PHRASES

19.95.030 Definitions.

- A.1. Accessory Building or Structure:** (See Building, Accessory).
- 2. Act:** The Fair Housing Amendments Act of 1988.

3. Amendment: Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.

4. Antenna: A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.

- a. Co-Location. Locating wireless communications equipment from more than one provider on a single site.
- b. Telecommunication Facility. A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.
- c. Dish Antenna. A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.
- d. Equipment Building, Shelter or Cabinet. A structure designed and used to house equipment used by telecommunication providers at a facility.
- e. Monopole. A structure of a single spire used to support communications equipment.

f. Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

g. Satellite Antennas. A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

h. Stealth Facility. Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.

i. Telecommunication Tower. A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design ~~Review Commission~~Committee, Planning Manager, ~~Community Development Manager~~ or designee.

- B.**
- 1. Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.
 - 2. Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.
 - 3. Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

~~**4. Building Coverage:** The land area covered by all primary buildings on a lot.~~

~~**54. Building(s), Primary:** A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.~~

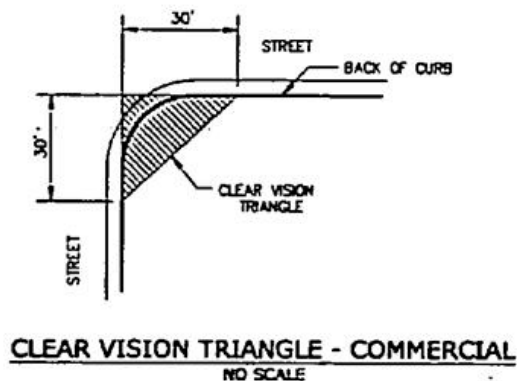
~~**65. Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.~~

C.1. City: The City of Roseville, California.

2. City Council: The City Council of the City of Roseville.

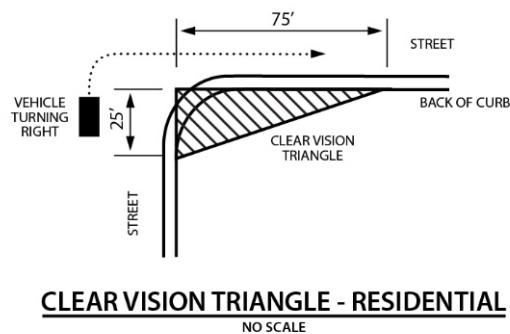
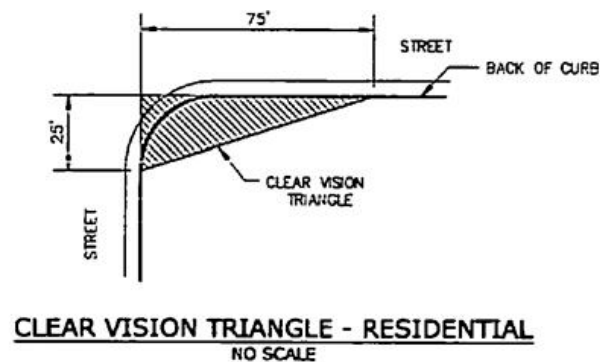
3. Clear Vision Triangle, Commercial: That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two

points measured 30 feet back from the intersection of the prolongation of points measured 30 feet along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.



4. **Clear Vision Triangle, Residential:** ~~That portion of both private property and public right of way located at any corner defined by the triangular area created by the diagonal connection of two points measured 25 feet along the front and 75 feet along the side of a property measured from the back of curb. The third side of the clear vision triangle shall be the hypotenuse of the triangle described connecting the other two sides (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created. The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn.~~

The clear vision triangle is the area created by the diagonal connection of two points measured twenty-five feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and seventy-five feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



5. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium

density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

6. Condominium: An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.

7. Condominium Conversion: Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

8. Cooking: As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

9. Council, or City Council: The City Council of the City of Roseville, California.

10. Construction Trailer: A trailer used as an on-site office only during actual construction of an approved building site.

- D.**
- 1. Density:** The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.
 - 2. Department:** The planning and redevelopment department of the City of Roseville.

3. Design Guidelines: A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.

4. Development: Shall be as defined by California Government Code Section 65927.

5. Development Standard: Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.

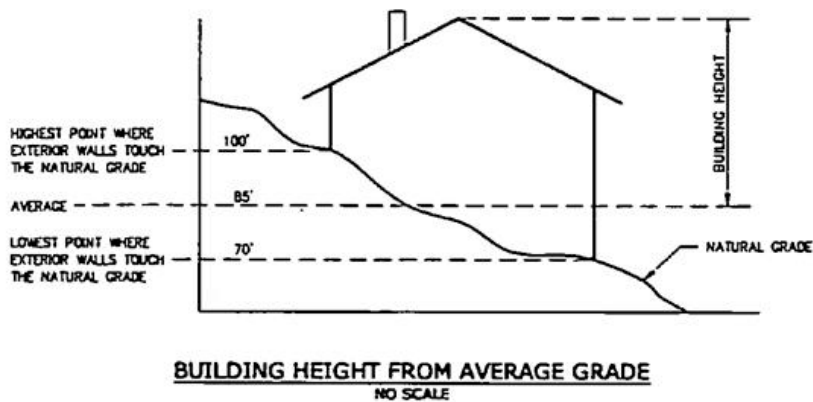
6. Disabled Person: Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.

7. Distance between Structures: The shortest horizontal distance measured between two vertical walls of two structures.

E. 1. Expansion, Building or Structure: An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.

2. Expansion, Use: An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

- F.**
- 1. Family:** An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.
 - 2. Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- G.**
- 1. Garage Sale:** The temporary sale of used household or personal articles held on the seller's own residential premises, also referred to as a yard sale or rummage sale.
 - 2. General Plan:** As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.
 - 3. Group Home:** Those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).
- H.**
- 1. Height, Building and Other Structures:** The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

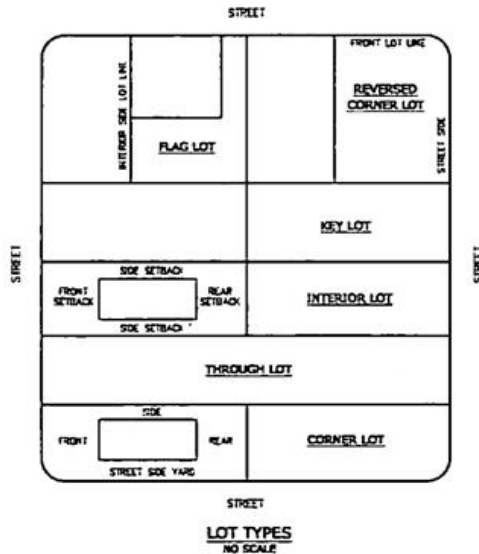
3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. Reserved.

- J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

K. Reserved.

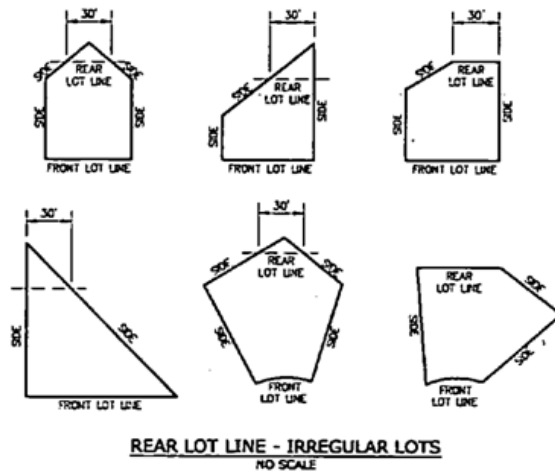
- L.**
- 1. Landscaped Area:** An area devoted to lawn, groundcover, trees, or shrubs or hardscape, and as specified in this title, the Design Guidelines, any applicable specific plan or by other City requirement.
 - 2. Loading Space:** An area, other than a street, alley, or driving aisle, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.
 - 3. Lot:** A legally created parcel of land used or capable of being used under the regulations of this title.
 - 4. Lot, Corner:** A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.
6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).
7. **Lot, Frontage:** That portion of the lot contiguous to the street.
8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).
10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner,

provided that the required rear yard setback is obtainable opposite from the front lot line.

11. Lot Line, Rear: That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



12. Lot Line, Side: Any lot line which is not a front or rear lot line.

13. Lot, Reversed Corner: A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).

14. Lot, Area: The area contained within the boundary lines of a lot.

15. Lot, Coverage: The land area covered by all primary buildings on a lot, including cantilevered enclosed space located above the ground floor.

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1516. Lot, Through: A lot having frontage on two generally parallel streets (see figure under Lot, Corner).

1617. Lot, Width: The horizontal distance between the side lot lines, measured at the front setback line.

M. 1. Manager: The Planning Manager of the City of Roseville or the Planning Manager's designee.

2. Manufactured Home: A factory built or manufactured home permitted by State of California and federal laws.

3. Mobile Home: Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.

4. Mobile Home Park: Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

5. Model Home Complex: One or more dwellings used for the display and sale of units and lots within a subdivision.

N. 1. Nonconforming Structure or Building: A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

2. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

- O. 1. **Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.
2. **Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.

P.1. **Parcel:** Means an area of land.

2. **Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.
3. **Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.
4. **Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.
5. **Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.
6. **Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.

7. **Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.

8. **Planning Commission:** The Planning Commission of the City of Roseville.

9. **Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

Q. **Reserved.**

R.**Reserved.**

S. 1. **Sale, Fundraising:** The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.

2. **Seating Capacity:** The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

3. **Secondary Use:** A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.

4. **Setback:** The required distance that a building, parking lot or other designated item must be located from a lot line. For buildings and structures, the setback is measured to the exterior face/finish of the wall, post or railing.

5. **Setback, Front:** The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.
6. **Setback, Rear:** The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.
7. **Setback, Side:** The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.
8. **Shopping Center:** Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.
9. **Street:** A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.
10. **Structural Alterations:** Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.
11. **Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

- T. 1. **“Theater”** means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.
- U. 1. **Uniform Building Code:** The Uniform Building Code currently in use and adopted by the City of Roseville.
2. **Usable Open Space:** One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas. The area covered by accessory structures meeting the standards for Unenclosed Structures (see Section 19.22.030) may be counted towards useable open space.
3. **Use:** The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.
4. **Use, Accessory:** See Accessory Uses, Article III, Chapter 19.22.
5. **Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so

long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. Use, Primary: The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. Use, Principally Permitted: The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. Use, Temporary: See Temporary Uses, Article IV, Chapter 19.64.

9. Use Type: A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. Reserved.

W. Reserved.

X. Reserved.

Y. Reserved.

Z.1. Zoning District: A designated/mapped portion of the City within which a uniform set of regulations apply. (Ord. 5974 § 15, 2018; Ord. 5428 § 1, 2014.)

SECTION 2.

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

ITEM 6.3: Zoning Ordinance Update – 311 Vernon Street (Citywide) – Record #PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant – City of Roseville

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

SUMMARY OF OUTSTANDING ISSUES

This item was continued from the December 12, 2019, Planning Commission hearing. The staff report and agenda packet from the December 12th hearing is available online at the City of Roseville webpage (<https://www.roseville.ca.us>) under Government/ Boards and Commissions/ Planning Commission/ Agenda & Minutes/ 12/12/19 Meeting. At the hearing, the Planning Commission requested staff return with alternative options to the proposed conditional use permit (CUP) requirement for gasoline sales and fast food with drive through restaurants located contiguous to parcels with a residential zoning designation. Staff's proposed alternatives are outlined below. The public hearing was opened and no public comments were received. The only issue warranting significant discussion was related to the CUP requirement for gasoline sales and fast food with drive through restaurants. Therefore the focus of this report will be on the proposed alternatives to Roseville Municipal Code (RMC) Section 19.12.020, footnote (12), and Section 19.14.020, footnote (8).

DISCUSSION

The proposed Zoning Ordinance amendment (Exhibit A) includes a requirement for a conditional use permit (CUP) for Gasoline Sales and Fast Food with Drive Through Restaurants located contiguous to a parcel with a residential zoning designation. These use types are currently permitted in certain commercial and industrial zones. Staff proposed requiring the CUP based on concerns expressed by residents located near projects proposing gasoline sales or fast food with drive through restaurants and a desire by some applicants to allow for operational conditions of approval. The CUP requirement would allow for operational restrictions, such as limiting hours of operation or lighting and noise controls, that otherwise could not be applied to a principally permitted project that only required design review. At the December 12th hearing, the Planning Commission expressed concern that "contiguous" would not adequately capture all locations where potential conflicts between the use types may exist. The Planning Commission wanted to ensure that an adequate

buffer would be provided between the use types. The Commission was also concerned that the proposed language could encourage creative subdivision maps resulting in undevelopable parcels with the sole purpose of creating parcel separation to avoid a CUP entitlement. As mentioned, the Commission directed staff to explore alternative options to the language that would address these concerns. Staff is proposing two options for the Commission's consideration. Both options continue to propose requiring a CUP for gasoline sales and fast food with drive through restaurants in certain locations near residential zoned properties, but Option #1 expands the definition of "contiguous" and Option #2 relies on a distance separation for determining when the CUP would be required. The proposed options to RMC Section 19.12.020, footnote (12), and Section 19.14.020, footnote (8) are as follows with the changes to the originally proposed text identified in redline/strikeout.

Option #1 – Expansion of the definition of contiguous

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation. For the purpose of this section, contiguous shall also include those parcels separated by a public utilities easement, landscape easement, or other lot or parcel of land upon which a building cannot be developed that is less than 100 feet in width (excluding public roadway easements).

Option #2 – Distance separation

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments ~~contiguous to properties with~~ located within fifty (50) feet of a property with a residential zoning designation. excluding those separated by a public roadway easement.

It is Planning staff's opinion that both options will result in the intended buffer between the gasoline sales or fast food with drive through restaurants and residential uses. Option 1 is designed to address conditions where an intervening parcel is effectively undevelopable, and therefore does not buffer the uses. A distance limitation was included in this option, because staff wished to avoid capturing properties where the intervening property is large enough that the distance itself acts as a buffer. Option 2 uses only a set distance to define when the CUP is required. Since the option does not include a requirement that the intervening distance be effectively empty, and therefore may include buffering buildings and uses, the distance is shorter. Staff considered other local jurisdiction's regulations, such as the City of Rocklin and City of Sacramento, which both broadly require a CUP for these use types regardless of their proximity to residential uses. Roseville staff did not want to create unnecessarily restrictive regulations and felt the selective application of a CUP in instances where potential conflicts between the gasoline sales or drive through restaurants may exist is more appropriate. Staff is therefore requesting that the Planning Commission consider both options and the originally proposed language found in Exhibit A before making a recommendation to City Council.

ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that this action is not a project subject to the California Environmental Quality Act (CEQA) because it involves only general policy and procedure making and does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guideline, sections 15002(d), 15378, 15061(b)(3)). The proposed amendments do not change existing Zoning District definitions or the Zoning Map, and have no effect on the intensity of use afforded by existing Zoning designations. Most of the proposed changes clarify existing regulations or update sections consistent with existing law; they do not change the manner in which the Zoning Ordinance is implemented or the way development is regulated, and therefore have no potential to result in physical changes in the environment. Most of the changes included to resolve conflicts affect regulations which are not CEQA considerations (such as parking standards) or are procedural changes which have no effect on whether or where a use is permitted, or the standards which apply to said uses (i.e. Short-Term Rentals, used goods collection bins, and appeal timeframes). More specific discussion is provided for each of the following changes: Industrial Zoning Height Limits, School Locations, Laboratories, and Gasoline Sales and Drive-Through Uses.

- **Height Limits** –The proposal does not change the permitted height standard, it adds a discretionary process by which a deviation from the height limitations may be requested. Any project using this process would be subject to CEQA, at which time appropriate environmental review would occur. The availability of this process does not itself cause any physical changes in the environment.
- **School Locations** – This changes the City’s permitted use tables to align the requirements for public schools to match those already required for private schools. As described above, local school districts have the ability to render local zoning ordinance regulations inapplicable to a proposed use of property for classroom facilities, within the district’s geographic boundary. This change simplifies the City’s land use table, but does not limit the ability to construct or approve public schools, and does not have the potential to result in any physical changes in the environment.
- **Laboratories** – This change has no effect on medical or other testing laboratories in general, the intensity of such uses, or where such uses are permitted, and therefore does not have the potential to result in physical changes in the environment. The change merely prevents a laboratory from being improperly regulated as a dispensary.
- **Gasoline Sales and Drive-Through Uses** – The City’s existing regulations already require discretionary land use approval for the construction or modification of buildings associated with these uses, and therefore adding a Conditional Use Permit does not impose a new discretionary process where there was no process before. Adding the requirement for a Conditional Use Permit allows the Approving Authority to impose operational conditions which could avoid or reduce impacts to adjacent residential uses. The existence of this additional process does not have the potential to cause any physical changes in the environment.

As described above, the project consists of policy and procedure-making which does not have the potential to result in physical changes in the environment, and is not subject to CEQA (CEQA Guideline section sections 15002(d) and 15378). Additionally, even if it were determined to be a project, the common sense exemption would apply (CEQA Guideline section 15061(b)(3), as there is no possibility that the proposed changes would have any significant effects on the environment.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates, with or without alternatives to the Ordinance.

Exhibits

- A. Ordinance identifying proposed Zoning Ordinance updates (redline/strikeout)

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.

MEMORANDUM

To: Planning Commission

From: Greg Bitter, Planning Manager

Date: January 9, 2020

Re: Zoning Ordinance Update (PL19-0230)

Staff is providing revised language regarding the requirement of a Conditional Use Permit for drive through restaurants and gasoline stations. The options provided for in the staff report have been modified as below:

Option #1 – Expansion of the definition of contiguous

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to properties with a residential zoning designation. For the purpose of this section, contiguous shall also include those parcels designated as a public utilities easement or landscape easement, or other parcel of land upon which a building cannot be developed and separates the parcels by less than 100 feet (excluding public right-of-way).

Option #2 – Distance separation

A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments on parcels located within fifty (50) feet of a property with a residential zoning designation, excluding those separated by public right-of-way.

ITEM 6.1: A Zoning Ordinance Amendment, Conditional Use Permit, and Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – Wag Pet Hotel – PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant – Bob Caravona, Hawkins Companies, LLC
Owner – Gregory Tomassian

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) 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 AND SETTING

The project is located on a 0.856 acre property at 200 S. Harding Way, within the City's Infill planning area, (Figure 1). The site is surrounded by office and commercial uses and is adjacent to the Highway 80 westbound onramp. The property has a Community Commercial (CC) Land Use designation and General Commercial (GC) zoning. The site is currently developed with a 16,184 square foot building with associated drive aisle, parking, and landscaping.

Construction of the existing building was approved by the Roseville Site Review Commission on July 15, 1976 for use as a racquetball and health club facility. On September 16, 2008, Staff approved a Design Review Permit Modification (DRPMOD) to modify the design of the building to accommodate an office/warehouse use. With that project the parking lot was repaved and restriped and the landscaping was updated.

Figure 1: Project Location



The applicant requests an amendment to the Zoning Ordinance to amend Sections 19.08.090 and Section 19.12.020 to allow pet kennel uses within the GC, HC, and RC zones with the issuance of a Conditional Use Permit (CUP), a CUP for a kennel use operated by Wag Hotels, and a DRPMOD to allow changes to the exterior building façade.

EVALUATION

Zoning Ordinance Amendment

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval of a Zoning Ordinance amendment shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The project includes a request to amend the Zoning Ordinance to allow kennels in commercial zones with a CUP. Because traditional kennel facilities tend to be noisy and create odor, and to avoid conflicts, they are typically located outside residential and commercial districts. Presently, kennels are principally permitted in the Light Industrial (M1), General Industrial (M2), and Industrial Mixed Use (MMU) industrial zones. The only commercial zone that currently permits kennels is the Commercial Mixed Use zone.

Recent trends in pet ownership have created a demand for conveniently located kennels with a more home-like atmosphere. The more contemporary kennels function more like commercial uses than industrial uses with frequent customer interface and animals boarded indoors. These facilities typically include short supervised outdoor activities and prompt waste removal, which limits the nuisances typically created by the noise and odor associated with traditional kennels. Reflecting this trend, the proposed Zoning Ordinance amendment would modify Section 19.12.030, related to permitted use types within commercial zones, to allow kennels with a CUP within the GC, HC, and RC zones. Although these facilities are anticipated to function more like commercial use than industrial uses, the frequent movement of animals and potential for minor noise and odor nuisances make them less appropriate for Business Professional (BP), Neighborhood Commercial (NC), and Community Commercial (CC) zones, which include uses that are considered more appropriate adjacent to residential uses.

Each individual request for a kennel CUP will be evaluated for compatibility and consistency with the findings for a CUP. In areas where the GC, HC, and RC zones are adjacent to residential uses, the CUP requirement will give the Planning Commission the authority to apply operational conditions to reduce conflicts or to disapprove kennels in locations where conflicts cannot be avoided with operational conditions. Additionally, the CUP process gives the City authority to rescind permits for operators that don't comply with their approved CUP.

For the reasons discussed above staff finds that the proposed amendments to the Zoning Ordinance are consistent with the public interest and will not negatively affect the health, safety, or welfare of the City. No conflicts with City's General Plan or the Infill planning area have been identified.

Conditional Use Permit

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve or conditionally approve a CUP. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The project is located within the Infill planning area and has a CC land use designation. The CC land use district is intended to provide a broad range of goods and services to the entire community. The General Plan defers to the Zoning Ordinance for standards and design criteria for uses within the implementing commercial zones. Upon approval of the amendment to the Zoning Ordinance, kennels will be permitted in the GC zone with the approval of a CUP. As discussed below, the proposed pet hotel is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the City of Roseville General Plan.

2. *The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.*

Consistent with the proposed Zoning Ordinance amendment, the applicant requests a CUP for a Pet Hotel in the GC zone. Pursuant to Section 10.86.030 of the Zoning Ordinance, concurrent processing of the CUP with the Zoning Ordinance Amendment is permitted; however, the permit will not become effective until the amended Zoning Ordinance is effective. As discussed below, the proposed pet hotel is consistent with the Zoning Ordinance.

3. *The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The proposed Wag Hotel will provide supervised care for overnight and extended indoor boarding, training, grooming, day-care services, and ancillary retail services for dogs and cats in a home-like hotel environment with supervised group outdoor play time. The facility will include walled suites and operations that create a pet-soothing and sound-sensitive environment. The proposed pet hotel is distinguished from typical kennels by an intensified level of service, which includes limited outdoor use, noise attenuation, and constant animal supervision and care. The facility will include a variety of room types from small private rooms to luxury suites that include amenities such as room service, classical music, camera access for family members, treat dispensers, faux fireplaces, and in-room televisions (Figure 2 and Figure 3). The facility will be open to the public between the hours of 6 am and 8 pm, but will have staff onsite 24 hours per day.

The outdoor operation will be limited to the hours of 7 am to 8 pm with a 25 dog limit. The dogs will be supervised at all times and staff will immediately remove all waste. The outdoor area will be enclosed by a 10-foot tall fence. Although fencing that exceeds eight feet in height is typically discouraged, the proposed 10 foot tall fence is permissible with approval of a CUP. The proposed 10-foot fence is necessary for the safety of the dogs, is located within the interior of the property, and will not impede the visibility of circulating vehicles. For these reasons staff is supportive of the proposed height deviation.

Figure 2: Private Room Corridor



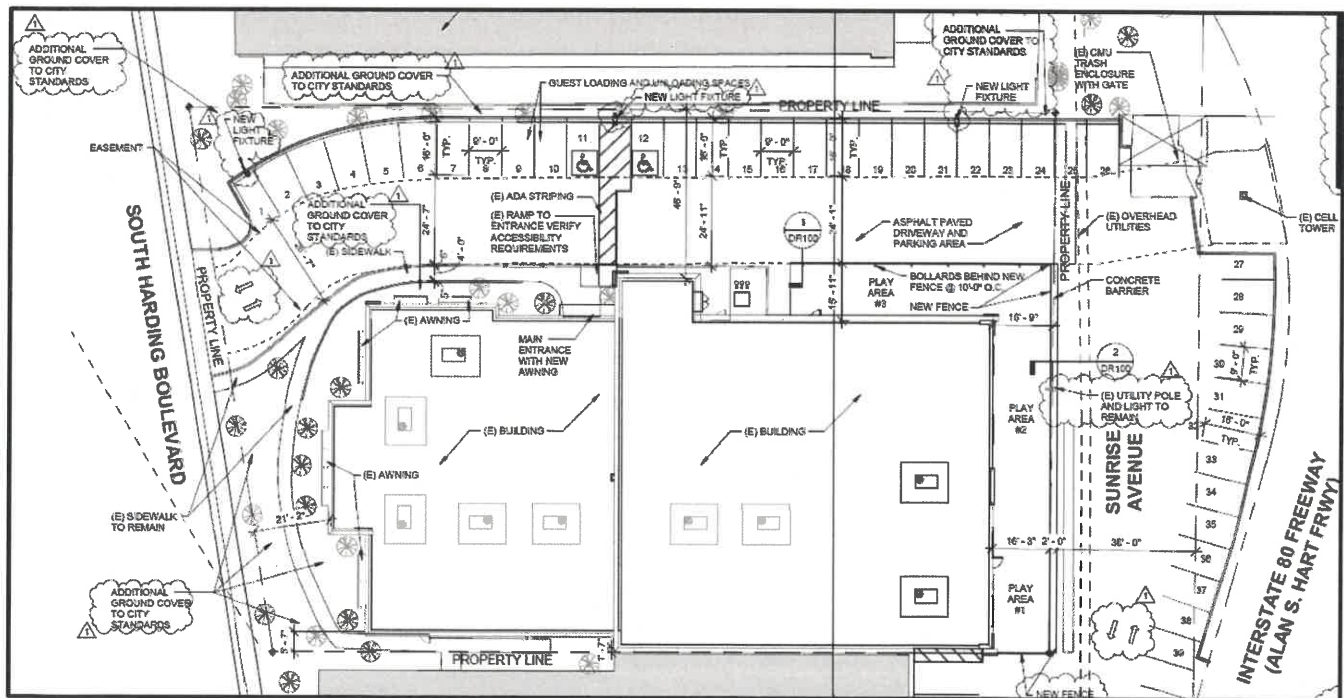
Figure 3: Luxury Suite

Figure 3: Luxury Suite



A trip generation analysis was prepared for the site by GHD traffic consultants using surveys that were conducted at other existing Wag Hotels in West Sacramento and Redwood City (Attachment 1). Using the highest surveyed trip rates, the project was projected to generate up to 18 am peak hour trips and 10 pm peak hour trips. The anticipated trips are less than would be expected for typical commercial uses and do not exceed the City's traffic study threshold. The use is not expected to result in a substantial amount of traffic or impede circulation on S. Harding Boulevard.

Figure 4: Site Plan



The project is located in an area designated for commercial uses adjacent to existing commercial uses to the north, west, and south. On the east side, the project is adjacent to Highway 80 separated only by the highway's westbound onramp. The site is contiguous with existing commercial uses that serve the

community at large and is separated from nearby residential uses by existing commercial buildings. The proposed outdoor area is located on the east side of the building adjacent to the eastern exterior wall, between the existing building and Highway 80. Any nuisance created from noise or odor would be generated from this location. However, noise from the adjacent highway would exceed that from barking dogs and, because the applicant's operation includes prompt disposal of waste, odor is anticipated to be minimal. Furthermore, there are no sensitive uses within the vicinity of this area. Additionally, the operator will be required to obtain a Kennel Permit pursuant to Section 7.20 of the City's Municipal Code prior to operation. The Kennel Permit may be revoked if the operation results in disturbance to persons in the surrounding area, if the dogs are not given proper care, or if circumstances change such that the premises are no longer suitable for operation as a kennel.

The proposed location, design, and operational characteristics of the proposed Wag Hotel are compatible with and will not adversely affect the health, safety, or welfare of persons residing or working in the area, and the proposed use will not be detrimental or injurious to public or private property or improvement. For these reasons, staff recommends that the Planning Commission approve the proposed CUP with operational characteristics as described.

Design Review Permit Modification

Section 19.78.060J of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Modification. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

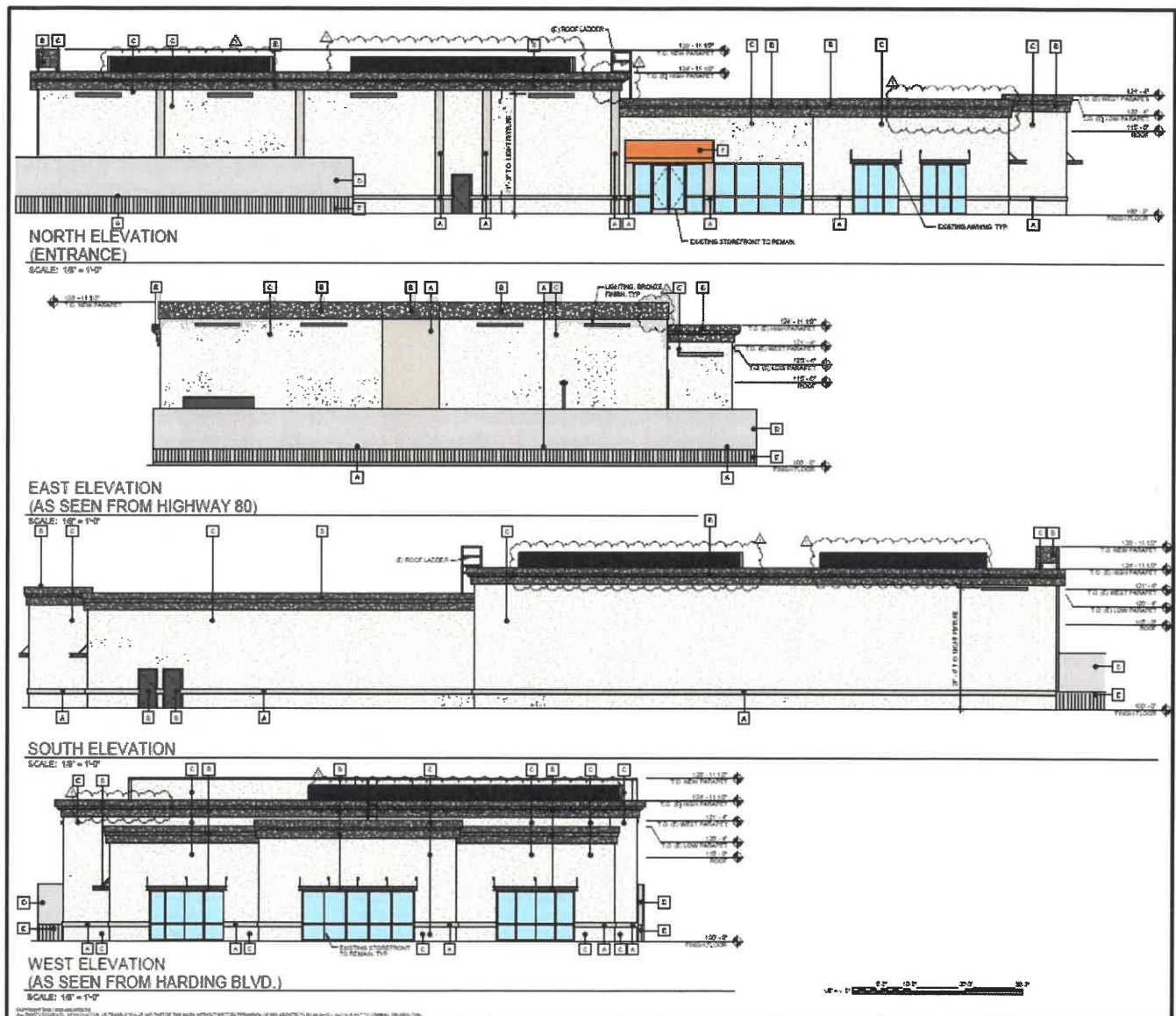
- 1. The proposed modification is substantially consistent with the intent of the original approval.**
- 2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies, and objectives set forth in the General Plan, and the Community Design Guidelines.***

The project includes minor modifications to the exterior of an existing building. The modifications include an increased parapet height, updated exterior colors, lighting, cornices, and canvas awnings (Figure 5). The building will be painted a light pewter color with black, white, and orange accents to complement the existing architectural features. Consistent with the City's Design Guidelines, the building has wall movement and relief, directed architectural shielded lighting, and colors and materials that complement the surrounding development while providing the Wag Hotel corporate identity. Consistent with the maximum allowable height of 50 feet for buildings in the GC zone, the proposed parapet height extension of four feet will increase the overall height of the building to a maximum of 28 feet 11½ inches.

The project includes an enclosed 2,500 square-foot outdoor play area adjacent to the northern and eastern sides of the building. The play area will be enclosed by a 10-foot fence designed to prevent animals from escaping. The lower portion of the fence will be constructed of solid wood to prevent dogs from climbing the fence, while the upper portion will consist of black vinyl chain link to allow views of the building. The addition of the outdoor play area will result in removal of eight existing parking spaces and associated planters; however, this will not affect the required parking. Overall, the site will maintain the required parking and landscaping.

The site is currently landscaped with mature shrubs and trees. With the exception of the landscape planters adjacent to the removed parking spaces, the applicant proposes to retain the existing landscaping. Consistent with the existing and proposed conditions of approval, additional ground cover will be installed to update the existing planters and dead plants will be replaced as necessary. New light fixtures will be installed within the parking areas and on the building consistent with the lighting requirements in the City's Design Guidelines.

Figure 4: Proposed Building Elevations



Although signage is not included with this design review evaluation, the ultimate design will incorporate signage that features images of dogs. It is expected that these images will be placed on the eastern building façade, which has high visibility from the Highway 80 corridor. While the precise location and size of the signage will be evaluated through the Sign Permit process, the original application included signage that exceeded 1,500 square feet. The City's sign regulations would allow for a total of 200 square feet of attached signage. In order to incorporate more than 200 square feet of sign area, a separate entitlement for an exception to the Sign Ordinance will be required. Staff has indicated that a

sign exception could be supported consistent with previously approved sign exceptions for similar commercial developments along the Interstate 80 corridor.

The proposed modifications are substantially consistent with the intent of the original approval and comply all applicable standards and requirements of the Zoning Ordinance, General Plan, and Community Design Guidelines.

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 December 27, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As discussed above, the project complies with the City of Roseville General Plan, Zoning Ordinance, and Citywide Design Guidelines; and the project is consistent with the findings for approval of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION

The proposed amendments would not result in direct or reasonably foreseeable indirect physical changes to the environment. The project consists of a minor modification to an existing building with negligible expansion of use consistent with the City's General Plan, on a site within the City that is less than five acres in size. The site is surrounded by urban uses and has existing utilities and public services. The site is currently developed and will not result in any significant effects. For these reasons, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 and Section 15332, Class 32.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Recommend the City Council adopt two (2) findings of fact and approve the **Zoning Ordinance Amendment**.
- B. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to five (5) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to forty-seven (47) conditions of approval

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (File #PL19-0323)

1. The project is approved as shown in Exhibit B-D and as conditioned or modified below. (Planning)
2. The Conditional Use Permit shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
3. No outdoor animal cages, shelter, or pens for overnight boarding of animals is permitted. (Planning)

4. The following standards apply to all outdoor play areas: 1) All outdoor play areas shall be supervised while animals are present; 2) In order to prevent excessive odor all animal waste shall be disposed of immediately; 3) The outdoor play area hours of operation shall be limited to 7 am to 8 pm. (Planning)
5. ADVISORY: Municipal Code Section 7.20 requires that the kennel operator obtain a Kennel Permit before more than three dogs over the age of four months can be kept at the premises. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (File #PL19-0323)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **January 9, 2020** and if not effectuated shall expire on **January 9, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 9, 2023**. (Planning)
2. The project is approved as shown in Exhibits B-D and as conditioned or modified below. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project (SR 76-10 and 2008PL-100), as applicable and except as modified below. (Planning)
4. The Design Review Permit Modification shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Any modifications to the 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)
- 10. 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)
- 11. 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)
- 12. The project Landscape Plans shall comply with the following:
 - a) 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)
 - b) 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)
 - c) 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)
- 13. 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)
- 14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. 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)

16. 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. Therefore, 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
22. 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)
23. 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)
24. 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 (Electric)
25. 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)

26. 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)

27. 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:

28. 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)

29. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) Water, sewer, and reclaimed water easements.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

30. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

31. 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)
32. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
33. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
34. 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)
35. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
36. 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)
37. 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)
38. 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)
39. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

40. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. Signage exceeding 200 square feet shall require the approval of a Sign Exception entitlement, which shall be consistent with previous sign exceptions for similar commercial development along the Interstate 80 corridor. (Planning)
41. 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)

42. 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)
43. 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)
44. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
45. 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)
46. 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)
47. 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)

Attachments

1. Trip Generation Analysis

Exhibits

- A. Zoning Ordinance Amendment (Redline)
- B. Site Plan
- C. Elevations
- D. Photometric Plan

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.

Roseville Municipal Code – Title 19, Zoning

Article II – Use Type Classifications

19.08

conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. **(CA H&S Section 53260(d))**,

- N. Transitional Housing** “Transitional housing” and “transitional housing development” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. **(CA H&S Section 50675.2(h))**,

(Ord. 4897 (part), 2010; Ord. 4728 § 4 (part), 2009; Ord. 4662 (part), 2008; Ord. 3922 § 1 (part), 2003; Ord. 3450 § 1 (part), 1999; Ord. 3947 § 4, 1999; Ord. 3270 § 1 (part), 1998; Ord. 3014 (part), 1996.)

Section 19.08.090 - Commercial Use Types

Commercial Use Types include the distribution, sale and rental of goods, and the provision of services other than those classified as Civic or Industrial use types. Specific Commercial Use Types referred to in this Title are:

- A. Adult-Oriented Businesses**, include those uses specifically referred to in Chapters 9.11 and 19.32 of this code and include any Adult Arcade, Adult Bookstore, Adult Cabaret, Adult Hotel/Motel, Adult Motion Picture Theater, Adult Theater or Modeling Studio defined therein. Any reference in this code to "Adult Business Establishment" shall mean Adult-Oriented Business, as provided herein.

Ord. 3601 § 5 (part), 2000; Ord. 4662 (part), 2008.)

- B. Animal Sales and Services**, includes establishments primarily engaged in animal-related sales and services. The following are Animal Sales and Services Use Types:

- 1. Grooming and Pet Stores**, includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.
- 2. Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet ~~motels~~ **HOTELS**, and dog training centers.
- 3. Veterinary Clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.
- 4. Veterinary Hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

- C. Automotive and Equipment**, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are Automotive and Equipment Use Types:

- 1. Automotive Body and Equipment Repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

Section 19.12.020 - Permitted Use Types

Primary uses are permitted in commercial zones subject to the requirements of this Title as designated below:

- A. Principally permitted use, designated as "P";
- B. Conditionally permitted use, designated as "CUP"; and
- C. Administratively permitted use, designated as "A".

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

AGRICULTURE AND OPEN SPACE USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P

CIVIC USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP

Power Generating Facilities ⁽⁹⁾							
Emergency	A	A	A	A	A	A	A
Supplemental / Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P

RESIDENTIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family ⁽¹⁾	-	CUP	CUP	-	-	-	P
Single-Family ⁽¹⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P
Single Room Occupant ⁽¹⁾	-	-	-	-	-	-	CUP

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Adult Oriented Businesses ⁽²⁾	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	CUP	CUP	CUP	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P

Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP
Nursery, Retail	-	-	-	P	-	P	P

COMMERCIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P

INDUSTRIAL USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Laundries, Commercial	-	-	CUP	CUP	-	-	P
Printing & Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P

TRANSPORTATION AND COMMUNICATION USE TYPES	BP	NC	CC	GC	HC	RC	CMU
Telecommunication Facilities ⁽⁷⁾	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P

Notes:

- (1) This note applied to CBD and HD uses which are now in the Downtown Code only.
- (2) Additional Requirements are contained in Chapter 19.32.
- (3) Additional Requirements are contained in Chapter 19.40.
- (4) Additional Requirements are contained in Chapter 19.39.
- (5) Additional Requirements are contained in Chapter 19.38.
- (6) Additional Requirements are contained in Chapter 19.49.
- (7) Additional Requirements are contained in Chapter 19.34.
- (8) Additional Requirements are contained in Chapter 19.36.
- (9) Additional Requirements are contained in Chapter 19.55.
- (10) Transitional Housing and Supportive Housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING CHAPTERS
19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.16, 19.18, 19.22, 19.26, 19.42, 19.46, 19.50, 19.54,
19.58, 19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76, 19.78, 19.80, 19.82, 19.84, AND
19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ZONING
ORDINANCE UPDATES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapters 19.04, 19.06, 19.08, 19.10, 19.12, 19.14, 19.16, 19.18, 19.22,
19.26, 19.42, 19.46, 19.50, 19.54, 19.58, 19.61, 19.62, 19.64, 19.68, 19.70, 19.72, 19.74, 19.76,
19.78, 19.80, 19.82, 19.84, and 19.95 of Title 19 of the Roseville Municipal Code are hereby
amended to read as follows:

Chapter 19.04

INTERPRETATIONS

19.04.020 Rules of interpretation.

A. Minimum Requirements. The provisions of this title shall be deemed to be the
minimum standards required for the protection of the public health, safety, and welfare.

B. Conflicting Requirements. Where the provisions of this Zoning Ordinance
impose a more stringent development requirement or a greater restriction upon the use of

buildings or land than are imposed or required by other laws, rules, and regulations, or by easements, covenants, or agreements, the provisions of this Zoning Ordinance shall govern.

C. Conflicts Between Provisions. In the event of any conflict between Article II (Zoning District and Permitted Uses) and Article III (General Development Regulations), the provisions of Article III shall govern.

D. Single Lot in Multiple Zoning Districts. In the event two or more lots are merged through the approval of a lot line adjustment, parcel or tentative map in compliance with Title 18 of this Code (Subdivisions), such that a single lot is covered by two or more zoning districts, the uses of that parcel shall be consistent with the zoning district as shown for the portion of the lot on which the use is proposed to be placed.

E. Uncertainties in Zoning District Boundaries. Where the boundary of any zoning district shown on the zoning maps is uncertain, the [Planning](#) Manager shall apply the following rules to resolve such uncertainty:

1. Where a zoning district boundary approximately follows a lot, alley, or street line, such lot line, or center line of such street and alley shall be construed to be the boundary.
2. If a zoning district boundary divides a lot, and the boundary line location is not otherwise designated, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
3. Where a public street or alley is officially vacated by the City, the property within the vacated portion of the street or alley shall be the zoning on the adjoining property. Where the vacated street or alley was the boundary of two or more districts, the new district boundary shall be determined at the time of abandonment.

4. The “floodway” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the ~~Manager~~[Director](#) of public works.

5. The “floodway fringe” overlay zone refers to those areas in and along Dry, Linda, Cirby and Antelope Creeks as shown in those certain aerial photographic maps designated as “Official Floodplain Maps” dated October 1973 of the City of Roseville and kept and maintained in the office of the ~~Manager~~[Director](#) of public works.

19.04.030 Authority for interpretations.

The [Planning](#) Manager shall have the authority to issue administrative interpretations of the provisions of this title to resolve ambiguities.

A. Record of Interpretations. Whenever the Planning Manager determines that the applicability or meaning of any of the standards of this title are ambiguous, the Planning Manager may issue an official interpretation. Official interpretations shall be in writing, and shall cite the provisions being interpreted, together with an explanation of their meaning or applicability in the particular or general circumstances that caused the need for interpretation.

Any provision of this title that is determined by the Planning Manager to be ambiguous shall be clarified by amendment as soon as is practical. The Planning Manager shall maintain a complete record of all official interpretations available for public review, indexed by the section number of this title that is the subject of the interpretation.

B. Appeal. Interpretations by the [Planning](#) Manager may be appealed to the Planning Commission pursuant to Chapter 19.80.

Chapter 19.06

ESTABLISHMENT OF ZONE DISTRICTS

19.06.010 Zoning districts established.

A. The following primary zone districts are established and shall be shown on the Zoning Map as established by 19.06.020:

	Map Symbol
Single-Family Residential	R1
Small Lot Residential	RS
Two-Family Residential	R2
Attached Multi-Family Housing	R3
Residential Mixed Use	RMU
Business Professional	BP
Neighborhood Commercial	NC
Community Commercial	CC
General Commercial	GC

Highway Commercial	HC
Regional Commercial	RC
Central Business District	CBD
Commercial Mixed Use	CMU
Old Town Historic District	HD
Industrial/Business Park	MP
Light Industrial	M1
General Industrial	M2
Industrial Mixed Use	MMU
Open Space	OS
Park and Recreation	PR
Public/Quasi-Public	P/QP
Urban Reserve	UR

B. In addition to the primary zone districts established pursuant to subsection A, the following overlay and special purpose zones are established:

Design <u>Development</u> Standards	/DS
Floodway	/FW
Floodway Fringe	/FF

Planned Development	PD
Special Area	/SA

Chapter 19.08

USE TYPE CLASSIFICATIONS

19.08.030 Listing of use classifications.

All primary uses are classified into the following use types. The following primary use types are more fully described in Sections 19.08.060 through 19.08.110, inclusive.

A. Agricultural and Open Space Use Types

Agricultural

Animal Keeping

Resource Protection and Restoration

Resource Related Recreation

B. Civic Use Types

Community Assembly

Community Services

Essential Services

Hospital Services

General Hospital Services

Psychiatric Hospital Services

Intensive Public Facilities

Libraries and Museums, Private

Power Generating Facilities

Public Parking Services

Schools

College and University

[Public](#) Elementary and Secondary

Private Elementary and Secondary

Social Services

Emergency Shelter

Food Distribution

Food Service

C. Residential Use Types

Accessory Dwelling Units

Caretaker/Employee Housing

Community Care Facility, Small

Community Care Facility, Large

Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses

[Short-Term Rental](#)

Single Room Occupant

Supportive Housing

Transitional Housing

D. Commercial Use Types

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services

Commercial Recreation

Amusement Center

Indoor Entertainment

Indoor Sports and Recreation

Large Amusement Complexes

Outdoor Entertainment

Outdoor Sports and Recreation

Residential Recreation Facilities

Community Care Facility

Day Care Centers

Eating and Drinking Establishments

Convenience

Fast Food with Drive-Through

Full Service

Food and Beverage Retail Sales

Funeral and Interment Services

Lodging Services

Long Term Care Facility

Maintenance and Repair

Medical Services, ~~General~~

[General](#)

[Low Traffic Generating](#)

[Medical Campus/Medical Office Building](#)

Neighborhood Commercial

Nightclubs

Nursery, Retail

Offices, Professional

Personal Services

Retail Sales and Services

Single Room Occupant

Specialized Education and Training

Specialty Schools

Vocational Schools

Storage, Personal Storage Facility

E. Industrial Use Types

Day Care Center, Secondary (employees only)

Equipment and Materials Storage Yards

General Industrial

Hazardous Materials Handling

Impound Yards

Laundries, Commercial

Light Manufacturing

Printing and Publishing

Recycling, Scrap and Dismantling

Enclosed

Unenclosed

Research Services

Specialized Industrial

Wholesale and Distribution

Heavy

Light

F. Transportation and Communication Use Types

Antennas and Communications Facilities

Developed Lot

Undeveloped Lot

Heliport

Intermodal Facilities

19.08.050 Classification of uses not specifically listed.

If a proposed primary use is not specifically listed or identified as a use type in this article, the use shall not be allowed, except as follows:

A. The [Planning](#) Manager may determine that a proposed use not listed is permitted if:

- 1.** The common functional, product or compatibility characteristics and activities associated with the proposed use are consistent with one of the use types identified in Chapter 19.08 listed as a permitted use type within the zoning district;
- 2.** The proposed use is compatible with the purpose of the zoning district that applies to the parcel; and

3. The proposed use will be consistent with the goals, objectives and policies of the General Plan.

B. If the [Planning](#) Manager determines that an unlisted proposed use is encompassed within a listed use type, the proposed use shall be subject to the same use regulations as the listed use type.

C. The [Planning](#) Manager may forward questions about permitted uses directly to the Planning Commission for an interpretation at a public hearing. The public hearing shall be scheduled as required in Chapter 19.80 for an appeal. The Planning Commission shall make a determination based on the criteria of subsection A as to which use type the proposed use fits into. The decision of the Planning Commission may be appealed to the Council pursuant to Chapter 19.80.

D. The [Planning](#) Manager shall maintain a written record of all such determinations.

19.08.070 Civic use types.

Civic use types include governmental and quasi-governmental agencies providing utility, educational, cultural, major medical, protective, governmental, and other uses which are strongly vested with public or social importance. Specific civic use types referred to in this title are:

A. **Community assembly**, includes the activities typically performed by, or at, the following institutions or installations:

1. Churches, temples, synagogues, and other places of worship;
2. Public and private non-profit clubs, lodges, and meeting halls; and

3. Public community recreation facilities including: community centers, amphitheaters and museums.

B. Community services, includes uses provided by public agencies which are necessary to support the community's health, safety and welfare. Typical community services include:

1. Cemeteries;
2. Community water storage, wells and associated treatment facilities;
3. Corporation yards, including storage, repair and processing of materials and equipment, and vehicles operated by governmental entities;
4. Detention/retention basins;
5. Electrical substations (up to 60kV);
6. Intermodal facilities;
7. Libraries;
8. Park and ride lots;
9. Police and fire stations (including antennas, antenna towers and communication facilities);
10. Post offices, excluding major processing centers;
11. Public parks and golf courses; and
12. Satellite government facilities.

C. Essential services, includes services which are necessary to support development and involve only minor structures such as bus stops, gas distribution pipelines, electrical

distribution lines (up to and including 60kV), utility poles, transformers (12kV or less), water and sanitary sewer, drainage facilities, communication facilities for community services provided by a public agency, and neighborhood parks.

D. Reserved.

E. Hospital Services.

1. General hospital services, includes medical, or surgical services for sick or injured persons primarily on an in-patient basis, and includes accessory facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

2. Psychiatric hospital services, includes psychiatric services for persons primarily on an in-patient basis, and includes accessory facilities for out-patient and diagnostic services, training, research, administration, and services to patients, employees, or visitors.

F. Intensive public facilities, includes public services and utilities which because of location are objectionable due to production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous materials or products. Typical uses are electric receiving stations (60kV to 230kV), sanitary landfills, public airports and heliports, or correctional institutions.

G. Libraries and museums, private, includes permanent, public and quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, and arboretums. Also includes historic sites, exhibits, and zoos located in a public park.

H. Power Generating Facilities. These facilities consist of temporary support facilities used to supply electrical power on an interim basis when power outages occur, or facilities that are used on a permanent basis to generate a power supply for a single use or multiple users if connected to a power grid. Power generating facilities generally include technologies that produce electricity from fossil fuels, natural gas, solar, wind, hydro- or biomass fuels in order to provide back-up power, augment utility power supplies or if grid-connected, to sell power. Power generating facilities may include, but are not limited to, the following specifically defined facilities:

1. General Power Production Facility. A facility whose sole purpose is for the resale and production of power which may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity primarily for the transmission of electricity associated with the overall power grid. This type of facility may be a peak load facility that only operates during the period in which the power demand for the overall power grid is at its peak usage.

2. Supplemental/Individual Use Power Facility. A facility that is utilized to provide electrical power as either a supplement to power supplied by the existing grid or as a permanent power source for an individual user and does not provide off-site sale to the power grid. For commercial and industrial developments these types of facilities may consist of a natural gas fired facility, co-generating facility, solar, wind, waste, photovoltaic, geothermal operated, or other alternative fuel source, that produces electricity. Residential uses will be restricted to facilities which do not

materially change the character of the zone district or impact adjacent residential uses (i.e. solar and photovoltaic).

3. Emergency Power Facility. A facility that acts as a stand-by generator used to supply electric power during the event of a power outage by the local electric utility. These types of facilities may be permanent in nature or temporary portable gas/diesel generators.

4. Passive Power Facility. These facilities are considered to produce power when using clean fuel such as sunlight or other similar natural resource to generate power. Typical facilities would be solar or photovoltaic power generators. Residential zones will be restricted to these types of facilities for power generation on a permanent basis.

I. Public parking services, includes parking services involving buildings or lots which are publicly owned or operated.

J. Schools.

1. College and university, includes community colleges, public or private colleges, universities and professional schools granting associate degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training.

2. Public Elementary and secondary, includes public elementary, middle, junior high and high schools serving grades K through 12.

3. Private elementary and secondary, includes private and religious schools. It does not include schools included within commercial, schools specialized education and training use type.

K. Social services, generally include those services which help people become more self-sufficient, prevent dependency, strengthen family relationships, and restore individuals, families, groups or communities to successful social functioning. Such social services may include, but are not limited to, the following specifically defined services:

- 1. Emergency Shelter (Health and Safety Code Section 50801(e)).** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.
- 2. Food Distribution Facility.** A facility or use which distributes food on a not for profit basis.
- 3. Food Service Facility.** A facility or use where food is served on-site on a not for profit basis.

19.08.080 Residential use types.

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

- A. Accessory Dwelling Unit/[Junior Accessory Dwelling Unit](#).** An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or

may hereafter be amended, and means an attached or a detached residential dwelling unit ~~which~~that provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family, two-family or multi-family dwelling unit is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition. A junior accessory dwelling unit shall be as defined by Government Code Section 65852.22, as it now exists or may hereafter be amended, and means a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (Also see Chapter 19.60.)

B. Caretaker/employee housing, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

C. Community Care Facility, Small. A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

D. Community Care Facility, Large. A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

E. Efficiency units, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

F. Dwelling, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

1. Multi-family, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

2. Single-family, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

3. Two-family, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

G. Family day care homes, small, includes a private single-family dwelling where care, protection and supervision of seven or fewer ~~minor children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law.

H. Family day care homes, large, includes a private single-family dwelling where care, protection and supervision of eight and up to, and including, 14 ~~children~~ persons is provided for periods of less than 24 hours or as otherwise provided by state law. (Also see Chapter 19.46.)

I. Live/work, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

J. Mobile home park, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

K. Rooming and boarding houses, includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for

definite periods greater than 30 calendar days, with compensation (typically monetary compensation).

L. **Short-Term Rental.** As defined in Chapter 4.25 (Short-Term Rentals), any single-family dwelling unit located in a residential or commercial zone that is rented in whole or in part on a short-term basis, which is 30 calendar days or less.

LM. **Single Room Occupant.** Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

MN. **Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

1. Target Population. Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

NO. Transitional Housing and Transitional Housing Development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).)

19.08.090 Commercial use types.

Commercial use types include the distribution, sale and rental of goods, and the provision of services other than those classified as civic or industrial use types. Specific commercial use types referred to in this title are:

A. Adult-oriented businesses, include those uses specifically referred to in Chapters 9.11 and 19.32 of this Code and include any adult arcade, adult bookstore, adult cabaret, adult hotel/motel, adult motion picture theater, adult theater or modeling studio defined therein. Any reference in this Code to “adult business establishment” shall mean adult-oriented business, as provided herein.

B. Animal sales and services, includes establishments primarily engaged in animal-related sales and services. The following are animal sales and services use types:

- 1. Grooming and pet stores,** includes grooming or selling of dogs, cats, and similar small animals with limited indoor boarding. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores.

2. **Kennels**, includes indoor and outdoor kennel services for dogs, cats, and similar small animals. Typical uses include boarding kennels, pet ~~motels~~[hotels](#), and dog training centers.

3. **Veterinary clinic**, includes a fully enclosed veterinary facility containing only enough cage arrangements as necessary to provide services for small animals requiring acute medical or surgical care, as well as boarding and grooming.

4. **Veterinary hospital**, includes a veterinary facility conducted in an enclosed building and in the open which provides long-term medical care, boarding and grooming.

C. **Automotive and equipment**, includes establishments primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:

1. **Automotive body and equipment repair**, includes automobile body repair and painting; repair of equipment such as aircraft, boats, recreational vehicles, and trucks; and the installation and servicing of tractor-trailer, semi-trucks and heavy construction equipment.

2. **Automotive rentals**, includes rental from the premises of automobiles, light trucks, and recreational vehicles. Typical uses include car rental agencies.

3. **Automotive repairs**, includes repair of automobiles and the sale, installation, and servicing of automobile equipment and parts completely within an enclosed building, but excluding body repair and painting. Typical uses include muffler shops, automobile repair garages, automobile glass shops, and minor services including oil change, tuneup/lube shops, tire installation, and stereo and car accessory installation.

4. Automotive sales, includes the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, motorcycles, motor homes, and trailers together with associated enclosed repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

5. Car wash and detailing, includes washing and polishing of automobiles. Typical uses include automobile detailing services and car washes.

6. Commercial parking, includes parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots and garages.

7. Heavy equipment rental and sales, includes rental and sales of heavy equipment such as aircraft, trucks, tractor-trailer, semi-trucks and heavy construction equipment.

8. Gasoline sales, includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial uses with gas sales.

D. Banks and financial services, includes financial institutions including: banks and trust companies; lending and thrift institutions, credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding, (but not predominantly operating) companies; and other investment companies; vehicle finance

leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of “personal services.”

E. Bars and drinking places, includes establishments within a building where alcoholic beverages are sold for on-site consumption, that are not part of a restaurant. Includes bars, taverns, pubs, brew pubs, wine bars and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Dance floors are not permitted.

F. Broadcasting and recording studios, includes commercial and public communications uses including telegraph, telephone, radio and television broadcasting and receiving stations and studios, and television production and sound recording studios, with facilities entirely within buildings. Private transmission and receiving apparatus, such as towers, reflectors and antennas are included under the definition of “antennas, communications facilities.”

G. Building material stores, includes retail establishments selling lumber (which may include the cutting of precut lumber) and other large building materials, and also including paint, wallpaper, glass, fixtures, nursery stock, lawn and garden supplies (which may also be sold in hardware stores, included under the definition of “retail sales and services”). Includes all such stores selling to the general public, even if contractor sales account for a larger proportion of total sales.

H. Business support services, includes establishments within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc., also includes:

1. Blueprinting;

2. Business equipment repair services (except vehicle repair, see “Automotive repair”);
3. Commercial art and design (production);
4. Computer-related services (rental, repair, maintenance);
5. Equipment rental businesses within buildings;
6. Film processing laboratories;
7. Mail advertising services (reproduction and shipping);
8. Outdoor advertising services;
9. Photocopying; and
10. Photo-finishing.

I. Commercial recreation, includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

1. **Amusement center,** includes public places of amusement or public places of business in which four or more coin-operated amusement devices are installed and includes any place open to the public, whether or not the primary use of the premises is devoted to the operation of such devices.
2. **Indoor entertainment,** includes predominantly spectator uses conducted within an enclosed building, excluding uses classified under adult oriented businesses. (See Chapter 19.32.) Typical uses include motion picture theaters, and live theater.
3. **Indoor sports and recreation,** includes predominantly participant sports and health activities conducted within an enclosed building. Typical uses include bowling

alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.

4. Outdoor entertainment, includes predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include outdoor amphitheaters, concert halls and sports arenas, BMX tracks, racing facilities, drive in theaters, and zoos.

5. Outdoor sports and recreation, includes predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.

6. Residential recreation facilities, includes predominantly participant sports which are normally associated with a country club, or private residential community. Typical uses include country clubs, racquet clubs, golf courses, swimming pools, tennis courts, and other secondary uses including restaurants, and retail sales.

7. Large amusement complexes, includes a theme park or similar complex open to the public which exceeds 100,000 square feet and which:

- a. Includes outdoor amusement attractions such as mechanized or carnival-type rides or water slides; and
- b. Meets any two of the following three criteria:
 - i. The complex has a maximum daily capacity of more than 500 users per day,

ii. The complex is required to provide off-street parking for more than 200 vehicles, or

iii. The complex operates during any part of the year during the hours after 6:00 p.m. This does not apply to publicly owned or operated parks or facilities.

J. Community care facility, includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long term care facilities.

K. Day care centers, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, typically while parents or family are working, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools.

L. Eating and drinking establishments, includes establishments primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under “bars and drinking places” and “nightclubs.” An eating and drinking establishment that provides amplified live or recorded music and that provides space(s) for dancing or hold public dances under Municipal Code Section 9.40.030(H) shall be considered a nightclub per subsection T of this section. Eating and drinking establishment use types include:

1. Fast food with drive-through, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.

2. Convenience, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.

3. Full service, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which may include sales of alcoholic beverages as an accessory or secondary service. Fixed seating or tables and chairs are provided for the seating of each patron or customer at all times. Typical uses include full service restaurants.

M. Food and beverage retail sales, includes establishments primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include groceries, liquor stores, and delicatessens.

N. Funeral and interment services, includes establishments primarily engaged in the provision of services involving the care, preparation, or disposition of human remains other than in cemeteries.

O. Lodging services, includes establishments primarily engaged in the provision of commercial lodging on a less than monthly basis to the general public. Lodging services includes incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and bed-and-breakfasts.

P. Long term care facility, includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.

Q. Maintenance and repair, includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

R. Medical services, ~~general,~~ includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis-services, but excludes uses classified under any civic use type. [Medical services use types include:](#)
~~Typical uses include medical offices, dental laboratories, medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.~~

- [1. General, includes the range of medical services described above. Typical uses include individual medical and dental offices, dental and medical laboratories, health maintenance organizations, substance abuse treatment clinics, immediate care facilities and offices for physical therapists, chiropractors, and acupuncturists.](#)
- [2. Low traffic generating, includes medical services with a low patient frequency or longer than average patient appointment time which creates a lower parking demand. Typical uses include dialysis clinics and imaging services.](#)

3. Medical campus/medical office building (MOB), includes a cluster of buildings or a singular building that provides a range of outpatient services such as medical offices, dental or medical laboratories, imaging, physical therapists, and pharmacy services, with a range of parking demands.

S. Neighborhood commercial, includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, drug stores, beauty salons, and offices, but do not include drive-through restaurants, bars and drinking places, or liquor stores.

T. Nightclubs, includes establishments or places of entertainment within a building, open primarily at night, usually but not necessarily serving alcohol, and providing floor space for amplified live or recorded music, or having spaces for “public dances” as per Section 9.40.030 of the Roseville Municipal Code. Fixed seating or chairs are not provided for the seating of each patron or customer. Meals or refreshments may be served and an admission may be charged. Excludes uses classified under this section as commercial use types as “eating or drinking establishments,” “commercial recreation,” and Chapter 19.32, “Adult Oriented Businesses.” Additional requirements are contained in Chapter 19.49.

U. Nursery, retail, includes establishments primarily engaged in the sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise. This use type is typically conducted primarily outdoors. The sale of nursery goods, landscaping materials, chips, rocks, sand, soil and merchandise indoors is permitted under retail sales and services.

V. Offices, professional, includes professional or government offices including:

1. Accounting, auditing and bookkeeping services;
2. Advertising agencies;
3. Architectural, engineering, interior design, and surveying services;
4. Attorneys;
5. Call and telemarketing centers;
6. Computer software designers;
7. Court reporting services;
8. Data processing and computer services;
9. Detective agencies and similar services;
10. Secretarial and word processing services;
11. Government offices including agency and administrative office facilities;
12. Insurance agencies;
13. Management, public relations and consulting services;
14. Real estate agencies; and
15. Writers, photographers and artists offices outside the home.

W. Personal services, includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services, but excludes services classified under other use types. Typical uses include barber shops, beauty salons, tailors, shoe repair shops, massage therapist, tattoo studios, [tutoring services](#), and dry cleaning pick up stations.

X. Retail sales and services, includes establishments primarily engaged in the sale of goods and merchandise, but excludes those classified under animal sales and services, automotive and equipment, business support services, building materials stores, neighborhood commercial, food and beverage retail sales, and gasoline sales. Typical uses include:

1. Auto parts;
2. Bakeries, retail;
3. Bicycle sales;
4. Department stores;
5. Drug and discount stores;
6. Furniture stores;
7. Hardware;
8. Orthopedic supplies;
9. Photography studios;
10. Self-service laundries/dry cleaning stores; and
11. Sporting goods and equipment.

Y. Specialized education and training, includes private establishments providing training or educational programs. Typical uses include:

1. **Vocational schools,** includes businesses, secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail or on-line. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and

development (including fitness, environmental awareness, arts, communications, and management, as examples).

2. Specialty schools, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.

Z. Storage, personal storage facility, includes a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces. This use type does not include the outdoor storage of boats, cars, recreational vehicles, or equipment, and does not include the rental of trucks or other equipment. (Also see Chapter 19.54.)

19.08.100 Industrial use types.

Industrial use types include the on-site production and storage of goods, equipment and materials, including certain associated accessory uses. Specific industrial use types referred to in this title are:

A. Day care centers, secondary, includes commercial or non-profit facilities that provide care, protection and supervision of 13 or more minor children or adults in need of assistance for periods of less than 24 hours per day, while parents or family are working on-site, and/or before or after daily attendance at an elementary school, as defined by Chapter 3.6 of the Health and Safety Code, commencing with Section 1597.30 includes preschools. Secondary day care centers are incidental and accessory to the primary industrial use of the property and are only for on-site employees. Does not include day care centers as defined for commercial use.

B. Equipment and materials storage yards, includes all uses related to outdoor storage of large construction equipment or machinery, company vehicles, or large quantities of other materials. It does not include any of the commercial use types identified under “automotive and equipment.” Typical uses include contractor’s storage yards, and corporation yards.

C. General industrial, includes any manufacturing, processing, assembling, or fabrication of materials and products from raw materials, and also includes any industrial use involving an incinerator, blast furnace or other similar industrial process, including any industrial production conducted either wholly or partially outdoors. Typical uses include drum manufacturing and remanufacturing, batch plants, truss manufacturing, breweries, canneries and co-generation plants.

D. Hazardous materials handling, includes all industrial uses engaged in the handling of substances subject to the maintenance of a “Risk Management Prevention Program” under California Health and Safety Code, Section 25534. Typical uses include semi-conductor manufacturing.

E. Impound yards, includes the storage of operable and inoperable vehicles for limited periods of time, within a secured enclosure. Does not include the dismantling of wrecked or inoperable vehicles which is “recycling, scrap and dismantling.”

F. Laundries, commercial, includes establishments primarily engaged in high volume laundry and garment services, including family and commercial laundries, garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, carpet and upholstery cleaners. Does not include coin-operated laundries.

G. Light manufacturing, includes the manufacture, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, precious or semi-precious metals or stones, but does not include such operations as saw and planing mills, or any manufacturing uses involving primary production of wood, metal or chemical products from raw materials. Typical uses include electronic equipment assembly, and computer component assembly.

H. Printing and Publishing. Establishments primarily engaged in printing by letterpress, lithography, engraving, screen, offset or other common process including electrostatic (xerographic) copying and other “quick printing” services; and establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving, and electrotyping. This also includes establishments that publish newspapers, books and periodicals, whether or not they do their own printing; and establishments manufacturing business forms and binding devices.

I. Recycling, scrap and dismantling, includes uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more motor vehicles which for a period exceeding 30 days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. Does not include landfills or other terminal waste disposal sites.

1. Enclosed, includes recycling, scrap and dismantling within enclosed building.

2. **Unenclosed**, includes recycling, scrap and dismantling not within a building.

J. **Research services**, includes establishments primarily engaged in providing research, testing, or other scientific analysis. Typical uses include soils and materials testing laboratories, electronics research firms and pharmaceutical research laboratories.

K. **Specialized industrial**, includes establishments engaged in activities that generate noise, vibration, odor, dust, or smoke similar to other industrial uses, but that do not clearly fit within another industrial use classification. This use type involves uses which are appropriately located with other industrial development and are not classified under either a commercial or civic use type. The [Planning](#) Manager shall determine that a use is classified within this use type as prescribed in Section 19.08.050.

L. **Wholesaling and distribution**, includes establishments engaged in wholesaling, storage, warehousing and bulk sale distribution, including, but not limited to, open-air handling of materials and equipment other than live animals. Does not include the outdoor storage of material which is classified under “equipment and materials storage yards.” The following are wholesaling and distribution use types:

1. **Light**, includes wholesaling, storage, and warehousing within enclosed structures.

Typical uses include wholesale distributors, storage warehouses and moving and storage firms.

2. **Heavy**, includes wholesaling, storage, distribution and handling of materials and equipment. Also includes uses engaged in the outdoor or indoor, long term or short term storage of large vehicles, and minor repair and maintenance of vehicles stored on the premises. Typical uses include truck terminal yards.

Chapter 19.10

RESIDENTIAL ZONES

19.10.010 Purpose.

This chapter provides regulations applicable to primary uses in the residential zoning districts established by Section 19.06.010 (Zoning districts established). The residential zoning districts are as follows:

- A. Single-Family Residential (R1) District.** The R-1, single-family residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.
- B. Small Lot Residential (RS) District.** The R-S, small lot residential district is intended to allow either attached or detached single-family dwellings, and similar and related compatible uses.
- C. Two-Family Residential (R2) District.** The R-2, two-family residential district is intended to allow two dwellings per lot, either detached single-family dwellings or duplexes, and similar and related compatible uses.
- D. ~~Attached~~ Multi-Family Housing (R3) District.** The R-3, ~~attached~~ multi-family housing district is intended for a range of high density and multiple-family housing. The types of land use intended for the R-3 zoning district include apartments, condominiums, townhomes, small lot cluster housing, and similar and related compatible uses.
- E. Residential Mixed Use (RMU) District.** The residential mixed-use district is intended to promote a variety of residential uses/dwelling types and the flexible citing of uses that are typically considered to be compatible with residential development. The RMU

zoning district establishes a mix of uses, through the use of overlay zones, to ensure that different residential uses and densities will be successfully integrated into desirable, cohesive residential neighborhoods. The RMU zoning district shall always be applied in conjunction with either the DS (Development Standards) or SA (Special Area) overlay zones. (Also see Chapter 19.18.)

19.10.020 Permitted use types.

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”; and
- C.** Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

	R1	RS	R2	R3	RMU
AGRICULTURE AND OPEN SPACE USE TYPE					
Animal Keeping	P	P	P	P	P
Resource Protection and Restoration	P	P	P	P	P
Resource Related Recreation	P	P	P	P	P
CIVIC USE TYPES					

	R1	RS	R2	R3	RMU
Community Assembly	CUP	CUP	CUP	P	P
Community Services	CUP	CUP	CUP	CUP	P
Essential Services	P	P	P	P	P
Schools, Elementary and Secondary	P	P	P	P	P
Schools, <u>Public</u> /Private Elementary and Secondary	CUP	CUP	CUP	CUP	P
Power Generating Facilities ⁽³⁾					
Emergency	P	P	P	P	P
Passive Power	P	P	P	P	P
RESIDENTIAL USE TYPES					
Accessory Dwelling Units ⁽¹⁾	P	P	P	P	P
Community Care Facilities, Small	P	P	P	P	P
Community Care Facilities, Large	CUP	CUP	CUP	P	P
Dwelling ⁽⁵⁾					
Multi-Family	-	-	-	P	P
Single-Family	P	P	P	P	P
Two-Family	-	-	P	P	P
Family Day Care Homes, Small	P	P	P	P	P
Family Day Care Homes, Large ⁽²⁾	A	A	A	A	P

	R1	RS	R2	R3	RMU
Mobile Home Park	CUP	CUP	CUP	CUP	P
Rooming and Boarding House	-	-	-	P	P
<u>Short-Term Rental</u> ⁽⁶⁾	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
COMMERCIAL USE TYPES					
Commercial Recreation, Residential Recreation Facilities	CUP	CUP	CUP	CUP	P
Community Care Facility	-	-	-	P	P
Day Care Center	CUP	CUP	CUP	CUP	P
Long-Term Care Facility	-	-	-	CUP	P
Neighborhood Commercial	-	-	-	CUP	P
TRANSPORTATION AND COMMUNICATION USE TYPES					
Telecommunication Facilities ⁽⁴⁾	AP/CUP	AP/CUP	AP/CUP	AP/CUP	AP/CUP

Notes:

- (1) Accessory dwelling/junior accessory dwelling units are only permitted within areas zoned to allow single-family, two-family or multi-family residential use and must be located on a lot that contains an existing or proposed single-family, two-family or multi-family dwelling unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling/junior accessory dwelling unit regulations.
- (2) See Chapter 19.46 for large family day care home regulations.
- (3) See Chapter 19.55 for power generating facilities requirements.
- (4) See Chapter 19.34 for antennas and communications facilities requirements.

(5) Transitional housing and supportive housing are considered residential use types.

[\(6\) Short-Term Rentals are only permitted in a single-family dwelling unit. See Chapter 4.25 for additional Short-Term Rental requirements.](#)

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
Minimum Lot Size						
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	

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3 ⁽²⁾	RMU
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	1 dwelling	1 dwelling	1 dwelling	2 dwellings ⁽¹⁾	As provided by General Plan, but a minimum	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
					of 3 dwellings	
Maximum number of accessory dwelling/ junior accessory dwelling units per lot ⁽¹¹⁾	Up to 12 dwellings	Up to 12 dwellings	Up to 12 dwellings	Up to 12 dwellings	Up to 12 dwellings	Up to 12 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards						
Setbacks (minimum) See Chapter 19.22 for setbacks for accessory structures.						

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8),} (10)	R2	R3⁽²⁾	RMU
Front ⁽⁹⁾	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	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth	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
			living space; 18 ft minimum driveway depth ⁽⁶⁾			
Sides ⁽⁹⁾	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 floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	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
Rear	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⁾

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8),} (10)	R2	R3⁽²⁾	RMU
Site-Lot Coverage <u>(primary buildings)</u>	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	May only be permitted upon approval of an Administrative Permit					

	Requirement by Zoning District					
	R1	RS with attached sidewalk ⁽¹⁰⁾	RS with separated sidewalk ^{(8), (10)}	R2	R3⁽²⁾	RMU
feet in area⁽¹²⁾						

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (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 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 ~~One~~-accessory dwelling/junior accessory dwelling units ~~is~~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 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 ~~driveways and~~ corner lots, as defined in Section 19.95.030 of this code, shall not exceed ~~two~~three feet

in height, except that trees exceeding ~~two~~-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 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.

Chapter 19.12

COMMERCIAL ZONES

19.12.020 Permitted use types.

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”; and
- C.** Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

COMMERCIAL ZONE DISTRICTS PERMITTED USES

	BP	NC	CC	GC	HC	RC	CMU
AGRICULTURAL AND OPEN SPACE USE TYPES							
Resource Protection and Restoration	CUP	CUP	CUP	CUP	CUP	CUP	P
Resource Related Recreation	P	P	P	P	P	CUP	P
CIVIC USE TYPES							
Community Assembly	CUP	P	P	P	-	-	P
Community Services	P	CUP	P	P	P	P	P
Essential Services	P	P	P	P	P	P	P

	BP	NC	CC	GC	HC	RC	CMU
Hospital Services							
General Hospital Services	-	-	CUP	CUP	-	-	P
Psychiatric Hospital Services	-	-	CUP	CUP	-	-	P
Libraries and Museums, Private	-	CUP	P	P	P	P	-
Public Parking Services	P	P	P	P	P	P	P
Schools							
College and University	A	-	P	P	-	P	P
Elementary and Secondary	P	P	P	P	P	P	P
<u>Public</u> /Private Elementary and Secondary	-	CUP	CUP	CUP	-	-	P
Social Services							
Emergency Shelter ⁽⁵⁾	-	-	-	CUP	CUP	-	CUP

	BP	NC	CC	GC	HC	RC	CMU
Food Distribution ⁽³⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Food Service ⁽⁴⁾	-	-	-	A/CUP	A/CUP	-	A/CUP
Power Generating Facilities ⁽⁹⁾							
Emergency	A	A	A	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P	P	P	P
RESIDENTIAL USE TYPES							
Accessory Dwelling Units (11)	-	CUP P	CUP P	CUP P	CUP P	-	P
Caretaker/Employee Housing	-	CUP	CUP	CUP	CUP	CUP	P
Dwelling ⁽¹⁰⁾							
Multi-Family- ⁽⁺⁾	-	CUP	CUP	-	-	-	P
Single-Family- ⁽⁺⁾	-	CUP	CUP	CUP	CUP	-	P
Two-Family	-	CUP	CUP	CUP	CUP	-	P

	BP	NC	CC	GC	HC	RC	CMU
Family Day Care Home, Small	P	P	P	P	-	P	P
Family Day Care Home, Large	CUP	CUP	CUP	CUP	-	CUP	P
Single Room Occupant ⁽⁺⁾	-	-	-	-	-	-	CUP
COMMERCIAL USE TYPES							
Adult Oriented Businesses (2)	-	-	-	P	-	P	P
Animal Sales and Service							
Grooming and Pet Stores	-	P	P	P	-	P	P
Kennels	-	-	-	-CUP	-CUP	-CUP	P
Veterinary Clinic	-	CUP	P	P	-	-	P
Veterinary Hospital	-	-	CUP	CUP	-	-	P
Automotive and Equipment							
Automotive Body and Equipment Repair	-	-	-	CUP	-	CUP	CUP

	BP	NC	CC	GC	HC	RC	CMU
Automotive Rentals	-	-	-	P	P	P	P
Automotive Repairs	-	-	CUP	P	P	P	P
Automotive Sales	-	-	CUP	P	-	P	P
Car Wash and Detailing	-	-	CUP	P	-	P	P
Commercial Parking	P	-	-	P	P	-	P
Gasoline Sales ⁽¹²⁾	CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Heavy Equipment Rental and Sales	-	-	-	P	-	P	P
Banks and Financial Services	P	P	P	P	-	P	P
Bars and Drinking Places	-	-	P	P	-	P	P
Broadcasting and Recording Studios	P	-	-	P	-	-	P
Building Material Stores	-	-	CUP	P	-	P	P
Business Support Services	P	-	P	P	-	-	P
Commercial Recreation							

	BP	NC	CC	GC	HC	RC	CMU
Amusement Center	-	CUP	P	P	-	P	P
Indoor Entertainment	-	-	P	P	-	P	P
Indoor Sports and Recreation	-	-	P	P	-	P	P
Large Amusement Complexes	-	-	-	CUP	CUP	P	P
Outdoor Entertainment	-	-	-	CUP	-	CUP	P
Outdoor Sports and Recreation	-	-	-	P	CUP	P	P
Community Care Facility	P	P	P	P	-	-	P
Day Care Center	P	P	P	P	-	P	P
Eating and Drinking Establishments							
Fast Food with Drive-Through ⁽¹²⁾	-	-	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP
Convenience	P	P	P	P	P	P	P
Full Service	P	P	P	P	P	P	P

	BP	NC	CC	GC	HC	RC	CMU
Food and Beverage Retail Sales	-	-	P	P	-	-	P
Funeral and Interment Services	-	-	P	P	-	-	P
Lodging Services	-	-	P	P	P	P	P
Long Term Care Facility	CUP	CUP	P	P	-	-	P
Maintenance and Repair	-	P	P	P	-	-	P
Medical Services, General	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	-	-	-	-	P
Nightclubs ⁽⁶⁾	-	-	CUP	CUP	-	CUP	CUP

	BP	NC	CC	GC	HC	RC	CMU
Nursery, Retail	-	-	-	P	-	P	P
Offices, Professional	P	P	P	P	-	P	P
Personal Services	P	P	P	P	P	P	P
Retail Sales and Services	-	-	P	P	P	P	P
Specialized Education and Training							
Vocational Schools	-	-	P	P	-	-	P
Specialty Schools	-	CUP	P	P	-	P	P
Storage, Personal Storage Facility	-	-	CUP	P	-	-	P
INDUSTRIAL USE TYPES							
Laundries, Commercial	-	-	CUP	CUP	-	-	P

	BP	NC	CC	GC	HC	RC	CMU
Printing and Publishing	-	-	-	CUP	-	-	P
Research Services	-	-	-	P	-	-	P
Wholesaling and Distribution, Light	-	-	-	P	-	-	P
TRANSPORTATION AND COMMUNICATION USE TYPES							
Heliport	CUP	CUP	CUP	CUP	CUP	CUP	P
Intermodal Facilities ⁽⁸⁾	CUP	CUP	CUP	CUP	CUP	CUP	P
Telecommunication Facilities ⁽⁷⁾	P/A/CU P	P/A/CUP	P/A/C UP	P/A/CU P	P/A/CUP	P/A/C UP	P/A/CU P

Notes:

- (1) ~~Dwellings or single room occupants are principally permitted on the second floor of buildings in the historic district and the central business district. In all other instances, dwellings in the historic district and the central business district require a Conditional Use Permit.~~ [Reserved.](#)

- (2) Additional requirements are contained in Chapter 19.32.

- (3) Additional requirements are contained in Chapter 19.40.
- (4) Additional requirements are contained in Chapter 19.39.
- (5) Additional requirements are contained in Chapter 19.38.
- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types.
- (11) Accessory dwelling [/junior accessory dwelling](#) units are only permitted within areas zoned to allow single-family, [two-family](#) or multi-family [residential](#) use and must be located on a lot that contains an existing or proposed single-family, [two-family or multi-family](#) dwelling unit [which has an approved CUP](#) as defined in Sections [19.08.080\(F\)\(1\) and \(F\)\(2\)](#) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling [/junior accessory dwelling](#) unit regulations.
- (12) [A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: \(a\) properties with a residential zoning designation; \(b\) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and \(c\) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.](#)

Chapter 19.14

INDUSTRIAL AND MANUFACTURING ZONES

19.14.020 Permitted use types.

Primary uses are permitted in industrial zones subject to the requirements of this title as designated below:

- A. Principally permitted use, designated as “P”;
- B. Conditionally permitted use, designated as “CUP”; and
- C. Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

INDUSTRIAL ZONE DISTRICTS PERMITTED USES

	MP	M1	M2	MMU
AGRICULTURAL AND OPEN SPACE USE TYPES				
Agricultural	-	P	P	P
Resource Protection and Restoration	P	P	P	P
CIVIC USE TYPES				
Community Assembly	CUP	CUP	CUP	P
Community Services	P	P	P	P
Essential Services	P	P	P	P

	MP	M1	M2	MMU
Intensive Public Facilities	-	-	CUP	P
Power Generating Facilities ⁽⁷⁾				
Emergency	A	A	A	A
Supplemental/Individual Use	CUP	CUP	CUP	CUP
General Power Production	CUP	CUP	CUP	CUP
Passive Power	P	P	P	P
Public Parking Services	P	P	P	P
Schools				
College and University	P	P	CUP	P
Public /Private Elementary and Secondary	CUP	-	-	P
Social Services				
Emergency Shelter ⁽⁴⁾	P	CUP	CUP	CUP
Food Distribution ⁽²⁾	-	A/CUP	A/CUP	A/CUP
Food Service ⁽³⁾	-	A/CUP	A/CUP	A/CUP
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	CUP	A	A	P

	MP	M1	M2	MMU
COMMERCIAL USE TYPES				
Adult Oriented Businesses	-	P	P	P
Animal Sales and Service				
Kennels	-	P	P	P
Veterinary Clinic	P	P	P	P
Veterinary Hospital	-	P	P	P
Automotive and Equipment				
Automotive Body and Equipment Repair	CUP	P	P	P
Automotive Rental	CUP	CUP	-	P
Automotive Repairs	P	P	CUP	P
Automotive Sales	CUP	-	-	P
Car Wash and Detailing	P	P	CUP	P
Commercial Parking	P	P	P	P
Gasoline Sales ⁽⁸⁾	P/ <u>CUP</u>	P/ <u>CUP</u>	P/ <u>CUP</u>	P/ <u>CUP</u>
Heavy Equipment Rental and Sales	CUP	P	P	P
Impound Yards	CUP	CUP	P	P

	MP	M1	M2	MMU
Broadcasting and Recording Studios	P	P	P	P
Building Material Stores	P	P	P	P
Business Support Services	P	P	CUP	P
Commercial Recreation				
Indoor Entertainment	CUP	CUP	CUP	P
Indoor Sports and Recreation	P	P	P	P
Large Amusement Complexes	-	CUP	CUP	P
Outdoor Entertainment	-	CUP	CUP	P
Outdoor Sports and Recreation	CUP	P	P	P
Eating and Drinking Establishments, Convenience ⁽⁸⁾	P/CUP	P/CUP	P/CUP	P/CUP
Maintenance and Repair	P	CUP	CUP	P
Medical, General	-	-	-	-
Neighborhood Commercial	P	CUP	CUP	P
Nightclubs ⁽¹⁾	CUP	CUP	CUP	P
Nursery, Retail	CUP	P	P	P

	MP	M1	M2	MMU
Offices, Professional	P	P	P	P
Personal Services	P	CUP	CUP	P
Retail Sales and Services	P	-	-	P
Specialized Education and Training				
Vocational Schools	P	P	CUP	P
Specialty Schools	P	P	CUP	P
Storage, Personal Storage Facility	P	P	P	P
INDUSTRIAL USE TYPES				
Day Care Center, Secondary (Employees Only)	CUP	CUP	-	CUP
Equipment and Materials Storage Yards	-	CUP	P	P
General Industrial	-	CUP	P	P
Hazardous Materials Handling	-	CUP	P	P
Laundries, Commercial	P	P	P	P
Light Manufacturing	P	P	P	P
Printing and Publishing	P	P	P	P

	MP	M1	M2	MMU
Recycling, Scrap and Dismantling				
Enclosed	P	P	P	P
Unenclosed	-	CUP	P	P
Research Services	P	P	P	P
Specialized Industrial	CUP	CUP	CUP	P
Wholesale and Distribution				
Light	P	P	P	P
Heavy	-	CUP	P	P
TRANSPORTATION AND COMMUNICATION USE TYPES				
Antennas and Communications Facilities ⁽⁵⁾				
Developed Lot	P	P	P	P
Undeveloped Lot	CUP	CUP	CUP	CUP
Heliport	-	CUP	CUP	P
Intermodal Facilities ⁽⁶⁾	P	P	P	P
Telecommunication Facilities ⁽⁵⁾	P/AP/CUP	P/AP/CUP	P/AP/CUP	P/AP/CUP

Notes:

(1) Additional requirements are contained in Chapter 19.49.

(2) Additional requirements are contained in Chapter 19.40.

(3) Additional requirements are contained in Chapter 19.39.

(4) Additional requirements are contained in Chapter 19.38.

(5) Additional requirements are contained in Chapter 19.34.

(6) Additional requirements are contained in Chapter 19.36.

(7) Additional requirements are contained in Chapter 19.55.

(8) A conditional use permit is required for fast food with drive through establishments or gasoline sales establishments contiguous to: (a) properties with a residential zoning designation; (b) parcels designated as a public utilities easement or landscape easement which are contiguous to a property having a residential zoning designation; and (c) any other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet which is contiguous to a property having a residential zoning designation. A conditional use permit is not required for these uses if the subject parcel is separated from properties with a residential zoning designation by a public roadway.

19.14.030 Industrial zone general development standards.

A. General. Permitted uses and structures shall comply with the City's adopted Community Design Guidelines, applicable specific plans, and any other applicable requirements of this title.

B. Maximum Height. Notwithstanding these requirements, maximum height limits in the industrial/business park (MP), light industrial (M1), and general industrial (M2) are as follows unless otherwise modified by an approved Design Review Permit or specific plan:

Zoning District	Height Limit
Industrial/Business Park (MP)	35'
Light Industrial (M1)	50'
General Industrial (M2)	50'

Chapter 19.16

CIVIC AND RESOURCE PROTECTION ZONES

19.16.020 Permitted use types.

Primary uses are permitted in civic and resource protection zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”; and
- C.** Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

CIVIC AND RESOURCE PROTECTION ZONE DISTRICTS PERMITTED USES

	PR	OS	P/QP	UR
AGRICULTURAL AND OPEN SPACE USE TYPES				

	PR	OS	P/QP	UR
Agricultural	-	P	-	P
Animal Keeping	-	-	-	P
Resource Protection and Restoration	P	P	P	P
Resource Related Recreation	P	P	P	P
CIVIC USE TYPES				
Community Assembly	P	CUP	P	-
Community Services	P	P	P	-
Essential Services	P	P	P	P
Hospital Services				
General	-	-	P	-
Psychiatric	-	-	P	-
Intensive Public Facilities	-	-	P	-
Libraries and Museums, Private	P	CUP	P	-
Power Generating Facilities ⁽¹⁾				
Emergency	-	-	P	-
Supplemental/Individual Use	-	-	CUP	-
General Power Production	-	-	CUP	-

	PR	OS	P/QP	UR
Passive Power	-	-	P	-
Public Parking Services	-	-	P	-
Schools				
College and University	-	-	P	-
Elementary and Secondary	P	-	P	-
<u>Public</u> /Private Elementary and Secondary	-	-	CUP	-
RESIDENTIAL USE TYPES				
Caretaker/Employee Housing	A	-	A	A
Dwelling, Single-Family ⁽³⁾	CUP	-	CUP	A
Commercial Recreation				
Indoor Sports and Recreation	P	-	P	-
Large Amusement Complex	CUP	-	-	-
Outdoor Entertainment	CUP	-	CUP	-
Outdoor Sports and Recreation	CUP	-	CUP	-
Day Care Center	P	-	P	-
TRANSPORTATION AND COMMUNICATION USE TYPES				

	PR	OS	P/QP	UR
Telecommunication Facilities ⁽²⁾	P/A/CUP	A/CUP	P/A/CUP	A/CUP

Notes:

(1) Additional requirements are contained in Chapter 19.55.

(2) Additional requirements are contained in Chapter 19.34.

(3) Transitional housing and supportive housing are considered residential use types.

Chapter 19.18

OVERLAY AND SPECIAL PURPOSE ZONES

19.18.050 Planned development (PD) district.

A. Purpose. The planned development district is a special purpose district and may be established with the approval of a Zoning Ordinance amendment pursuant to Chapter 19.86 of this title. It is intended to be applied in circumstances where:

1. Existing planned development districts cannot be readily converted to a new zoning district which have been adopted as of the effective date of the ordinance codified in this title; or
2. The desired mix of uses cannot be achieved with a residential, commercial or industrial mixed use district when combined with a special area overlay.

In these instances, the planned development (PD) district may be applied to parcels of land of any size that are deemed suitable by the Council for proposed development.

B. Designation on the Zoning Map. Following the effective date of the ordinance codified in this title, all established PD districts shall be designated on the Zoning Map by the symbol “PD” followed by an ordinance number. The ordinance number shall refer to the ordinance which adopted the PD district.

C. Allowable Land Uses. The PD district shall specify all use types, pursuant to Chapter 19.08, which are permitted within the district. In amending this title to apply the PD zoning district, the Council may permit any use within the PD district that is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and consistent with the General Plan and any applicable specific plan.

D. Property Development Standards. In order to allow maximum flexibility in designing a project compatible with the physical features of the property, its intended uses and the objectives of this chapter, minimum property development standards shall be developed within each individual PD district. The Council shall determine appropriate amounts of landscaping, open space, setbacks and distances between buildings, and other development standards as are appropriate for the specific uses requested at the time of consideration of the PD district. These standards shall be adopted by ordinance. The applicant shall submit the proposed development standards with the application for a Zoning Ordinance amendment. Such information shall be submitted in a form as specified by the Planning Manager.

The development standards shall contain the following information:

1. A statement regarding the purpose of the zone and the character of the design which is to be accomplished;

2. A list of proposed land uses, including: uses to be permitted by right, uses which may be permitted through Administrative Permit approval, uses that may be permitted by a Conditional Use Permit, and permitted accessory uses;
3. A list of development standards for main and accessory buildings, including: setbacks, building height, maximum and minimum floor area ratios, parking, landscaping, fencing, screening, architectural projections;
4. Graphic and written materials depicting conceptual building, landscape and sign design standards for scale, form, materials and textures, and physical arrangements between buildings; and
5. Subdivision development standards including minimum lot dimensions, minimum lot sizes, access to public and private streets and any other information deemed to be necessary by the planning and redevelopment department.

E. Establishment of Planned Development District. In adopting a PD district, the Council shall consider whether the proposed PD district achieves the intended purpose of this section and the recommendations of the Planning Commission. In submitting its recommendation to the Council, the Planning Commission shall make findings on the following:

1. Whether the proposal is consistent with the General Plan and any applicable specific plan and the extent to which the PD district is necessary to implement policies and objectives of any applicable plan;
2. Whether the PD district provides for building types and uses which are well designed, ~~well-coordinated~~well-coordinated, and attractive;

3. Whether the PD district is compatible with the surrounding land uses; and
4. Whether the PD district is consistent with adopted design guidelines.

F. Development Entitlement Requirements.

1. PD Districts Established Prior to Effective Date. Land uses and development proposed within a PD district established prior to the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V.

Depending on the project type (i.e. commercial or residential) the appropriate permit (i.e., DRP, DRPMOD, AP etc.), as required by Article V of this title will be determined by the Planning Manager. The permit shall include design and development criteria for land uses and development consistent with the purpose of the PD district.

2. PD Districts Established Following the Effective Date of the Ordinance Codified in this Title. Land uses and development proposed within a PD district established concurrently or following the effective date of the ordinance codified in this title shall be subject to the permit requirements of Article V.

G. Concurrent Design Review. A Design Review Permit (DRP) or Design Review Permit for Residential Subdivisions (DRRS), depending on the project type and as outlined in Chapter 19.74 (Permit and Variance Requirements), shall be obtained concurrently with the determination and establishment of the PD district.

Chapter 19.22

ACCESSORY USES AND STRUCTURES

19.22.020 Accessory uses.

A. Accessory Uses Encompassed by Primary Use. In addition to the primary uses expressly included in a use classification, each use classification shall be deemed to include such accessory uses which are specifically identified by these regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary uses. It shall be the responsibility of the [Planning](#) Manager to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary use, based on the [Planning](#) Manager's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the primary uses and the relationship between the proposed accessory use and the primary use. Determinations by the [Planning](#) Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the [Planning](#) Manager.

B. Accessory Uses Subject to Regulations. Accessory uses shall be regulated in the same manner as the primary uses within each use classification, except as otherwise expressly provided by these regulations.

C. Permitted Accessory Uses for a Dwelling Use Type.

1. Home occupation, as permitted in Chapter 19.42.
2. Garage/yard sales, with the following limitations:
 - a. Three sales per calendar year at the same address;
 - b. Not to exceed three calendar days per event; and

- c. Operating during daylight hours only.
- 3. Off-street parking areas and parking structures for use by persons living, or visiting the premises.
- 4. Repair and maintenance of automobiles or other vehicles if work is being done on a vehicle registered to a resident of the premises, or not more than one automobile or other vehicle at a time if work is being done on a vehicle registered to someone other than a resident of the premises. Notwithstanding the above, repair or maintenance of any tractor trucks or semi-trucks is not permitted in any residential zone district.
- 5. Rental and sales offices for the leasing and sales of units located in the same apartment or condominium complex.

D. Permitted Accessory Uses for Schools, Community Assembly and Community Services Use Types.

- 1. Recycling collection center for collection of newspapers only, by nonprofit organizations, when operated in conformance with Chapter 19.56 (Recycling Collection Centers).
- 2. Fundraising sale and events.

E. Permitted Accessory Uses for Commercial and Industrial Use Types.

- 1. Automatic teller machine.
- 2. Cafeteria, delicatessen and food vending with an area of less than 1,000 square feet.
- 3. Fleet storage of company owned vehicles within a parking lot.
- 4. Open air vending facilities, as permitted by Chapter 19.50.

5. Outdoor storage, provided that:
 - a. All outdoor storage in commercial zones shall be screened from public view through a combination of building design, landscaping and berming, and or location. Any outdoor storage that is not completely screened, as determined by the Planning Manager, is subject to an Administrative Permit;
 - b. There shall be no visible storage of motor vehicles, trailers, airplanes, boats, or their composite parts except where authorized by an automobile, trailer, airplane, or boat sales business in commercial zones.
6. Recreational facilities (indoors or outdoors) for use of employees. Such facilities include but are not limited to: basketball courts, ballfields, putting greens and volleyball courts.
7. Recycling collection center, as permitted by Chapter 19.56.
8. Used goods collection center, as permitted by Chapter 19.68.
9. Plazas.
10. Caretaker residence when associated with a personal storage facility.

19.22.030 Accessory structures.

A. Accessory Structures Included With Permitted Uses. In addition to the primary structures associated with permitted uses, each use classification shall be deemed to include such accessory structures which are specifically identified by these regulations, and such other accessory structures which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such primary structures. It shall be the

responsibility of the [Planning](#) Manager to determine if a proposed accessory structure is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the primary structure, based on the [Planning](#) Manager's evaluation of whether the proposed accessory structure is necessary or customarily associated with the use for which the development was constructed. Determinations by the [Planning](#) Manager shall be subject to appeal pursuant to Chapter 19.80, and a record of all such determinations shall be maintained by the [Planning](#) Manager. All accessory structures shall be located in compliance with all other applicable requirements of the zone district in which they are located and any other permits required (e.g., Design Review Permit).

B. Accessory Structures Subject to Regulations. Accessory structures shall be regulated in the same manner as the primary structures within each zoning district, except as otherwise expressly provided by these regulations. Accessory structures may be established concurrently or following the construction of a primary structure.

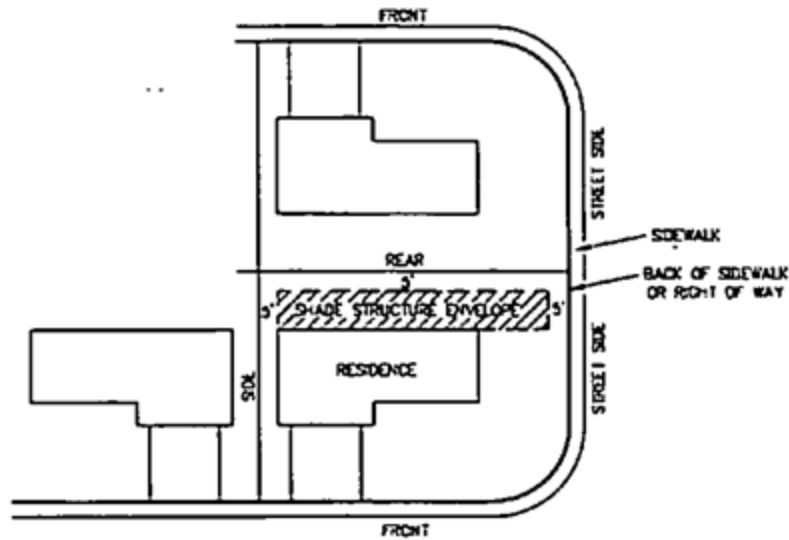
C. Permitted Accessory Structures to Dwelling Use Type (Single-Family and Two-Family):

1. Decks and Balconies. Uncovered decks under 30 inches in height [at the top of the deck sheathing](#) are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony [\(uncovered or covered\)](#) which is 30 inches or taller in height, ~~as-when measured from the pad grade of the parcel at the foundation of the house and maintaining a level plane to the highest point of the deck sheathing~~ [as outlined in Section 19.95.030\(H\)\(1\) \(Height, Building and Other Structures\)](#), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard

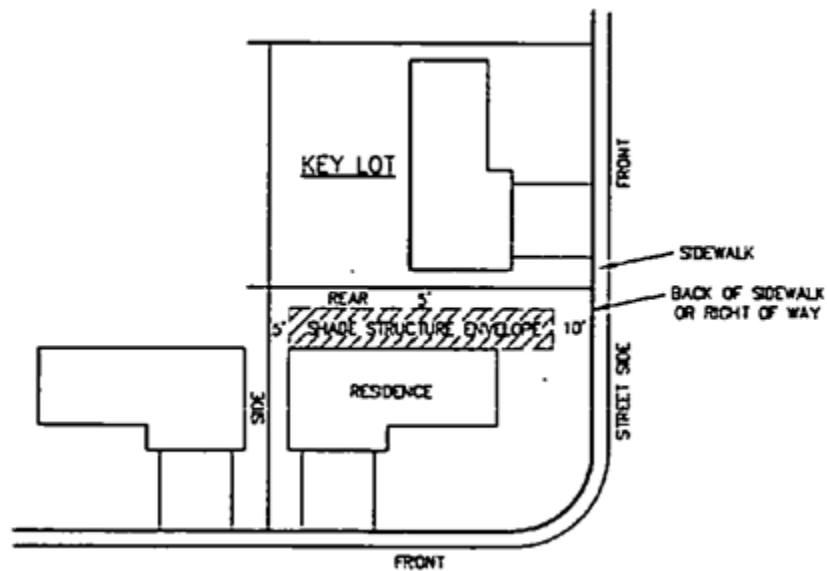
setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

2. Unenclosed structures, including, but not limited to, shade structures, carports, boat and RV covers, patio covers and gazebos [located on the ground floor](#). Such structures ~~are not subject to any site coverage requirements but~~ are subject to the following requirements:

- a. The structure shall not enclose any area equal to or greater than 20 percent on any side not attached to the residence;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. Less than seven feet in height:
 - i. Interior Lot. Unenclosed structures less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback;
 - ii. Corner Lot. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;



iii. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.



- d. Greater than seven feet in height.
- i. The structure shall maintain the required front yard setback and a five-foot rear and side yard setback;

ii. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot; Structures integrated into the existing roofline of the primary structure, and exceeding the height limit, shall be considered attached to (and part of) the primary structure for purposes of this article;

iii. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;

iv. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way.

3. Enclosed structures ~~less than 120 square feet and~~ are subject to the following requirements:

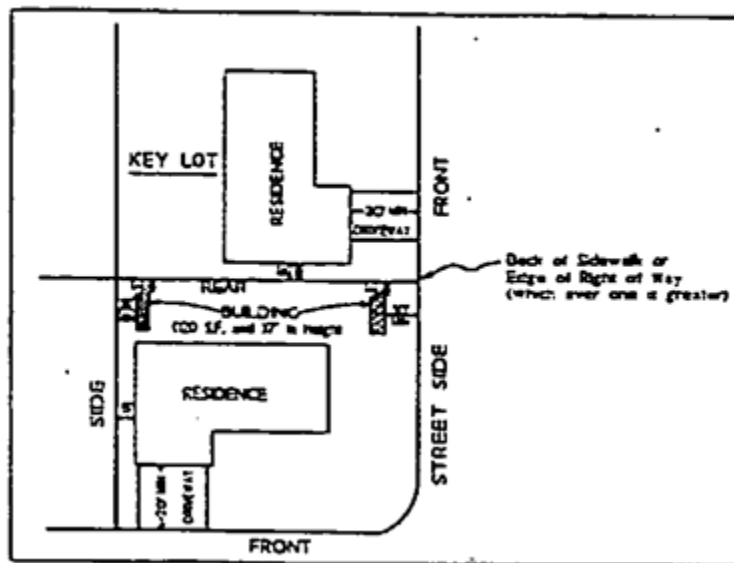
a. Less than seven feet in height.

~~i. Interior Lot. Detached buildings or structures less than or equal to 120 square feet in floor area and less than seven feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.~~

~~ii. Corner Lot. On the street side of a corner lot the building or structure shall be setback to maintain a five foot setback from the back of the sidewalk, or in the absence of a sidewalk, five feet from the back of the right of way.~~

~~iii. Corner Lot Adjacent to a Key Lot. On the street side of a corner lot adjacent to a key lot, the building or structure shall be setback to maintain a 10-foot setback from the back of sidewalk, or in the absence of a sidewalk, 10 feet from the back of the right-of-way.~~

- i. The minimum setback is 5 feet from the back of sidewalk or right-of-way, whichever is greater, on the street side for corner lots;
- ii. The minimum setback is 10 feet from the back of sidewalk or right-of-way, whichever is greater, when adjacent to a key lot; and
- iii. No setback is required adjacent to the rear or interior side property lines.



- b. Greater than seven feet in height:
 - i. The maximum height is 15 feet and one story;
 - ii. ~~Five~~The minimum setback is 5 feet from the rear and side property lines;

iii. [The minimum setback is](#) 12.5 feet from the back of sidewalk or edge of right-of-way on corner lots; and

iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.

~~4.—Enclosed Structure(s) Greater than 120 Square Feet. Enclosed structures located on the same lot that individually or cumulatively are equal to or greater than 120 square feet in floor area are subject to the following requirements:~~

~~a.~~ [a.](#) General.

i. If the building or structure is located within a required rear yard [setback](#), the total size of the building or buildings, cumulatively, shall be less than 50 percent of the required rear yard area.

ii. The required front yard of the applicable residential zone district shall be maintained.

iii. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s) [\(excluding Accessory Dwelling Units\)](#), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.

~~iv. —A minimum six-foot separation shall be maintained from any other building or structure located on the same lot.~~

[iv.](#) An extension of the main building or accessory building roof (e.g., a breezeway) may connect the accessory building to the primary building, but

it shall not be considered part of (attached to) the main (primary) building, except as specified below. The breezeway and accessory building must maintain required side yard setbacks, ~~as specified below in subsection (C)(5)(b). In addition, any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this article.~~

v. Any accessory structure located less than 6 feet from the primary building shall be considered attached to (and part of) the primary building for purposes of this article, and shall be subject to the development standards for the primary building. Additions to primary structures are regulated pursuant to Section 19.10.030 (Residential Zone General Development Standards).

~~vi. Additions to primary structures that exceed 700 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.~~

~~b. For buildings greater than seven feet in height, the following shall apply:~~

~~i. The maximum height is 15 feet and one story;~~

~~ii. Five feet from the rear and side property lines;~~

~~iii. 12.5 feet from the back of sidewalk or edge of right-of-way on corner lots; and~~

~~iv. For each foot in height above 10 feet, the required setback, except for the front yard setback, shall be increased by one foot.~~

~~c. — For buildings less than or equal to seven feet in height, the following setbacks shall be maintained:~~

~~i. Five feet from the back of sidewalk or right-of-way whichever is greater, on the street side for corner lots;~~

~~ii. 10 feet from the back of sidewalk or right-of-way whichever is greater when adjacent to a key lot; and~~

~~iii. — No setback is required adjacent to the rear or interior side property lines.~~

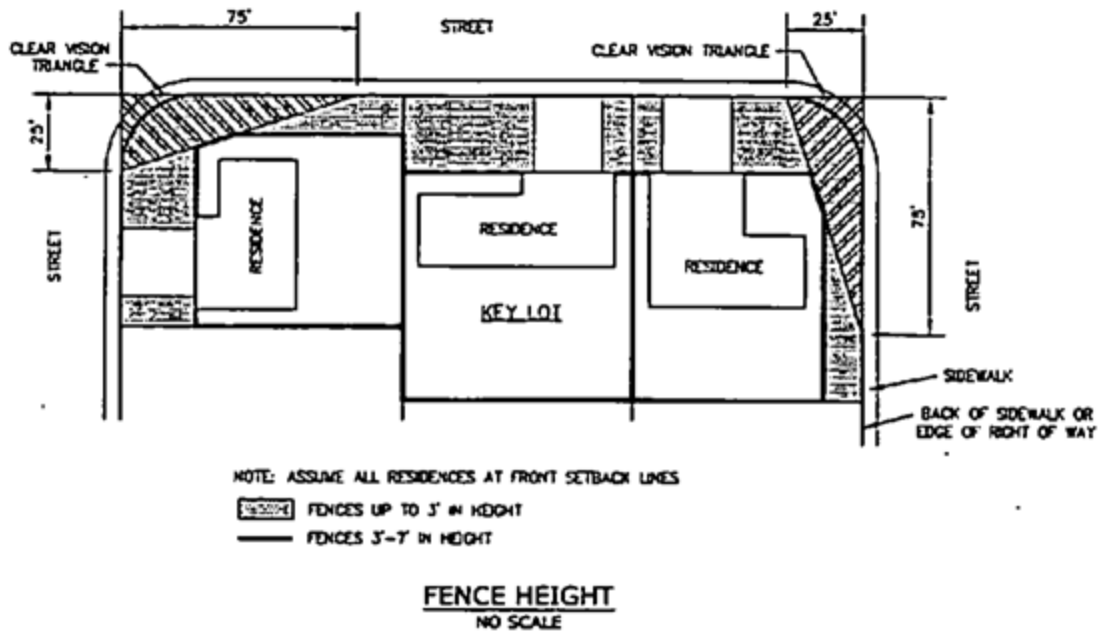
5. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located on a parcel consistent with the following requirements:

a. The maximum height shall be reduced to three feet if located:

i. Within a residential clear vision triangle (see Chapter 19.95, Definitions);

ii. Within a required front setback; or

iii. Within five feet of the back of the sidewalk₁ or in the absence of a sidewalk₂ the back of the right-of-way of a street-side for a corner lot₂ or within 10 feet of the back of the sidewalk₁ or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.



- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

6. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. Security facilities, including security gates and gate houses at a project entrance.

8. Antennas, including HAM radio, radio and television receiving antennas subject to requirements of Chapter 19.34.

9. Children's play equipment, including playsets, playhouses and tree houses.

10. Recreation facilities, including recreation activity courts and facilities (excluding associated fencing and netting), swimming pools, spas and hot tubs, which are customarily associated with residential use, are permitted in the rear and side yards. Recreational facilities shall not include automated pitching equipment or similar noise generating recreation equipment not typically associated with residential use.

11. Satellite Dishes. Satellite dishes as allowed in Chapter 19.34.

12. Entry Arbors. Entry arbors may be located within the required front yard setback provided they do not cover more than 25 square feet in area and do not exceed a height of 10 feet.

13. Landscape Features. Landscape features including fountains less than seven feet in height may be located within the front yard setback provided the feature is located outside of the clear vision triangle and does not exceed 25 square feet in area.

14. Mailboxes. United States Postal Service (USPS) mailboxes may be located within the required front yard setback provided the mailbox is located outside of the clear vision triangle and does not exceed six square feet in area. The mailbox must also comply with the USPS requirements.

15. Outdoor Living Elements. Outdoor living elements including but not limited to outdoor fireplaces and outdoor kitchens, are not permitted in the required front yard and shall adhere to the development requirements for Enclosed Accessory Structures.

1516. Exceptions to Setbacks. Notwithstanding the requirements of subsection A of this section, the following structures are permitted to encroach into the required development setbacks, as follows:

- a. Architectural features, such as, but not limited to: cornices, eaves and similar features, but not any flat wall may encroach up to two feet into any required setback.

1617. Exceptions to Accessory Structure Requirements. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

D. Permitted Accessory Structures to Dwelling Use Type (Multi-Family).

1. **Bicycle lockers and off-street parking areas.**
2. **Decks and Balconies.** Uncovered decks under 30 inches in height at the top of the deck sheathing are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony (uncovered or covered) of 30 inches or taller in height, ~~as measured from the pad grade of the parcel at the foundation of the dwelling and maintaining a level plane to the highest point of the deck sheathing~~ when measured as outlined in Section 19.95.030(H)(1) (Height, Building and Other Structures), shall maintain a minimum side yard setback of two times the required interior side yard setback for the primary structure, a rear yard setback of one-half the required rear yard setback for the primary structure, a 10-foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030(B).

3. **Unenclosed structures**, including detached shade structures, covered patios, arbors, and gazebos located on the ground floor. Such structures are ~~not subject to any site coverage requirements but are~~ subject to the following requirements:

- a. The structure shall not enclose any area equal to or greater than 20 percent on any side;
- b. The structure shall not be constructed of materials which would create a year round livable area;
- c. The structure shall not exceed 15 feet in height and one story. For each foot in height above 10 feet the required setback, except the front yard setback, shall be increased by one foot;
- d. The structure shall maintain a 15-foot front yard setback and a five-foot rear and side yard setback;
- e. On the street side of a corner lot, the structure shall maintain a five-foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right-of-way;
- f. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a 10-foot setback as measured from the back of the sidewalk or right-of-way; and
- g. The size or location of the structure does not violate any requirements of an approved site review, design review or Administrative Permit.

4. Fences and Walls. A maximum seven-foot high fence (including lattice and similar attachments) or wall may be located anywhere on a parcel consistent with the following requirements:

- a. The maximum height shall be reduced to three feet if located:
 - i. Within a residential clear vision triangle (see Chapter 19.95 Definitions);
 - ii. Within a required front setback; or
 - iii. Within five feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot, or within 10 feet of the back of the sidewalk, or in the absence of a sidewalk, the back of the right-of-way of a street-side for a corner lot adjacent to a key lot.
- b. When there is a difference in the ground level between two adjoining parcels, the height of any fence or wall constructed along a common property line shall be determined by using the finished grade of the highest contiguous parcel.
- c. The height of a fence or wall may be increased a maximum of one foot to provide for noise attenuation or buffering of adjacent land uses, subject to approval of an Administrative Permit. Fences and walls in excess of eight feet may be permitted subject to the approval of a Conditional Use Permit.
- d. The provisions of this section shall not apply to any fence or wall required by any law or regulation of the City or state.

5. Flag Poles. The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

6. **Security facilities**, including security gates and gate houses at a project entrance.
7. **Antennas**, including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.
8. **Recreation facilities**, including recreation activity courts and facilities, children's play equipment, swimming pools, spas and hot tubs.
9. **Satellite Dishes**. Satellite dishes as allowed in Chapter 19.34.
10. **Signs**, as permitted by Title 17 of this Code.
11. **Transit facilities**.
12. **Trash enclosures and recycling facilities**.
13. **Exceptions to Accessory Structure Requirements**. Unless otherwise noted that a Conditional Use Permit is required, an exception to the requirements of this section may be approved subject to the approval of an Administrative Permit.

E. Permitted Accessory Structures to Commercial and Industrial Use Types.

1. **Bicycle lockers, and off-street parking areas and structures**.
2. **Unenclosed structures**, including arbors and gazebos.
3. **Detached enclosed storage**.
4. **Detached unenclosed storage buildings and pole buildings** associated with the outdoor display of building materials, nursery stock, or other materials which are typically displayed outdoors or under a canopy.
5. **Fences and walls**, except that no fence or wall in excess of three feet may be located within a commercial clear vision triangle (see Definition);

6. **Flag Poles.** The pole may be a maximum of 35 feet in height and shall maintain a minimum five-foot setback from any property line.

7. **Security facilities,** including security gates and gate houses at a project entrance.

8. **Antennas,** including HAM radio, radio and television receiving antennas subject to the requirements of Chapter 19.34.

9. **Recreation facilities,** including recreation activity courts and facilities for use by employees.

10. **Satellite Dishes.** Satellite dishes as allowed in Chapter 19.34.

11. **Signs,** as permitted by Title 17 of this Code.

12. **Transit facilities.**

13. **Trash enclosures and recycling facilities.**

F. Prohibited Accessory Uses and Structures Within All Zone Districts and Use Types.

1. **Outdoor Storage.** Storage of loose rubbish, garbage, junk or their receptacles shall not be visible from any public right-of-way. Outdoor storage of other materials and equipment may be permitted consistent with the use types and permit requirements of Article II of this title.

2. **Vehicles for Sale.** No vehicles shall be stored or displayed for sale on any undeveloped parcel or on any property zoned for commercial or industrial uses except where authorized for automobile sales pursuant to this title.

3. Fences. The use of barbed wire, electrified fence, razor wire or similar security devices in conjunction with any fence, wall, or hedge, or by itself is prohibited, except in the following circumstances:

- a. For security purposes in non-residential zones, where the barbed wire, electrified wire, or razor wire is located a minimum of six feet above the ground;
- b. Where property is zoned urban reserve and is still being primarily utilized for agricultural purposes; and
- c. Where required by any permit condition, law or regulation of the City or state.

Chapter 19.26

OFF-STREET PARKING AND LOADING

19.26.020 General off-street parking requirement.

All approved land uses shall be designed and developed to provide the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), and designed as required by Section 19.26.040 (Design and improvement of parking).

A. Accessible Parking. Parking lots shall include the number of accessible parking spaces as required by Title 24 of the California Code of Regulations. Accessible spaces count toward the total number of parking spaces required by Section 19.26.030. Accessible parking spaces shall be designed as provided in Section 19.26.040(A)(1)(a).

B. Company Vehicles. In addition to the number of off-street parking spaces required by Section 19.26.030 (Parking space requirements by use type), nonresidential uses

shall provide one parking space for each company vehicle that is parked on the site during normal business hours. These spaces may be located within a building.

C. Bicycle Spaces. Bicycle parking, at a minimum, shall be provided to comply with the California Building Code. Any bicycle space required as part of the Transportation System Management Plan can be counted to fulfill the requirements of this section.

D. Clean Air Vehicle and Electric Vehicle (EV) Charging Station Parking.

Parking lots shall include the number of clean air parking spaces and EV charging station spaces as required by Title 24 of the California Code of Regulations. Such spaces shall count towards the total number of parking spaces required by Section 19.26.030.

D.E. Accessibility and Usability. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The usability of required parking spaces shall be maintained as follows:

1. Required off-street parking spaces shall not be used for any purpose that at any time would prevent vehicles from parking in required parking spaces, except as permitted by Chapter 19.64 (Temporary Uses).
2. Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
3. All required parking spaces must be available for use by tenants, customers and visitors to the site at all times. Parking spaces shall not be reserved for an individual tenant or customer, or be reserved for a limited period of time.

4. When park and ride spaces are provided, such spaces may be counted towards the required parking for the project site provided the peak use of the project does not coincide with the park and ride reserved hours. Typically park and ride spaces are reserved for park and ride uses Monday through Friday from 6:30 a.m. to 6:30 p.m.

19.26.030 Parking space requirements by use type.

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

A. Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

1. Terms Used in Tables. The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

2. Civic use types shall provide off-street parking spaces as follows:

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Community Assembly	

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Places of Worship	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom
Club, Lodges, Meeting Halls	1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area
Public Community Facilities	As determined as part of the design review approval
Community Services	As determined as part of the design review approval
Essential Services	None
Hospital Services	
General Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Psychiatric Hospital Services	1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds
Intensive Public Facilities	As determined as part of the design review approval

CIVIC USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Libraries and Museums, Private	1 per 400 sq. ft.
Public Parking Services	As determined as part of the design review approval
Schools	
College and Universities	As determined as part of the design review approval
Public/Private Elementary, Middle and Junior High	2 per classroom, plus 60 lineal feet of loading area for every 100 students
High Schools	1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students
Social Services	
Emergency Shelter	1 per staff member, plus 1 per every 10 shelter residents
Food Distribution	1 per employee, plus 1 per every 500 sq. ft. of floor area
Food Service Facility	1 per employee, plus 1 per every 4 seats within facility

3. Residential use types shall provide off-street parking spaces as follows:

RESIDENTIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Accessory Dwelling Units	
Studios	None
1+ Bedrooms	1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units)
Caretaker/Employee Housing	2 per dwelling
Community Care Facility, Small	2 per dwelling
Community Care Facility, Large	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)
Dwelling	
Multi-Family	
Studio	1.5 per unit, plus guest parking (see below)
1 Bedroom	1.5 per unit, plus guest parking (see below)
2+ Bedrooms	2 per unit, plus guest parking (see below)
Senior Citizen Apartments	1 per unit, plus guest parking (see below)

Guest Parking	Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof
Single-Family and Two-Family	2 per dwelling
Family Day Care Home, Small	2 per dwelling plus 1 space for loading
Family Day Care Home, Large	2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B)
Mobile Home Park	2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof
Rooming and Boarding Houses	2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)

4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Adult Business Establishments	1 per 300 sq. ft.
Animal Sales and Service	

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Grooming and Pet Stores	1 per 300 sq. ft.
Kennels	Minimum 10 spaces
Veterinary Clinic	1 per 150 sq. ft.
Veterinary Hospital	1 per 150 sq. ft.
Automotive and Equipment	
Automotive Rentals	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area
Automotive Repairs	1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle
Automotive Sales	1 per 1,000 sq. ft. of indoor and outdoor display area
Car Wash and Detailing	
Full Service	10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Self-Service	4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking
Automatic Car Wash Service	1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking
Commercial Parking	As determined as part of the design review approval
Equipment Rental and Sales	1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area
Gasoline Sales	
With Neighborhood Commercial Sales	1 per 300 sq. ft. of commercial sales area with a 5 space minimum
Without Neighborhood Commercial Sales	5 spaces
With Repair	1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay
Impound Yards	1 per 250 sq. ft. of office plus 1 for every company vehicle

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Storage of Operable Vehicles	1 per 250 sq. ft. of office plus 1 for every company vehicle
Banks and Financial Institutions	1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord
Bars and Drinking Places	1 per 50 sq. ft.
Broadcasting and Recording Studios	As determined as part of the design review approval
Building Material Stores	1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area
Business Support Services	1 per 300 sq. ft.
Commercial Recreation	
Amusement Center	1 per 200 sq. ft.
Indoor Entertainment	

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Theater	1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval
Indoor Sports and Recreation	
Billiard and Pool Hall	2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)
Bowling Center	5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)
Health Clubs and Athletic Clubs	1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms
Indoor Sport Arenas (such as soccer, volleyball)	50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Skating/Ice Rinks	1 per 175 sq. ft.
Outdoor Entertainment	As determined as part of the design review approval
Outdoor Sports and Recreation	
Amusement Parks	As determined as part of the design review approval
Driving Range	1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)
Golf Course	6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)
Handball, Tennis, Racquet Ball Facilities	2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)
Miniature Golf Course	2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)
Swimming Pools	1 per 100 sq. ft. of pool area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Residential Recreation Facilities	As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter
Large Amusement Complexes	As determined as part of the design review approval
Community Care Facilities	0.75 per unit
Day Care Centers	1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county
Eating and Drinking Establishments	
Fast Food with Drive Through	1 per 50 <u>100</u> sq. ft.
Convenience	1 per 100 sq. ft.
Full Service	1 per 100 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Enclosed Outdoor Seating See Chapter 19.52	1 per 100 sq. ft.
Food and Beverage Retail Sales	1 per 300 sq. ft.
Funeral and Interment Services	1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area
Lodging Services	1 per room plus additional spaces as required for other uses in the facility
Long Term Care Facilities	1 per 3 employees for largest shift, plus 1 per 3 beds
Maintenance and Repair of Appliances	1 per 300 sq. ft.
Medical Services, General	
1 per 150 sq. ft.	
General	1 per 150 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Low Traffic Generating	1 per 200 sq. ft.
Medical Campus/MOB	1 per 200 sq. ft.
Neighborhood Commercial	1 per 300 sq. ft.
Nightclubs	1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit
Nursery, Retail	1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area
Offices, Professional	1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B).
Personal Services	1 per 300 sq. ft.

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Retail Sales and Services	
Furniture, Large Appliance, Floor Covering	1 per 400 sq. ft.
General Retail	1 per 300 sq. ft.
Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such elements as common access and parking)	Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter
Specialized Education and Training	
Vocational Schools and Specialty Schools	1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area

COMMERCIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Specialty Schools	-
Storage, Personal Storage Facilities	4 spaces plus 2 spaces for the manager's quarters

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Day Care Centers, Secondary	None, see parking requirements for applicable industrial use type
Equipment and Material Storage Yards	1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area
General Industrial	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Hazardous Materials Handling	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Light Manufacturing	1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval
Recycling, Scrap and Dismantling	
Enclosed	1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area
Unenclosed	
Research Services	1 per 3000 sq. ft., plus 1 per company vehicle
Specialized Industrial	As determined as part of the design review approval
Wholesale and Distribution	
Light	1 per 1,000 sq. ft.

INDUSTRIAL USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Heavy	Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval

- 6.** Transportation and communication use types shall provide off-street parking spaces as follows:

TRANSPORTATION AND COMMUNICATION USE TYPES	NUMBER OF PARKING SPACES REQUIRED
Antennas and Communications Facilities	
Developed Lot	None, see parking requirements for applicable use type
Undeveloped Lot	1 per full-time employee
Bus Depots	As required by Chapter 19.36
Heliports	As determined as part of the design review approval
Intermodal Facilities	As determined as part of the design review approval

B. Special Parking Requirements. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

1. Uses Not Listed. The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

2. New Buildings or Development Projects Without Known Tenants. If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

3. Mixed Use Projects. Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (Adjustment to number of required parking spaces).

4. Tenant Spaces with Multiple Functions. When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be

calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

5. Tenant Spaces with Accessory Storage. When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

6. Changes in Use. When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

7. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

8. Commercial Centers. Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

9. Professional Office Uses. Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square

footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

C. Adjustment to Number of Required Parking Spaces. The number of parking spaces required by subsection A may be reduced as follows:

1. Specific Plan Provisions. Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

2. Parking Reductions for Shared Parking. If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;

- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

3. Parking Reductions for an Individual Use. If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate

that the required parking standards are excessive and the proposed parking standards are appropriate; and

b. Overflow parking will not impact any adjacent use.

4. Parking Reductions for Eating and Drinking Establishments. The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission.

D. Downtown/Old Town Parking Requirements. All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or request approval of a parking reduction or variance from the parking standards.

Chapter 19.42

HOME OCCUPATION

19.42.020 Home occupation defined.

A [permissible](#) home occupation is an accessory, nonresidential business activity carried on within a dwelling [or enclosed accessory structure](#) by its inhabitants, incidental to the

residential use of the dwelling, that does not change the character of the surrounding residential area by generating more traffic, noise, or storage of material than would normally be expected in a residential zone.

19.42.050 Performance standards.

A home occupation shall be subject to the following conditions and criteria:

A. All Activities Indoors. All home occupation activities shall occur [indoors](#) within the dwelling or [enclosed](#) accessory structures. No home occupation activity shall occur outside at any time, nor shall any equipment or material relating to the home occupation be parked or stored outside the residence at any time.

B. Customers. Personal contact with customers at the residence is prohibited except when authorized by the Approving Authority through approval of an Administrative Permit.

~~A maximum of one student at a time is permitted for home occupations involving private instruction.~~

C. Deliveries. No delivery shall be by vehicles larger than an automobile, pickup, or typical delivery van.

D. Employees. A home occupation shall be operated by no more than two individuals, both of whom shall be residents of the dwelling. Both residents shall be listed on the application for home occupation. No other person shall operate, or perform any function of the business at the residence. Personal contact with any employees shall not be allowed at the residence at any time unless authorized through the approval of an Administrative Permit.

E. Flammable or Hazardous Materials. A home occupation involving the storage of flammable or hazardous materials shall not be allowed unless the fire department approves, in writing, the amount and method of such storage of materials.

F. Inspection Required. The City of Roseville may, at all reasonable times during normal business hours, enter the premises for the purpose of inspecting to determine whether or not the conditions of this chapter are being complied with.

G. Maximum Area. The home occupation shall not require the use of more than 15 percent of the total floor area of the dwelling (including garage and detached accessory buildings). The home occupation shall not result in any addition to, alteration of, or exterior remodeling of, the dwelling, garage or accessory structures.

H. Merchandise for Sale. The making of merchandise for sale is permitted providing that the storage of such merchandise does not exceed total allowable area for home occupations and does not require the transporting of material or finished product by means other than an automobile, pickup or typical delivery van.

I. Parking. No home occupation shall result in the elimination of required off-street parking spaces.

J. Signs. No signs advertising the home occupation shall be allowed, except one vehicle used for the home occupation may display the business name.

K. Vehicles. Not more than one vehicle specifically designated to be used for a home occupation shall be parked at the subject residence at any time. Such allowed vehicle shall not be larger than a standard pickup or delivery van. No commercial vehicles or trailers shall be parked at the residence at any time.

L. Noise, Odors. A home occupation shall not create adverse levels of noise or odors above the ambient levels in the surrounding neighborhood.

M. Equipment. No equipment (other than a permitted vehicle) or material relating to a home occupation shall be parked or stored outside the subject residence.

N. Private Instruction. A maximum of one student at a time is permitted for home occupations exclusively providing private instruction. Additional students may be permitted upon approval of an Administrative Permit. Examples of private instruction home occupations include music lessons and personal tutoring.

Chapter 19.46

LARGE FAMILY DAY CARE

19.46.020 General requirements.

A. Location. A large family day care home shall only be located within a detached single-family dwelling.

B. Parking. Off-street parking shall be provided as follows:

1. One space for each employee not residing in the large family day care home dwelling, plus the two spaces required for the occupants of the single-family residence as required in Chapter 19.26 (Off-Street Parking and Loading).
2. Four spaces for the loading and unloading of ~~children~~attendees. Where on-street parking is available along the street frontage of the large family day care home site, only two of these spaces are required on-site.

3. Not more than three of the spaces required herein, located side by side, shall be permitted within the required front yard setback area. These spaces may be so designed to permit backing onto the adjacent street.

4. Up to three of the required employee or ~~children~~attendee loading/unloading on-site parking spaces may be located in tandem behind the required parking spaces for the occupants of the dwelling or for employees. However, in no instance shall such tandem parking result in more than one parking space behind each required occupant or employee parking space.

C. Noise. It is intended that noise from outdoor play areas be kept to a level consistent with residential neighborhoods. To attain this intent and reduce possible noise impacts, outdoor play/activity areas shall only be used between the hours of 8:00 a.m. to 6:00 p.m. Additionally, radio or other electronic amplification devices, if used, shall be played at volumes which are not audible beyond the exterior boundary of the large family day care home site.

D. Separation. As a means to maintain the integrity of residential neighborhoods, new large family day care homes shall not be located within 500 feet of an existing state licensed large family day care home or within 500 feet of any other child day care center licensed to care for 15 or more children.

19.46.040 Pre-existing large family day care homes.

A. Those large family day care homes that exist on the effective date of the ordinance codified in this title, and on that date have a valid large family day care home

license issued by the state of California, are considered legal nonconforming uses. Such nonconforming use may continue until the renewal date required for state of California licensing of the provider's large family day care home. If the provider does not apply for approval of his or her large family day care home pursuant to this chapter by the date required for state licensing renewal, then the legal nonconforming use shall be deemed to terminate.

B. In those instances where an application has been filed in a timely manner, and the [Planning](#) Manager finds that numerous conditions must be applied to make the nonconforming large family day care home consistent with this chapter, the [Planning](#) Manager may extend the valid nonconforming use status up to five years. This extension by the [Planning](#) Manager would be granted only as a means to give the applicant adequate time to satisfy the conditions of permit approval. If conditions of approval are not satisfied within the extension period granted by the [Planning](#) Manager, the legal nonconforming use shall terminate.

Chapter 19.50

OPEN AIR VENDING FACILITIES

19.50.020 Permits required.

A. Open air vending facilities may be permitted on commercial, business professional or industrial zoned private property and specific locations on said property

subject to the approval of an Administrative Permit by the [Planning](#) Manager, pursuant to Chapter 19.74.

- 1. Exemptions.** Open air vending facilities located within enclosed retail buildings, shopping centers, malls, office buildings and industrial buildings are exempt from the regulations and requirements of this chapter.
- B.** The operation of an open air vending facility within the public right-of-way shall require the approval of a Conditional Use Permit pursuant to Chapter 19.74 of this title.

Chapter 19.54

PERSONAL STORAGE FACILITIES

19.54.030 Design standards.

In approving the Design Review Permit of a personal storage facility, the following criteria may be applied at the discretion of the Approving Authority to protect public health, safety and welfare and to ensure design compatibility.

- A. Architecture.** The facility, including the caretaker's/manager's residence, the storage units and the office shall be designed using roof and building materials and colors compatible with adjacent developments.
- B. Site Design.** To minimize visual impact on the adjacent residences, personal storage facilities shall be designed to:
 - 1.** Locate the project entry/exit as far as possible from any residential land use.

2. Locate the caretaker's/manager's residence and office as close as possible to the project entrance.
3. Set back the outdoor storage of materials a minimum of 20 feet from the property lines adjacent to residential land uses.
4. Set back all personal storage buildings over one story in height a minimum of 30 feet from the property lines adjacent to residential land uses.

C. Security. In addition to the requirements of the Building Security Ordinance, to ensure security when personal storage facilities are adjacent to residential land uses the police department may require security measures, such as controlled access, alarms or video cameras.

D. Lighting. To minimize visual impacts to adjacent properties, personal storage facilities shall provide the following:

1. No off-site glare through the use of cut-off lenses.
2. Wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward.
3. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height, and shall be set back a minimum of 50 feet from the property line adjacent to any residential land use.

E. Screening. To protect the views from adjacent residential land uses, the personal storage facility shall provide adequate screening which may include:

1. A minimum six-foot high masonry screen wall shall be provided along the property line adjacent to any residential land use. The height of the wall shall be measured from the highest grade (either on-site or the adjacent site); and/or
2. Within the storage facility, a minimum 10-foot wide landscape planter with shrubs (minimum five gallon size) and evergreen trees (minimum 15-gallon size placed a minimum 20 feet on center) shall be provided along the property line adjacent to any residential land use.

Chapter 19.58

RESIDENTIAL CONDOMINIUM CONVERSION

19.58.030 Limitations on conversions.

- A. **Where Allowed.** A conversion to condominiums shall be permitted only in the R3, ~~attached~~-[multi-family](#) housing district, residential mixed use district (RMU) and planned development (PD) district.
- B. **Minimum Community Vacancy Rate.** No conversion to condominiums shall be accepted or approved when the City-wide vacancy rate for multiple unit housing, as determined by the [Planning](#) Manager, is equal to or less than five percent averaged over the previous four quarters prior to application submittal. If the averaged vacancy rate exceeds five percent, then an application for a conversion to condominiums may be accepted by the City. A request for conversion shall apply to an entire multi-family housing project and partial conversions shall not be permitted.

C. Determination of Vacancy Rate. The vacancy rate shall be determined by using information regarding vacancies within multi-family complexes of 50 or more units.

Supplemental information on rental vacancies in multi-family complexes of between three and 50 units obtained by City staff, the applicant, or other interested parties may also be utilized if available.

D. Minimum Multi-Family Rental Unit Pool. No conversion to condominiums shall be accepted or approved if the current percentage of multi-family rental units (within complexes of three or more units) is at or below 15 percent of the total number of housing units within the City. Under no circumstance shall a conversion reduce the percentage of multi-family rental units below 15 percent of the total number of housing units within the City.

E. Applicants requesting a condominium conversion shall enter into a development agreement which provides for the following:

1. Affordable Housing Requirements. Condominium conversions may be permitted only when the following criteria are met:

a. Projects not already subject to recorded affordable rental obligations (“affordable rent component”) shall subject 10 percent of the units within the project to affordable purchase obligations, without City subsidy, as part of a conversion.

b. Parcels that have an existing affordable rent component shall convert the affordable rental units to affordable purchase units. In addition, a condominium conversion shall increase the total number of affordable units by a number equal to five percent of the total number of units within the project. However, the total

number of affordable purchase units shall not be less than 10 percent of the total units in a project. The converted and new affordable units shall be provided without City subsidy.

c. Projects with an existing affordable rent component shall provide affordable purchase units in the same ratio of middle, low, and very low-income units as required by the project's existing affordable housing development agreement. Without City subsidy, the new or additional affordable units as required by subsections (E)(1) and (2), shall be provided at a ratio reflecting the then current City requirement for middle, low, and very-low income.

2. Public Safety Services Assessment. All residential units converted to condominiums shall be included in a new or existing community facilities district for services (CFD-Services) to provide for costs associated with the provision of public safety services. Low or medium density residential units shall be assessed \$285.00 per unit annually (baseline year 2004). High density residential units shall be assessed \$186.00 per unit annually (baseline year 2004). The per-unit assessment shall be adjusted annually based on any increase in the City's public safety budget, not to exceed an increase of four percent annually.

3. Community Benefit Fee. All residential units converted to condominiums shall be subject to payment of a one-time community benefit fee per unit. Said fee shall be paid at the close of escrow for each unit, or within 12 months from the recordation of a final condominium map, whichever is sooner. The community benefit fee shall be subject to annual adjustments above the baseline year based on the Construction Cost Index. The baseline year shall be the year 2004, and the baseline fee shall be

\$5,000.00. At the discretion of the City Manager, the community benefit fee may be reduced on a case-by-case basis for projects that provide a community benefit that is above and beyond the requirements of this title. The community benefit fee shall be deposited into the general fund and shall be allocated at the City Council's discretion.

F. Lease Agreements. Upon the filing of an application for a condominium conversion, existing tenants living within a project seeking to convert to condominiums shall be allowed to terminate a preexisting lease without penalty. However, any tenant who terminates a lease prior to receiving a notice to vacate from the property owner shall not be entitled to relocation benefits as provided in Section 19.58.070.

G. Final Map Approval. No final condominium map shall be approved within a period of 90 days following tentative condominium map approval.

19.58.050 Application required.

The application for a condominium conversion to implement the provisions of the chapter shall be submitted with the tentative map application. The application shall include the following information, in addition to the information required by Chapter 19.84:

- A.** A site/development plan;
- B.** A detailed list of rents for each unit to be converted for the 12 months prior to the application, a copy of the lease for each unit and the renting history for each unit;
- C.** Economic and demographic information regarding the current tenants as required by the [Planning](#) Manager;

- D.** Evidence that all current tenants have received a notice of intention to convert and notice of purchase rights as required by the Subdivision Map Act;
- E.** A tenant relocation assistance plan as provided in Section 19.58.070;
- F.** A vacancy rate survey of multi-family rental complexes of at least 50 units or more, located within the City limits of Roseville and current to within six months of the condominium conversion application date, if requested by the [Planning](#) Manager; and
- G.** Any additional information as the [Planning](#) Manager deems necessary.

Chapter 19.61

SIGNIFICANT BUILDINGS

19.61.030 Applicability.

- A.** The following constitutes the current list of significant buildings.

Property Name	Address	APN
West House	345 Atlantic St.	013-092-010-000
Barker Hotel	302 Lincoln St.	012-122-003-000
Bank of Italy Building	341 Lincoln St.	012-200-008-000
McRae Building	100 Main St.	011-146-024-000
Haman House	424 Oak St.	013-123-018-000

Odd Fellow Hall	110-112 Pacific St.	012-200-012-000
Kaseberg Ranch Houses (including Victorian mansion and brick structures)	16 Richards Dr.	015-350-016-000
Citizens Bank	201 Vernon St.	013-093-007-000
Vernon Street Hotel	222-226 Vernon St	013-093-005-520
Masonic Building (Roseville Theater)	235-245 Vernon St.	013-093-003-000
Placer County Exhibit Building	700 Vernon St.	013-250-014-000
First Methodist Church	109 Washington Blvd.	012-123-009-000
Hemphill House (McAnally)	315 Washington Blvd.	011-144-001-000

B. The list of properties contained in subsection A may be amended in the manner set forth in Chapter 19.86, Zoning Ordinance Amendments, of this title with the following additional provision:

1. Any person may request the listing of a building by submitting an application to the Planning Manager. The [Planning](#) Manager or City Council may also initiate such proceedings on its own motion. The application shall include a statement explaining the reason(s) the building should be listed.

Chapter 19.62

MARIJUANA DISPENSARIES

19.62.030 Marijuana dispensaries, processing facilities, and testing laboratories prohibited.

It is unlawful and a misdemeanor for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises or location within any zoning district in the City of Roseville, the operation of a marijuana dispensary, and/or processing facility, and/or testing laboratory. Nothing in this chapter shall prohibit those activities expressly authorized under California Health and Safety Code Section 11362.1.

The prohibitions stated in this article shall not apply to a laboratory that is ISO 17025 accredited in chemical and forensic testing by A2LA or a comparable accrediting body, and that conducts marijuana testing for medical, health and safety, or forensic purposes, with a scope of testing that includes residual solvents, foreign materials, microbiological impurities, volatile organic compounds, mycotoxins, heavy metals, terpenes, and volatile and non-volatile pesticides. Such laboratories shall not be state-licensed to facilitate the distribution, testing or dispensing of marijuana for adult use or medicinal use, and shall not cultivate marijuana nor store more than three (3) pounds of processed marijuana at any one time.

Chapter 19.64

TEMPORARY USES

19.64.020 Permitted temporary uses.

The following temporary uses are permitted on a parcel without issuance of ~~any permit~~[a Zoning Clearance Certificate or an Administrative Permit](#):

- A.** Fireworks, when in compliance with Chapter 16.16 (Fire Code) of the Roseville Municipal Code;
- B.** ~~Fairs, festivals, circuses, rodeos, carnivals, and concerts when not held on premises designed to accommodate such events, such as auditoriums, stadiums, or other public assembly facilities; when~~[Special events occurring on public property](#) conducted in compliance with Chapter 9.36 [\(Special Events\)](#) of the Roseville Municipal Code [that have been issued a Special Event Permit](#);
- C.** Weekend fund raising events conducted at locations which can accommodate the event in compliance with all provisions of this title. Such events shall not be conducted on more than two weekends per month at any one location and may include but are not limited to car washes and pancake breakfasts. An Administrative Permit shall be obtained for events that extend longer than a weekend (Saturday and Sunday) except for long weekends which include a Friday and/or Monday due to a holiday;
- D.** Construction trailer for an approved project;
- E.** A model home complex within an approved subdivision for sale of residential units within that same subdivision, provided the complex complies with the standards as identified in Section 19.64.060;
- F.** A temporary sales office or trailer within an approved subdivision or multi-family complex used for sale of residential units within that same subdivision or leasing of units within that same complex. The temporary sales office for residential subdivision may be

operated with or without a model home complex provided that the office/trailer complies with the standards as identified in Section 19.64.060;

G. Similar temporary outdoor promotional events which, in the opinion of the Planning Manager, are compatible with the zoning district and surrounding land uses and where the display and/or event is limited to open plaza areas so as to not impede site accessibility, parking or emergency accessibility/services. The temporary display and/or promotional event is associated with a permanently established business within the center or business complex.

19.64.030 Temporary uses permitted with a Zoning Clearance Certificate.

The following temporary uses may be permitted, subject to the issuance of a Zoning Clearance Certificate.

A. Nonresidential Temporary Uses.

1. Outdoor promotional display, sales, and events in conjunction with an established commercial business within a commercial zoning districts, limited to three events per calendar year. An event is from 5:00 p.m. on a Friday to 8:00 a.m. on the following Monday and includes only merchandise customarily sold on the premises by a permanently established business.

The duration of the event may be extended to incorporate holidays which create longer weekends.

2. Temporary outdoor fund raising activities associated with a non-profit organization may be conducted for periods not exceeding 10 consecutive days. Not more than five events shall be conducted on one site in a calendar year.
3. Christmas tree sale lots, provided such activity shall be only held from November 1st through January 15th of each year.
4. Pumpkin sales lots, provided such activity shall be only held from October 1st through November 1st of each year.
5. Fairs, festivals, circuses, rodeos, carnivals, concerts, and other similar temporary events which, in the opinion of the Planning Manager, are held in spaces that can accommodate such events and are compatible with the zoning district and surrounding land uses.

19.64.040 Temporary uses permitted with an Administrative Permit.

The following temporary uses may be permitted, subject to the issuance of an Administrative Permit.

- A. **Residential Temporary Uses.** A trailer, coach or mobile home as a temporary residence of the property owner when a valid residential building permit is in force. The permit may be granted for up to 180 days, or upon expiration of the building permit, whichever occurs first.
- B. **Nonresidential Temporary Uses.** Enclosed storage containers (e.g., cargo containers, seatrains, etc.) for temporary on-site storage associated with a permitted use.

C. Industrial Temporary Uses. In addition to those uses permitted in association with nonresidential uses, the following use is permitted in industrial zone districts:

1. Temporary office buildings, provided that the temporary office space is not used for a period exceeding 12 months, unless otherwise approved by an Administrative Permit.

D. Temporary Uses in All Districts.

1. On- and off-site contractors' construction yards in conjunction with an approved development project.
2. Watchman's or caretaker's trailer associated with other approved temporary uses or during construction of a project.
3. Similar temporary uses which, in the opinion of the [Planning](#) Manager are compatible with the zoning district and surrounding land uses.

19.64.060 Standards for a model home complex and temporary sales trailer.

~~In addition to the conditions specified in Section 19.64.040, t~~The following standards shall be applied to a model home complex/temporary sales trailers;

- A.** ~~In addition to these standards all model home complexes and temporary sales trailers shall comply with the model home complex and temporary sales trailer clearance form, as approved by the Planning Manager~~The model home complex or sales trailer shall include a paved off-street parking lot including two (2) spaces per model home unit/sales trailer, accessible parking consistent with the California Building Code (CBC), and landscaping. Alternatively, on-street parking may be utilized where it is demonstrated that

two (2) spaces per model home/sales trailer can be accommodated immediately in front of the model home complex;

- B.** The model home complex/temporary sales trailer is approved for sales of units within the subdivision in which the complex/trailer is located only;
- C.** Model home complexes/temporary sales trailers shall comply with the approved conditions of approval for the subdivision in which they are located and for sale;
- D.** Each model home unit shall comply with the development standards of that zone district;
- E.** The location and number of lots used for the model home complex/temporary sales trailer shall be identified on a composite subdivision map;
- F.** Model home complexes/temporary sales trailers which do not comply with these standards ~~and those listed in the model home clearance form~~ are required to apply for and receive approval of an Administrative Permit.

Chapter 19.68

USED GOODS COLLECTION CENTERS

19.68.030 Development and performance standards.

Used goods collection centers shall be designed, developed, and operated in compliance with all of the following:

- A.** The location of collection trailers, containers, or bins shall not obstruct any required parking spaces or disrupt either automobile or pedestrian traffic to or within the

site. Trailers, [containers, or bins](#) shall be located so as not to be detrimental to the appearance of the neighborhood or so as to create a public or private nuisance. They shall be operated by nonprofit organizations.

B. Only one trailer, [container, or bin](#) is permitted per parcel.

C. Collection trailers, [containers, and bins](#) shall be kept clean, well maintained, neatly painted, and in good operating condition.

D. Each collection trailer, [container, or bin](#) shall be clearly marked with the name of the non-profit organization doing the collection and the local telephone number of the organization.

E. Any litter or spillage shall be immediately removed and cleaned. [At no time shall donation materials be stockpiled outside of the designated collection equipment.](#)

F. Upon termination of a collection campaign or program, ~~trailers~~ [all collection equipment](#) shall be removed and the site restored to its original condition within 48 hours.

~~**G.** The collection trailer shall be manned at all times the trailer is in use.~~

~~**H**~~**G.** The written consent of the property owner shall be provided at the time permission is requested to use a collection trailer, [container, or bin](#).

Chapter 19.70

AUTHORITY TO ADMINISTER TITLE

19.70.020 Planning Manager and Planning Division.

The Planning Manager shall have the responsibility and authority to administer this title. The responsibilities of the Planning Manager may also be carried out by Planning Division employees under the supervision of the [Planning](#) Manager. The Planning Manager shall have authority to make interpretations and take actions on permits and certificates as set forth in this title. [The Planning Manager shall also have the authority to refer projects to the Design Committee or Planning Commission, as outlined in Chapter 19.74 \(Permit and Variance Requirements\).](#)

Chapter 19.72

ZONING CLEARANCE CERTIFICATION

19.72.020 Zoning clearance required.

A zoning clearance certification shall be required prior to the issuance of a building permit for a parcel, prior to the initiation of a home occupation as provided in Chapter 19.42 (Home Occupations), [prior to the installation of outdoor seating as provided in Chapter 19.52 \(Outdoor Restaurant Seating\)](#), ~~or prior to the issuance of a building permit for an accessory dwelling unit as provided in Chapter 19.60 (Accessory Dwelling Units).~~ [In addition, prior to initiation of a temporary use as provided in Chapter 19.64 \(Temporary Uses\), at the request of any person](#) ~~may request and the Planning Division shall issue a zoning clearance certification stating for verification by the Planning Division of~~ the zoning standards for any parcel located within the City, [as otherwise required by this title or the Downtown Code, or prior to the following multi-family and non-residential projects:](#)

- A. Replacement of landscaping with at least equal or greater water efficient landscaping consistent with Chapter 14.18 (Water Efficient Landscaping Ordinance), provided that the planted area is not diminished thereby;
- B. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;
- C. Modifications to parking areas including compliance with the Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;
- D. Minor building facade improvements such as the rearrangement or addition of doors, windows and awnings, but excluding the repair and maintenance of properties with the same colors and materials, which are exempt from requiring a zoning clearance certificate;
- E. Addition of security facilities including security gates and gate houses at a project entrance;
- F. Addition of or modifications to mechanical equipment when screened from public view;
- G. Other minor improvements designated by resolution of the city council as exempt from a Design Review Permit (e.g. Vernon Street C.B.D. for Historic Building Designation, "State Historic Building Code" applied at the building's official's election).

19.72.030 Application filing and processing.

- A. Application, General.** A request for a zoning clearance certification, not associated with a building permit application, may be made by any individual and shall be made on a form provided by the department. The application shall be accompanied by

plans, specifications and information as may be required by the department to determine compliance with this title.

B. Application Associated with a Building Permit. [A request for a zoning clearance certification associated with a building permit application shall be in the form of a building permit application.](#) Plans submitted to the building department shall include plans, specifications and information that demonstrates conformance with this title. The zoning clearance certification associated with the issuance of a building permit shall be the plans approved by the Planning Division for issuance of a building permit.

C. Processing Applications. Within seven calendar days of receipt of a request for a zoning clearance certification, the Planning Division shall review the request for conformance with this title and, if applicable, the terms and conditions of any previously approved permit or variance.

D. Notice. If a zoning clearance certification is required for issuance of a building permit, written notice of the [Planning](#) Manager's certification shall be provided directly to the building department and included in the issuance of the building permit. If a zoning clearance is requested that is not part of a building permit, it will be mailed to the applicant.

E. Appeal. An appeal of a zoning clearance certification shall be processed as an appeal of the Planning Manager's decision and shall be made as provided by Chapter 19.80.

F. Expiration of Zoning Clearance Certificate. A Zoning Clearance Certificate shall expire upon the earlier event of the following:

1. 180 days after issuance, unless otherwise indicated on the Zoning Clearance Certificate; or

2. When the proposed use or development no longer conforms ~~with~~[to](#) all applicable provisions of this title.
3. If a zoning clearance is issued in conjunction with a building permit, the zoning clearance shall expire when the building permit expires.

Chapter 19.74

PERMIT AND VARIANCE REQUIREMENTS

19.74.010 Permit requirements.

In addition to any other approval required by this Code or by applicable law, the following discretionary approvals may be required:

A. Administrative Permit (AP). An Administrative Permit shall be obtained pursuant to this title prior to initiation of certain activities or construction of improvements which are permitted pursuant to Articles II, III and IV of this title and only upon compliance with specific standards as specified in this title. The Approving Authority for Administrative Permits shall be the Planning Manager; [as outlined in Section 19.78.020](#) (and following public notice, [the Planning Manager](#) may waive the requirement for a public hearing). If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission except as otherwise specified by this title.

B. Conditional Use Permit (CUP). A Conditional Use Permit shall be obtained prior to initiation, modification or expansion of a use pursuant to Article II and III, and upon

compliance with specific standards, as applicable, of Article IV of this title. The Approving Authority for Conditional Use Permits shall be the Planning Commission [as outlined in Section 19.78.020](#).

C. **Design Review Permit, [Minor \(MDRP\)](#).** A [Minor](#) Design Review Permit shall be obtained prior to the issuance of a building permit for ~~any new construction; exterior remodeling; site design and circulation modifications (except as specified below), including parking; modification of previously approved use permit for site review, or site review; new, modified or alterations to landscaping; addition of mechanical equipment; modification or alteration of driveway locations; relocating or moving buildings; demolition of a significant building as defined in Chapter 19.61 of this title; and as otherwise required by this title.~~ With the exception of projects involving a significant building, a Design Review Permit is not required for a single-family residence or a two-family residence. The Approving Authority for a Design Review Permit shall be as provided in subsection (C)(2) below:

~~**1. Minor Improvements Exempt from Design Review Permit.**~~ The following minor improvements are exempt from the requirements to obtain a Design Review Permit provided the Planning Manager determines, in writing, that the project is substantially consistent with existing development and adjacent land uses and the project consists of one or more of the following activities:

- ~~a. Repair and maintenance including repainting and replacement;~~
- ~~b. Replacement of landscaping with at least equal or greater water efficient landscaping (consistent with the Water Efficient Landscape Ordinance), provided that the planted area is not diminished thereby;~~

- ~~c. New landscaping within designated landscape easements for which landscape guidelines have been adopted, if the landscaping is consistent with such guidelines;~~
- ~~d. Modifications to parking areas including compliance with Americans with Disabilities Act and re-striping where there is no net decrease in the number of parking spaces;~~
- ~~e. Minor building façade improvements such as the rearrangement or addition of doors, windows and awnings;~~
- ~~f. Addition of security facilities including security gates and gate houses at a project entrance;~~
- ~~g. Other minor improvements designated by resolution of the City Council as exempt from a Design Review Permit (e.g., Vernon Street C.B.D. for Historic Building Designation)- “State Historic Building Code” applied at building’s official’s election;~~
- ~~h. The City’s façade grant program; and~~
- ~~i. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements (including new construction on partially developed properties) which are: (1) compatible with and in substantial conformance with the existing development and the previously approved permit; (2) do not create the need for new parking nor affect existing or required parking; (3) are not visible from any public street or area held open to the public; and (4) meet all the requirements of this title and the Community Design Guidelines.~~

~~2. Approving Authority.~~

- ~~a. Administrative Process.~~
- ~~i. The Planning Manager may approve, conditionally approve, or deny a minor Design Review Permit provided the improvement complies with the following:~~

~~(A) — There has been no previous Design Review Permit for the building/site;~~

~~(B) — The improvement is limited to façade improvements;~~

~~(C) — The improvement consists of a color change;~~

~~(D) — The improvement consists of a modification to or the introduction of a new exterior building material; or~~

~~(E) — The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.~~

~~ii. The Planning Manager may approve, conditionally approve or deny a minor Design Review Permit pursuant to the Administrative Permit procedures, except those identified as required by this title, to be reviewed by the Design Committee or Planning Commission. Design Review Permits approved by the Planning Manager shall be in substantial conformance with adopted specific plan.~~

~~If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable, adopted design guidelines, prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager shall refer the project for public hearing by the Design Committee or the Planning Commission. The Manager shall determine whether the project is to be heard by the Design Committee or the Planning Commission.~~

~~The Planning Manager may approve:~~

~~(A) — Design review permit extensions and modifications, including changes in project phasing.~~

~~(B) — Design review permits for projects within a master or specific plan area where the applicable plan provides for an administrative process.~~

~~(C) — Within specific plan areas, subsequent Design Review Permits following Design Committee approval of the first Design Review Permit as provided for in subsection (C)(2)(b)(ii) of this section.~~

~~(D) — Within infill areas, subsequent Design Review Permits following Planning Commission approval of the first Design Review Permit as provided in subsection (C)(2)(c)(ii) of this section.~~

~~b. Design Committee. The Design Committee may approve, conditionally approve or deny Design Review Permits, Tree Permits and variances when processed concurrently with a Design Review Permit normally reviewed by the Design Committee, or as otherwise provided for in this title, and such other improvements subject to Design Review Permit as designated by resolution of the City Council from time to time.~~

~~If in the opinion of the Planning Manager, a project is not in substantial conformance with an approval or condition of approval applied by the Planning Commission to that project in a prior action, or if the Planning Manager determines that, because of location, size or design that the public hearing should be held by the Planning Commission, the Planning Manager shall refer the project for public hearing by the Planning Commission.~~

~~The Design Committee may approve:~~

~~i. Design review permits which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;~~

~~ii. Within specific plan areas, the first Design Review Permit for a specific plan large lot parcel designated for non-residential (commercial, business professional, industrial, etc.) use. As part of any approval, the Design Committee shall specify if subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~

~~iii. ——— Design review permits for infill projects not otherwise reviewed by the Planning Commission as provided for in subsection (C)(2)(c)(ii) of this section.~~

~~iv. ——— Any modification to a Design Review Permit previously approved or conditionally approved by the committee where the proposed modification significantly differs from the project originally approved or conditionally approved by the committee.~~

~~v. Design review permits which also require the approval of a variance or Tree Permit.~~

~~vi. ——— Design review permit for planned development districts shall be obtained concurrently with the determination and establishment of a Design Review Permit for commercial projects when projects do not include use related issues. Residential projects are subject to a Design Review Permit for Residential Subdivisions (DRRS) when issues are focused only on deviations from standards and not use related issues.~~

~~vii. ——— Any project involving demolition of a significant building.~~

~~c. Planning Commission. The Planning Commission may approve, conditionally approve or deny any Design Review Permit processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority including:~~

~~i. Phase I and Phase II of major project permits.~~

~~ii. Design review permits for infill areas, where it is determined by the Planning Manager that because of location, size, design or community interest, a Design Review Permit requires Planning Commission action. As part of any approval, the Planning Commission shall specify is subsequent Design Review Permits may be acted on as an Administrative Permit or shall require a public hearing by the Design Committee.~~

~~iii. ——— Design review permit in association with an application to modify the zoning ordinance, zoning map, General Plan or adopted specific plan.~~

~~iv. ——— Design review permit submitted concurrently with a tentative subdivision map, Conditional Use Permit, or planning development permit.~~

~~v. Any modification to a Design Review Permit previously approved or conditionally approved by the Commission where the proposed modification significantly differs from the project originally approved or conditionally approved by the Commission.~~minor improvements to multi-family residential and non-residential developments, including but not limited to the following types of projects:

1. Minor facade improvements including color changes and/or the introduction of a new exterior building material, provided these are consistent with the Community Design Guidelines and/or the applicable specific plan design guidelines;
2. A project within the Downtown Specific Plan area which is consistent with the design guidelines and regulations outlined within the Downtown Code; and
3. Other minor alterations, enlargements or remodels to existing buildings, structures and/or improvements which are: (a) compatible with and in substantial conformance with the existing development and/or the previously approved permit; (b) do not create the need for new parking nor affect existing required

parking; and (c) meet all the requirements of this title and the Community Design Guidelines.

With the exception of projects involving a significant building, a MDRP is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials; or for projects listed in Section 19.72.020 that are issued a Zoning Clearance Certificate. The Approving Authority for Minor Design Review Permits is the Planning Manager, as outlined in Section 19.78.020.

If in the opinion of the Planning Manager, a project is not in substantial conformance with applicable adopted design guidelines or prior conditions of approval, or if the Planning Manager determines that, because of location, size or design that the public hearing should not be waived, the Planning Manager may require the project be processed as a Modification to the original design review permit, as outlined in subsection (I) below.

D. Design Review Permit (DRP). A Design Review Permit shall be obtained prior to the issuance of a building permit or improvement plan for the following types of multi-family and non-residential projects:

- 1.** New construction of multi-family residential, commercial and industrial projects;
- 2.** Significant site, circulation, and parking modifications which in the opinion of the Planning Manager, significantly differs from the project originally approved by the Approving Authority, and which the Planning Manager determines will not be processed through a Modification;
- 3.** Demolition of a significant building as defined in Chapter 19.61 of this title, and as otherwise required by this title;

4. Projects which deviate from the requirements or standards of adopted Community Design Guidelines or an applicable, adopted specific plan;
5. Any other improvements subject to design review as designated by resolution of the city council from time to time; and
6. Any other improvements subject to design review that the Planning Manager determines, based on the project size, complexity, significant changes or other factors, shall be processed through a Design Review Permit.

With the exception of projects involving a significant building, a Design Review Permit is not required for: a single family residence or a two family residence; repair and maintenance including repainting and replacement with same colors and materials of multi-family residential or non-residential buildings; for projects processed through a Major Project Permit as outlined in Chapter 19.82; or for projects processed through a Design Review Permit for Residential Subdivision (DRRS) identified in subsection (E). The approving authority for a Design Review Permit is the Design Committee, as outlined in Section 19.78.020, unless the Design Review Permit is being processed in conjunction with any permit where Chapter 19.74 identifies the Planning Commission as the Approving Authority.

~~D~~E. Design Review Permit for Residential Subdivisions (DRRS). A Design Review Permit for Residential Subdivisions shall be obtained when required in Article II concurrent or following processing an application for a tentative residential subdivision map. The Approving Authority for design review for residential subdivisions is the Planning Commission. If, in the opinion of the Planning Manager, a Design Review Permit for Residential Subdivision is not consistent with the goals and intent of the

compact residential component of the Community Design Guidelines, the Planning Manager may refer the application to the Design Committee for an advisory recommendation to be considered by the Planning Commission.

EF. Extension (EXT). An extension shall be obtained pursuant to the requirements of Section 19.76.210. The Approving Authority for extensions shall be the Planning Manager, unless the [Planning](#) Manager determines that a public hearing is required. The Planning Commission shall be the Approving Authority for all other extensions requiring a public hearing.

FG. Flood Encroachment Permit (FEP). A flood encroachment permit shall be obtained prior to commencement of any use or activity, as listed in Chapter 19.18, within the floodway or floodway fringe zone. The Approving Authority for a flood encroachment permit shall be the Planning Commission.

GH. Major Project Permit (MPP). A major project permit shall be obtained pursuant to Chapter 19.82, prior to initiation of construction on a project as defined in Section 19.82.020. The Approving Authority for each stage of a major project permit shall be as indicated in Chapter 19.82.

HI. Modification (MOD). A modification shall be obtained pursuant to the requirements of Section 19.76.180. The Approving Authority for modifications shall be the Planning Manager, unless the [Planning](#) Manager determines that a public hearing is required. If a public hearing is required for a modification, refer to the table in Section 19.78.020 for the Approving Authority of the original entitlement.

IJ. Tree Permit (TP). A Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or

the removal of a native oak tree. The Approving Authority for Tree Permits shall be the Planning Commission, unless the Tree Permit is processed in conjunction with a permit reviewed by the Design Committee [\(DC\)](#) in which case the Approving Authority shall be the DC.

[JK](#). Tree Permit, Administrative (ATP). An Administrative Tree Permit shall be obtained, pursuant to Chapter 19.66 prior to conducting any regulated activity within the protected zone of a native oak tree or the removal of a native oak tree, pursuant to Section 19.66.030. The Approving Authority for Administrative Tree Permits shall be the Planning Manager, unless the Administrative Tree Permit is processed in conjunction with another permit or variance under this title, in which case the Approving Authority ~~for the other permit or variance~~ shall be the Approving Authority for the ~~Administrative Tree Permit~~ [other permit or variance](#).

Chapter 19.76

APPLICATION PROCESSING PROCEDURES

19.76.150 Land use permit effectuation.

A. The effectuation of a land use permit (e.g., Conditional Use Permit, variance, Design Review Permit, Administrative Permit and a major project permit) may occur under any of the following applicable circumstances:

- 1.** With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when a building or foundation permit is issued by the City building division; or

2. With regard to a land use permit authorizing the construction or modification of a building(s) or structure(s), a land use permit shall be effectuated when improvement plans have been approved by the engineering division, and substantial construction occurs. Substantial construction shall be defined as underground or utility improvements and/or frontage improvements not associated with a land division; or
3. With regard to land use permit not associated with the construction or modification of property, building(s), or structure(s), the land use shall be effectuated when the use is initiated in full compliance with all applicable conditions, ordinances or resolutions.

B. A “land use permit modification” subsequently approved under a separate action from the original permit, ~~where the original approval has not been effectuated as~~
~~aforementioned, is subject to the original expiration date associated with the original land~~
~~use permit. However, in the event the original approval has been effectuated prior to action~~
~~on the land use permit modification, then such land use permit modification~~ shall be subject to the expiration date ~~as~~ stated within its conditions of approval and shall additionally be subject to above subsections (A)(1) through (3).

19.76.180 Modifications.

Any person holding a permit granted under this title may request a modification to that permit. For the purpose of this section, the modification of a permit may include modification of the terms of the permit itself, project design, or the waiver or alteration of conditions imposed in the granting of the permit. Requests of modification shall be processed as follows:

A. ~~Substantial Conformity.~~ If the proposed modifications are in substantial conformity with the approved permit, the [Planning](#) Manager may determine that no formal action is required and shall approve the modifications which shall be incorporated into the permit. [Modifications deemed to be in substantial conformity shall be processed through the Zoning Clearance Certification process outlined in Chapter 19.72; or](#)

B. [If the Planning Manager determines that the proposed modifications cannot be considered in substantial conformity with the original permit, the request shall be reviewed through an application for a Modification, as identified in Sections 19.74.010\(D\) or 19.74.010\(I\).](#) The Approving Authority for modifications shall be the Planning Manager. Following a public notice, the [Planning](#) Manager may waive the requirement for a public hearing. If a public hearing is requested, the Planning Manager shall schedule and notice the permit for public hearing by the Planning Commission or the Design Committee as specified by this title. A public hearing may be required for any modification at the discretion of the Planning Manager. [The approval of a Modification extends the expiration date of the original permit to the expiration date identified in the Modification conditions of approval.](#)

19.76.210 Extension.

The period within which effectuation of a permit must occur may be extended by the Planning Manager's approval of an ~~Administrative Permit~~ [Extension \(EXT\)](#), except for major project permits. An application for such an extension shall be filed pursuant to Chapter 19.76. The Planning Manager may grant a single one-year extension for a permit which has been approved but has not been effectuated. The approval of an extension extends the expiration date

for one year from the original permit date except for major permits. No additional extensions shall be granted for a permit which has been active for a period of three years, unless otherwise provided for in the conditions of approval or by this title. The permit as extended, may be conditioned to comply with any development standards which may have been enacted since the permit was initially approved. The extension shall be granted if the findings specified in Section 19.78.060(~~C~~D) are made. Any extension may require a public hearing at the discretion of the Planning Manager.

Chapter 19.78

PUBLIC REVIEW PROVISIONS AND APPROVAL STANDARDS

19.78.020 Required public hearings, authorized Approving Authority and public notice.

Type “A.” The public hearing may be waived. Notice of an intent to approve a development entitlement shall be mailed ~~or delivered~~ at least 10 days prior to an action to the applicant, the property owner, 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 Section 19.78.050 of this title. Should a public hearing be requested as a result of the notice, or as otherwise permitted by this title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “B.” 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, the property owner, 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 each local agency expected to provide water, sewer, streets, roads, schools or other essential facilities or services to the site. Notice shall also be provided to all persons who have requested notice, pursuant to Section 19.78.050 of this title. The radius list for notice of a permit application for an adult establishment shall be expanded as required by Section 19.32.030 of this title. The radius list for notice of a permit application for a nightclub use shall be expanded as required by Section 19.49.040 of this title.

10 days prior to the public hearing, notice shall also be provided by at least one of the following methods:

1. Publication in a newspaper of general circulation within the City; or
2. Posting in at least three public places within the City and posting the application site.

Type “C.” The public hearing may be waived. Notice of intent to approve a development entitlement shall be posted on the subject site, by the property owner, at least 10 days prior to an action to the applicant and/or the property owner(s). Should a public hearing be requested as a result of the notice, or as otherwise permitted by this title, the Approving Authority shall be as identified in Section 19.74.010 and notice of the public hearing shall be as identified in Type “B”.

Type “D.” No public hearing required and no public notice is required.

REQUIRED HEARINGS, AUTHORIZED APPROVING AUTHORITY AND PUBLIC NOTICE

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Administrative Permit	A		
Conditional Use Permit			B
Development Agreement			B
Design Review Permit		B	
Design Review Permit, Administrative	A	-	-
Design Review Permit, Minor	C		
Design Review Permit for Residential Subdivision			B
Extension	A		A
Flood Encroachment Permit			B

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Major Project			
Stage I - Preliminary Development Plan			B
Stage II - Architecture and Landscape Review			B
Stage III - Final Plans	D		
Modification	A	B	B
Planned Development Permit			B
Tree Permit		B	B
Tree Permit, Administrative	D		
Variance			B

	APPROVING AUTHORITY		
	PLANNING MANAGER	DESIGN COMMITTEE	PLANNING COMMISSION
TYPE OF PERMIT OR VARIANCE	NOTICE TYPE		
Variance, Administrative	A		

19.78.060 Required findings for approval or conditional approval of permits and variances.

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

A. Findings for an Administrative Permit or a Conditional Use Permit. The Approving Authority shall make the following findings to approve an Administrative Permit or a Conditional Use Permit:

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan~~;~~.
2. The proposed use or development conforms ~~with~~to all applicable standards and requirements of this title~~;~~and.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

B. Findings for a Design Review Permit. The Approving Authority shall make the following findings to approve a Design Review Permit:

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.

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; and 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.

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.

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.

C. Findings for a Minor Design Review Permit. The Approving Authority shall make the following findings to approve a minor Design Review Permit.

1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complimentary to the adjacent land uses.
2. The proposed improvement complies with all applicable standards and requirements of this title and, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

D. Findings for an Extension. The Approving Authority shall make the following findings to approve an extension:

1. The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing item.
2. No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval, which results in the inability to make findings of approval for the extension consistent with those originally made.

E. Findings for a Flood Encroachment Permit. The Approving Authority shall make the following findings to approve a flood encroachment permit:

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of this title.
2. The flood encroachment will not result in increased exposure of life and property to flood related hazards.

F. Findings for a Tree Permit. The Approving Authority shall make the following findings to approve a Tree Permit:

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 in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

G. Findings for a Variance. The Approving Authority shall make the following findings to approve a variance:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification~~;~~.
2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located~~;~~ ~~and~~.
3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will

not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

H. Findings for a Planned Development Permit. The Approving Authority shall make the following findings to approve a planned development permit:

1. The use and design of the proposed development conforms with the requirements of the applicable specific plan, planned development zone district and the requirements of this title.
2. The location, size, design and operating characteristics of the use or development is to be compatible with and will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, and will not be detrimental or injurious to public or private property or improvements.

I. Findings for a Design Review Permit for Residential Subdivision. The Approving Authority shall make the following findings to approve a Design Review Permit for Residential Subdivisions:

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 applicable design guidelines.

J. Findings for a Modification. The Approving Authority shall make the following findings to approve a modification:

1. The proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

19.78.070 Required findings for disapproval of housing development projects and emergency shelters.

A. As set forth in California Government Code Section 65589.5, the Approving Authority may not disapprove a housing development project for very low, low, or moderate income households, or an emergency shelter, unless it makes written findings as to one of the following:

1. The City has adopted a housing element in accordance with state law that is in substantial compliance with state law and the City has met or exceeded its share of the regional housing need allocation pursuant to California Government Code Section 65584 for the planning period for the income category proposed for the housing development project. In the case of an emergency shelter, the City has met or exceeded the need for emergency shelter, as identified pursuant to California Government Section 65583(a)(7).

2. The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

3. The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low and moderate income households or rendering the development of the emergency shelter financially infeasible.

4. The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two (2) sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

5. The housing development project or emergency shelter is inconsistent with both this Zoning Ordinance and General Plan land use designation as specified in any element of the General Plan as it existed on the date the application was deemed complete, and the City has adopted a housing element in accordance with state law that is in substantial compliance with state law.

B. The words and phrases used in this section shall have the meanings respectively ascribed to them by California Government Code Section 65589.5.

Chapter 19.80

APPEALS

19.80.020 Appeal of decision or findings.

Any person aggrieved by an interpretation or action of the Planning Manager, ~~design-~~
Design review-eCommittee, or Planning Commission, made pursuant to this article, may appeal
such action to the appropriate appeal authority, as shown in the following table, by filing a
written appeal with the appropriate fee within 10 days from the date of action by the Planning
Manager or the committee's/Commission's action. If the 10th day falls upon a weekend or
holiday the appeal period shall be extended to the end of the next available business day. All
appeals shall be filed with the City Clerk's office, except appeals of the Planning Manager's
action, which shall be filed at the Planning Division.

APPEAL FROM ACTION OR DECISION OF:	APPEAL AUTHORITY	
	PC	CC
Planning Manager	X*	
Design Committee		X
Planning Commission		X

* Appeal of the Planning Manager's decision on Design Review Permit modifications or
Design Review Permit extensions would be heard by the Design Committee.

19.80.060 Hearings and notices.

The Planning Manager or the City Clerk, as provided above, shall give notice of the appeal authority's public hearing to consider the appeal at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type "B," Section 19.78.020 of this title.

Such hearing shall be held within 45 calendar days from the last day of the appeal period. The appellant shall not be granted a continuance of the appeal beyond the 45-day period.

However, should the appellant be the applicant of the project being appealed or if the applicant agrees to a delayed hearing beyond 45 days, the hearing may be held at a later date.

Chapter 19.82

MAJOR PROJECTS PERMIT PROCESSING

19.82.030 Procedure.

A. Review Process. All projects subject to this section shall be processed and reviewed in three stages, as described below:

1. General. The required development plans for a major project shall consist of three types of plans, approved in three stages: Stage 1—Preliminary Development Plan; Stage 2—Architectural and Landscaping Plan; and Stage 3—Final Development Plans. The approved preliminary development plan shall be the basis and establish the conditions by which Stage 2—Architecture and Landscaping and Stage 3—Improvement Plans shall be applied.

2. Stage 1—While entitled "preliminary" this only refers to the level of detail of application materials required for Stage 1 processing. The preliminary development

plan review shall [establish approved] configuration of buildings, parking, landscaping and open space locations, rough grading and drainage on- and off-site, vehicular and pedestrian circulation and development phasing. Stage 1 approval shall be comprehensive and shall be detailed enough to complete all required environmental review. All Stage 2 and 3 submittals and approvals shall substantially conform to the Stage 1 approval. Approval of final development plans shall be required prior to issuance of grading or building permits, unless specifically conditioned to permit earlier issuance in conjunction with preliminary development plan approval. Stage 1 review shall be performed by the Planning Commission.

3. Stage 2—Architecture and landscaping plan review shall include any conditions of approval or changes stipulated as part of the preliminary development plan approval. The architecture and landscaping plan shall be reviewed and approved by the Planning Commission.

4. Stage 3—Final plans shall include all site development, architecture and landscaping, and shall incorporate all of the conditions and changes stipulated in the preliminary development plan and architecture and landscaping plan review. Review and approval of the final plans shall be by the Planning Division.

B. Stage 1—Preliminary Development Plan.

1. Application. An application for a Stage 1—Preliminary development plan shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain all of the information listed below. Such information shall be submitted in a form as specified by the Planning Manager.

- a. Existing and proposed general topographical grades in sufficient detail to provide an overall grading and drainage plan;
- b. Location of, and an arborist report for, all native oak trees on site and immediately adjacent to the project site, and a tree mitigation plan pursuant to the tree preservation requirements contained in Chapter 19.66;
- c. Location of significant natural features and resources, including wetlands, intermittent and perennial streams and copies of any resource mitigation plans or permits;
- d. Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights;
- e. An on-site pedestrian and vehicular circulation and parking plan, including a table of parking spaces to be provided for projected uses/tenants, loading areas, transit facilities, and any off-site traffic control devices or improvements necessary for public safety, and points of ingress and egress to the development;
- f. A traffic impact analysis as required by the Manager of Public Works/City Engineer;
- g. Location of proposed open space and landscaped areas, including a general “palette” of plant and landscape materials;
- h. Softline perspectives that convey the basic architectural intent/theme of the improvements. Such drawings shall not be required to include final details;
- i. A preliminary study of facilities and services required such as drainage, water, sewer, and public utilities;

- j. Location of existing and proposed public services and facilities, and easements;
- k. A plan, including any operational programs, to ensure compatibility between proposed development and adjacent land uses;
- l. If within an adopted specific plan area, a narrative statement indicating how the proposed major project conforms with the applicable plan and applicable design and landscape guidelines;
- m. A tentative construction, phasing and completion schedule, including completion of Stage 2 and Stage 3 application submittals; and
- n. Any information deemed necessary by the Planning Manager in order to complete an environmental review and as deemed necessary to complete Stage 1 review.

2. Planning Commission Review.

- a. The preliminary development plan shall be reviewed by the Planning Commission, at a duly noticed public hearing. In addition to all other required findings, the following findings must be made before approval can be granted.
 - i. The preliminary development plan is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and
 - ii. The design and installation of the preliminary development plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

b. In approving a preliminary development plan, the Planning Commission may place conditions on the project to assure that the design and installation of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that the project is reviewed and developed in an orderly manner. The Planning Commission shall not take formal action or condition building architecture or landscaping materials, but may make recommendations related to these for consideration in Phase II review.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of the decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

- a. Findings upon which the decision was based;
- b. The type of environmental document prepared and date ratified;
- c. The action of the Planning Commission;
- d. Conditions of approval;
- e. A preliminary development plan expiration date and extension requirements;
- f. Notice of the appeal period and a brief description of procedure to file ~~and~~an appeal;
- g. Notice of need to pursue administrative remedies; and

h. For City Council notices only, a copy of the preliminary development plan.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision, as provided in Chapter 19.80.

5. Preliminary Development Plan Expiration. An approved preliminary development plan shall expire two years from the date of the Planning Commission's action, unless building permits have been issued, substantial site work has commenced and substantial liabilities have been incurred in good faith reliance on the permits. The approval may be extended for up to two additional years. Alternatively, the Planning Commission may as a condition of approval specify a longer period of time prior to the expiration of a preliminary development plan.

A request to extend the approval shall be made on an application form provided by the Planning Manager, and shall be accompanied with a written narrative explaining the reasons for the extension and with a fee as established by the City Council. The application shall be submitted prior to the expiration of the preliminary development plan and once the application is submitted to the Planning Division, the plan shall be automatically extended for another 60 days.

The Planning Commission shall approve the request for an extension if the preliminary development plan is in compliance with all applicable City requirements in effect at the time such extension is considered by the Commission.

C. Stage 2—Architecture and Landscape Review.

1. Application. An application for architecture and landscaping review may be made at any time provided a preliminary development plan has been approved by the Planning Commission and such plan has not expired. In such cases where the preliminary development plan approval shall not impact the building design or landscaping, concurrent processing of a preliminary development plan and architecture and landscaping applications may be approved by the Planning Manager. The application shall be made on the form provided by the Planning Division, accompanied by the fee established by the City Council, and shall contain the following information, at a minimum:

- a. Architectural renderings of typical structures and improvements, including elevations, materials, colors and either perspective drawings, scaled model or computer generated three dimensional video model. Architectural guidelines shall also be submitted for any buildings proposed for construction in a future phase;
- b. A landscaping plan indicating the quantity, size, and type of materials, parking lot shading and compliance with the Water Efficient Landscape Ordinance;
- c. A lighting plan depicting the location, type and intensity of all proposed external fixtures and including treatment to reduce or eliminate off-site glare;
- d. Typical design of outdoor furniture and water features, if proposed;
- e. The design of any project perimeter screens, fences and walls; and
- f. Any information deemed necessary by the Planning Manager to complete Stage 2 review and comply with the approved preliminary development plan.

2. Planning Commission.

a. The architecture and landscaping application shall be reviewed by the Planning Commission, at a duly noticed public hearing. Approval shall be granted provided the following findings are made:

i. The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and

ii. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

b. In approving the architecture and landscaping, the Commission may place conditions on the project to assure that the architecture and landscaping of the project shall be consistent with the public health, safety and welfare; and may add conditions or standards applicable to Stage 3—Final Plans to assure that the architecture and landscaping are reviewed and developed in an orderly manner.

3. Notice of Action. Within two working days of the action by the Planning Commission, a notice of their decision shall be mailed to the applicant at the address appearing on the application, or to such other address designated in writing by the applicant, and to each City Council member and the City Manager. The notice shall contain the following information:

a. Findings upon which the decision was based;

b. The action of the Planning Commission;

c. Conditions of approval;

- d. Planning plan expiration date and extension requirements;
- e. Notice of the appeal period and a brief description of procedure to file ~~and~~an appeal; and
- f. Notice of need to pursue administrative remedies.

4. Appeal of Planning Commission Decision. The Planning Commission decision on a preliminary development plan may be appealed in writing to the City Council within 10 calendar days of the decision.

D. Stage 3—Final Plans. Final plans may be submitted in segments or phased areas if approval to do so was obtained as part of Stage 1. The applicant shall submit a final development plan(s) to the Planning Division incorporating all of the changes and conditions stipulated as part of Stage 1 and 2 approvals. The final plans shall also contain such information as determined by the Planning Manager as necessary for approval of such plans or for carrying out the intent of Stage 1 and 2 approvals. A transportation systems management plan, as required by Roseville Municipal Code Article 37, shall be submitted concurrently with the final plans.

The Planning Manager shall review the plan(s) for substantial compliance and shall provide a written notice to the applicant indicating any areas that are not in compliance with Stage 1 and 2 approvals. Planning division approval of final plans shall be in writing and shall be mailed to the applicant at the address appearing on the application or to such other address designated in writing by the applicant.

No building or final grading permits may be issued until final plans have been approved by the Planning Manager. Notwithstanding any other provision of this section to the contrary, a rough grading permit may be issued if the Planning Manager finds that there is no

possibility that rough grading of the site shall prejudice or conflict with the approval of the final plans.

19.82.040 Amendments to an approved major project.

A. A minor modification to an approved major project shall be limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;
2. Are substantially consistent with the intent of the original approval and conditions;
3. Do not change the finding(s) upon which the approval was based; and
4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or
5. Other minor modification as determined by the Planning Manager.

If a request for revision or amendment to the approved major project is found to be minor by the Planning Manager and the [Planning](#) Manager finds that the revision requested is otherwise found consistent with the major project approvals and certified environmental document, the Planning Manager shall issue a letter of approval.

B. If a request for revision or amendment to an approved major project permit is not found to be minor, as noted above, the request may be approved through the Administrative Permit process. The Planning Manager may approve, conditionally approve or deny a major

project permit modification provided the improvement complies with one or all of the following:

1. The improvement meets the intent of the original approval, conditions of approval and environmental document;
 2. The improvement is limited to façade, landscaping or parking lot improvements;
 3. The improvements consists of color changes;
 4. The improvement consists of a modification to or the introduction of a new exterior building material; and/or
 5. The improvement meets all the requirements of this title and the Community Design Guidelines and is minor in nature as determined by the Planning Manager.
- C. All other requests for revision or amendment to the approved major project shall be reviewed in the same manner as required for the initial approval of that stage of the project. The Planning Manager's determination whether a revision or amendment is minor shall be final.

Chapter 19.84

DEVELOPMENT AGREEMENTS

19.84.020 Application requirements.

- A. **Eligibility to Apply.** Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property that is the subject of the development agreement. The [Planning](#)

Manager may require an applicant to submit proof of the applicant's interest in the real property and of the authority of any agent to act for the applicant. Before processing the application, the [Planning](#) Manager may obtain the opinion of the City Attorney as to the sufficiency of the applicant's interest in the real property to enter into the agreement.

B. Application Content. The [Planning](#) Manager shall prescribe the form for each application along with a processing fee as adopted by the City Council. The [Planning](#) Manager may require an applicant to submit such information and supporting data as the [Planning](#) Manager considers necessary to process the application.

C. Form of Agreement. Each application shall be accompanied by the form of standard development agreement established by the City and approved by the Council with any additional alternatives, modifications or changes proposed by the applicant.

19.84.030 Hearing notice.

The [Planning](#) Manager shall give notice of the City's intention to consider adoption of a development agreement in conjunction with any other public hearing required by law or this Zoning Ordinance, at least 10 days prior to the hearing date. The form, content, and method of providing notice shall be consistent with notice Type "B," Section 19.78.020 of this title.

19.84.080 Periodic review.

The City shall review the development agreement every 12 months from the date the agreement is entered into.

A. The [Planning](#) Manager shall begin the review proceeding by giving notice that the City intends to undertake a periodic review of the development agreement to the property owner. The [Planning](#) Manager shall give the notice at least 30 days before the date when the matter shall be considered by the Council.

B. The Council shall receive the [Planning](#) Manager's report at a regularly scheduled City Council meeting. A public hearing may be held but is not required. At the meeting, the property owner must demonstrate good faith compliance with the terms of the agreement. The burden of proof on this issue is upon the property owner. If a public hearing is held, notice of the hearing shall be given as provided by Section 19.78.020.

C. The Council shall determine whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the agreement.

D. If the Council finds and determines that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded. If the Council finds and determines that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the Council shall order the property owner to cure the default within 60 days. If the property owner fails to do so, the Council may modify or terminate the agreement.

Chapter 19.95

DEFINITIONS OF TERMS AND PHRASES

19.95.030 Definitions.

- A.
1. **Accessory Building or Structure:** (See Building, Accessory).
 2. **Act:** The Fair Housing Amendments Act of 1988.
 3. **Amendment:** Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.
 4. **Antenna:** A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.
 - a. Co-Location. Locating wireless communications equipment from more than one provider on a single site.
 - b. Telecommunication Facility. A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals.

Communication facilities include structures (aka monopole, towers) and accessory buildings.
 - c. Dish Antenna. A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.

- d. Equipment Building, Shelter or Cabinet. A structure designed and used to house equipment used by telecommunication providers at a facility.
- e. Monopole. A structure of a single spire used to support communications equipment.
- f. Related Equipment. All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.
- g. Satellite Antennas. A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.
- h. Stealth Facility. Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.
- i. Telecommunication Tower. A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. Appellate Approving Authority: As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. Approving Authority: As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design ~~Review Commission~~Committee, Planning Manager, ~~Community Development Manager~~ or designee.

B. 1. Building: Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.

2. Building or Structure, Accessory: A building or structure detached from a principal building on the same lot and incidental to the principal building.

3. Building or Structure, Nonconforming: A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

~~**4. Building Coverage:** The land area covered by all primary buildings on a lot.~~

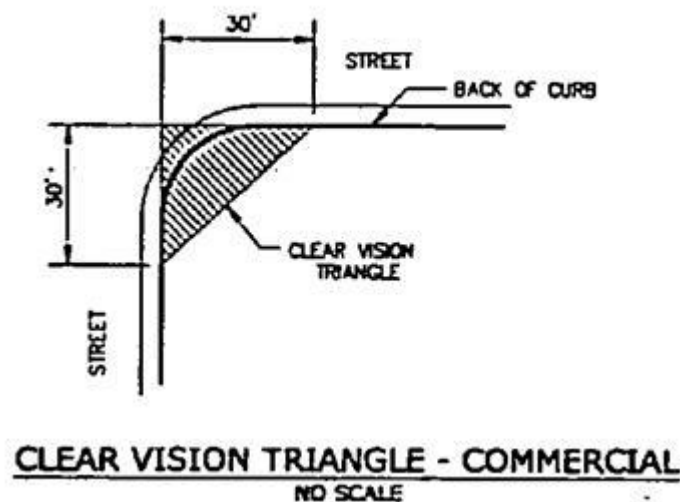
54. Building(s), Primary: A building(s) devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.

65. Bus Depot or Station: A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.

C. 1. City: The City of Roseville, California.

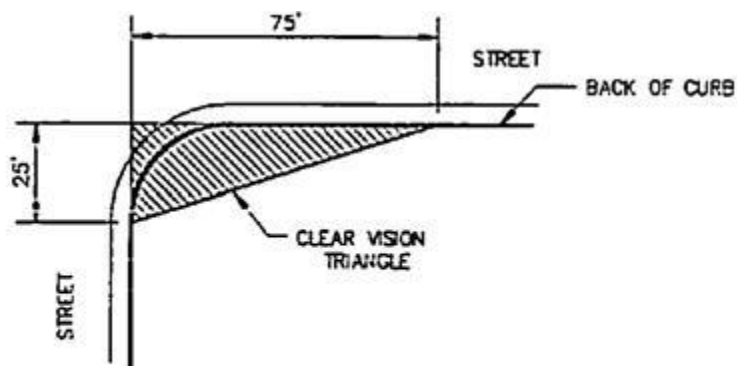
2. **City Council:** The City Council of the City of Roseville.

3. **Clear Vision Triangle, Commercial:** That portion of both private property and public right-of-way located at any corner where two streets intersect. The clear vision triangle is defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measured sd along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.

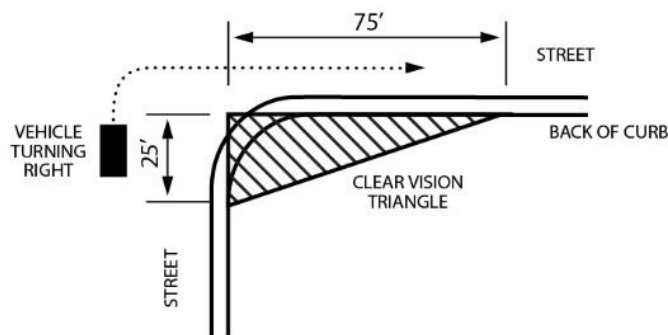


4. **Clear Vision Triangle, Residential:** ~~That portion of both private property and public right-of-way located at any corner defined by the triangular area created by the diagonal connection of two points measured 25 feet along the front and 75 feet along the side of a property measured from the back of curb. The third side of the clear vision triangle shall be the hypotenuse of the triangle described connecting the other two sides (see figure below). The dimensions of the clear vision triangle may be required to~~

be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created. The clear vision triangle is defined by the path of travel of a vehicle making a right turn at an intersection, and is intended to preserve appropriate line-of-sight for the driver and pedestrians at a turn. The clear vision triangle is the area created by the diagonal connection of two points measured twenty-five feet along the back of curb on the right-hand side of the vehicle as it approaches the intersection to turn right, and seventy-five feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection (see figure below).



CLEAR VISION TRIANGLE - RESIDENTIAL
NO SCALE



CLEAR VISION TRIANGLE - RESIDENTIAL
NO SCALE

5. Compact Residential Development: Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

6. Condominium: An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.

7. Condominium Conversion: Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

8. Cooking: As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

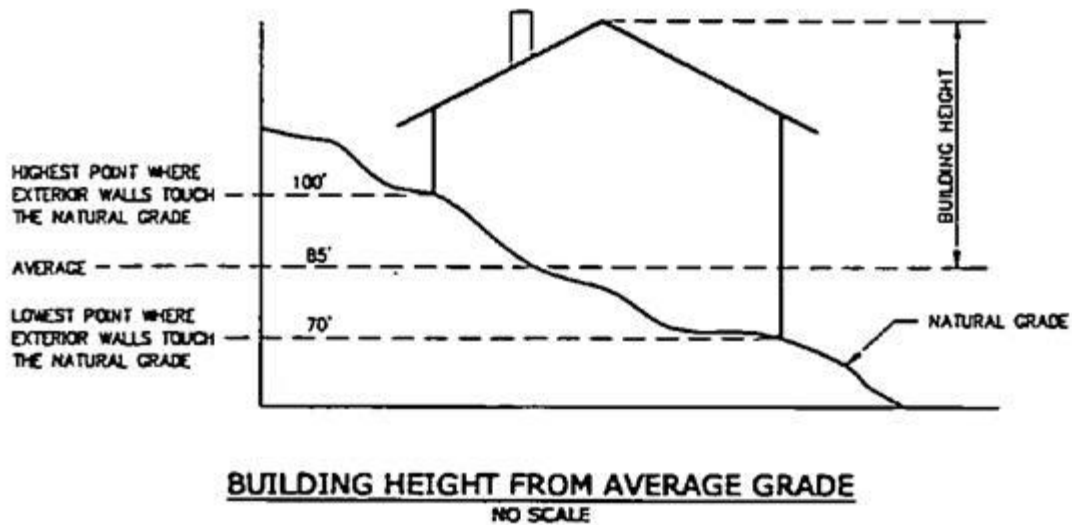
9. Council, or City Council: The City Council of the City of Roseville, California.

10. Construction Trailer: A trailer used as an on-site office only during actual construction of an approved building site.

D. 1. Density: The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.

2. **Department:** The planning and redevelopment department of the City of Roseville.
 3. **Design Guidelines:** A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.
 4. **Development:** Shall be as defined by California Government Code Section 65927.
 5. **Development Standard:** Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.
 6. **Disabled Person:** Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.
 7. **Distance between Structures:** The shortest horizontal distance measured between two vertical walls of two structures.
- E.
1. **Expansion, Building or Structure:** An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.
 2. **Expansion, Use:** An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

- F.**
- 1. Family:** An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.
 - 2. Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- G.**
- 1. Garage Sale:** The temporary sale of used household or personal articles held on the seller's own residential premises, also referred to as a yard sale or rummage sale.
 - 2. General Plan:** As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.
 - 3. Group Home:** Those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).
- H.**
- 1. Height, Building and Other Structures:** The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

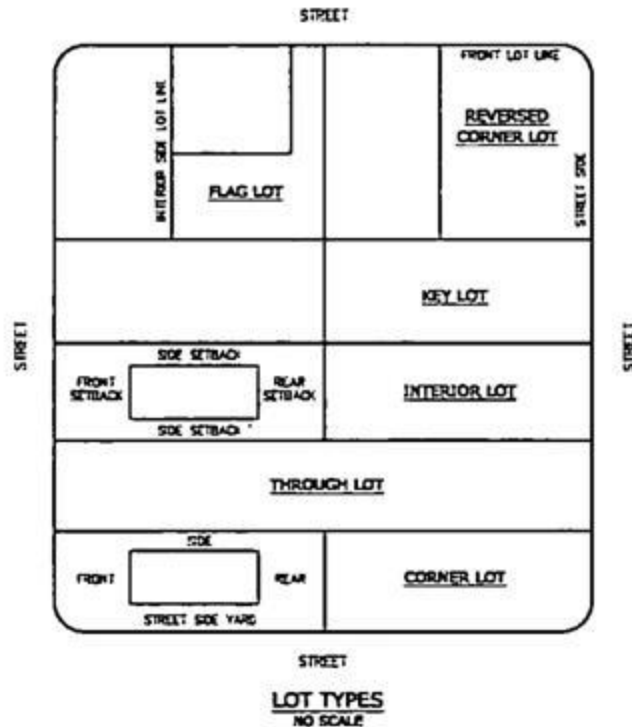
3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. **Reserved.**

J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

K. **Reserved.**

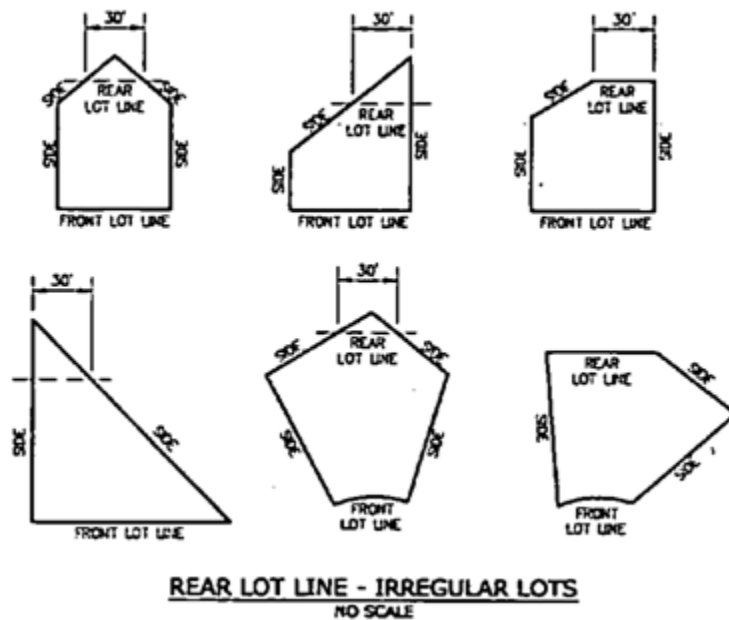
- L.**
- 1. Landscaped Area:** An area devoted to lawn, groundcover, trees, or shrubs or hardscape, and as specified in this title, the Design Guidelines, any applicable specific plan or by other City requirement.
 - 2. Loading Space:** An area, other than a street, alley, or driving aisle, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.
 - 3. Lot:** A legally created parcel of land used or capable of being used under the regulations of this title.
 - 4. Lot, Corner:** A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.
6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).
7. **Lot, Frontage:** That portion of the lot contiguous to the street.
8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).
10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner,

provided that the required rear yard setback is obtainable opposite from the front lot line.

11. Lot Line, Rear: That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



12. Lot Line, Side: Any lot line which is not a front or rear lot line.

13. Lot, Reversed Corner: A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).

14. Lot, Area: The area contained within the boundary lines of a lot.

15. Lot, Coverage: The land area covered by all primary buildings on a lot, including cantilevered enclosed space located above the ground floor.

1516. Lot, Through: A lot having frontage on two generally parallel streets (see figure under Lot, Corner).

1617. Lot, Width: The horizontal distance between the side lot lines, measured at the front setback line.

M. 1. Manager: The Planning Manager of the City of Roseville or the [Planning](#) Manager's designee.

2. Manufactured Home: A factory built or manufactured home permitted by State of California and federal laws.

3. Mobile Home: Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.

4. Mobile Home Park: Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.

5. Model Home Complex: One or more dwellings used for the display and sale of units and lots within a subdivision.

N. 1. Nonconforming Structure or Building: A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

2. **Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.
- O. 1. **Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.
2. **Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.
- P. 1. **Parcel:** Means an area of land.
2. **Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.
3. **Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.
4. **Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.
5. **Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.
6. **Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.

7. **Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.
8. **Planning Commission:** The Planning Commission of the City of Roseville.
9. **Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

Q. **Reserved.**

R. **Reserved.**

- S. 1. **Sale, Fundraising:** The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.
2. **Seating Capacity:** The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.
3. **Secondary Use:** A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.
4. **Setback:** The required distance that a building, parking lot or other designated item must be located from a lot line. [For buildings and structures, the setback is measured to the exterior face/finish of the wall, post or railing.](#)

5. **Setback, Front:** The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.
6. **Setback, Rear:** The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.
7. **Setback, Side:** The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.
8. **Shopping Center:** Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.
9. **Street:** A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.
10. **Structural Alterations:** Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.
11. **Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including, but not limited to, antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

- T. 1. “Theater”** means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.
- U. 1. Uniform Building Code:** The Uniform Building Code currently in use and adopted by the City of Roseville.
- 2. Usable Open Space:** One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas. [The area covered by accessory structures meeting the standards for unenclosed structures \(see Section 19.22.030\) may be counted towards usable open space.](#)
- 3. Use:** The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.
- 4. Use, Accessory:** See Accessory Uses, Article III, Chapter 19.22.
- 5. Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so

long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. Use, Primary: The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. Use, Principally Permitted: The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. Use, Temporary: See Temporary Uses, Article IV, Chapter 19.64.

9. Use Type: A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. Reserved.

W. Reserved.

X. Reserved.

Y. Reserved.

Z. 1. Zoning District: A designated/mapped portion of the City within which a uniform set of regulations apply.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk